



Porsche Middleton, Mayor
Tim Schaefer, Vice Mayor
Jeannie Bruins, Council Member
Bret Daniels, Council Member
Steve Miller, Council Member

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
Regular Meeting of Thursday, September 22, 2022
City Hall Council Chambers
6360 Fountain Square Drive, Citrus Heights, CA
Regular Meeting 6:00 p.m.**

HOW TO PARTICIPATE:

The City of Citrus Heights welcomes your interest and involvement in the City's legislative process. The City of Citrus Heights is allowing for remote and in person participation. The City Council has established a procedure for addressing the Council. Speaker Identification Sheets are provided on the table inside the Council Chambers. If you wish to address the Council during the meeting, please either complete a Speaker Identification Sheet and give it to the City Clerk, if participating via webcast you may use the Zoom hand raise function (or *9 if you join the webinar via telephone) and the host will unmute you when it is time to speak. Speakers will be limited to 3 minutes each. Alternatively, you may submit your comment via email to cityclerk@citrusheights.net or by completion of an online Speaker Card at <https://www.citrusheights.net/FormCenter/City-Council-Meetings-Speaker-Card-30>. Written public comments shall be limited to 250 words or less. Public Comments should be submitted to the City Clerk by 4:00 p.m. prior to the start of the City Council meeting. Each comment will be read aloud by the City Clerk.

Regular Meeting Zoom Webinar link: <https://zoom.us/j/91080490257>

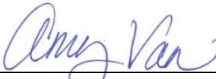
The City provides three ways to watch a City Council meeting.

IN PERSON	ONLINE	ON TELEVISION
		
City Council meetings take place in the City Hall Council Chambers.	Watch the livestream and replay past meetings on the City website .	Watch live and replays of meetings on Sac Metro Cable, Channel 14.

PLEASE NOTE: In order to minimize the spread of the COVID-19 virus, this meeting is being held pursuant to Government Code Section 54953(e). Please be advised that some, or all, Council Members may attend City Council meetings telephonically or otherwise electronically.

If you need a disability-related modification or accommodation, to participate in this meeting, please contact the City Clerk's Office 916-725-2448, cityclerk@citrusheights.net, or City Hall 6360 Fountain Square Drive at least 48 hours prior to the meeting. TDD: California Relay Service 7-1-1.

September 16, 2022


Amy Van, City Clerk

5:15 PM – 6:00 PM**Reception for release of the book “Becoming the City of Citrus Heights: The History of a Unique Incorporation”****REGULAR CITY COUNCIL MEETING****6:00 PM****CALL REGULAR MEETING TO ORDER**

1. Flag Salute
2. Roll Call: Council Members: Bruins, Daniels, Miller, Schaefer, Middleton
3. Video Statement

APPROVAL OF AGENDA**PUBLIC COMMENT****PRESENTATION**

4. Presentation introducing the book “Becoming the City of Citrus Heights: The History of a Unique Incorporation”
5. Presentation of Proclamation Honoring the Kiwanis Club’s 50th Anniversary
6. Presentation of Proclamation Recognizing September 2022 as Prostate Cancer Awareness Month

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES**CONSENT CALENDAR**

It is recommended that all consent items be acted on simultaneously unless separate discussion and/or action are requested by a Council Member.

7. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Special/Regular Meeting of August 11, 2022 and the Regular Meeting of August 25, 2022
8. **SUBJECT:** Approve Resolution for Continued Remote Meetings in Accordance with AB 361
STAFF: A. Van/ R. Jones
RECOMMENDATION: Adopt Resolution No. 2022-____ A Resolution of the City Council of the City of Citrus Heights, California, a Resolution Making the Legally Required Findings to Continue to Authorize the Conduct of Remote “Telephonic” Meetings During the State of Emergency

9. **SUBJECT:** Conflict of Interest Code Biennial Update
STAFF: A. Van
RECOMMENDATION: Adopt Resolution No. 2022-____ A Resolution of the City Council of the City of Citrus Heights, California, Adopting a Revised Conflict of Interest Code and a List of Designated Positions
10. **SUBJECT:** Resolution Approving a Cost of Living Adjustment Plus a One Time Payment for Full Time Unrepresented Employees and Adopting an Amended Salary Table
STAFF: A. Feeney/ S. Talwar
RECOMMENDATION: Adopt Resolution No. 2022-____, A Resolution of the City Council of the City of Citrus Heights, California, Approving Regular Unrepresented Employees a 3% Cost of Living Adjustment, A 3% One-Time Payment, and the Amended Salary Table, Exhibit A effective September 22, 2022
11. **SUBJECT:** Resolution to Update Plan Coordinator for Mission Square 457 Deferred Compensation Plan and 401a Money Purchase Plan
STAFF: S. Talwar/ R. Prasad/ T. Nossardi
RECOMMENDATION: Adopt Resolution No. 2022-____ A Resolution of the City Council of the City of Citrus Heights, California, To Modify Designated Plan Coordinator For Mission Square 457 Deferred Compensation Plan and 401a Money Purchase Plan
12. **SUBJECT:** Update of Officers for Local Agency Investment Fund (LAIF)
STAFF: S. Talwar/ R. Prasad/ T. Nossardi
RECOMMENDATION: Adopt Resolution No. 2022-____ A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the Investment of City Monies in the Local Agency Investment Fund by Certain City Officers and Authorizing them to Order the Deposit or Withdrawal of Monies in the Local Agency Investment Fund

REGULAR CALENDAR

13. **SUBJECT:** Potential Annexation Work Plan
STAFF: C. Kempenaar/ R. Jones
RECOMMENDATION: Staff recommends Council review the staff presentation and provide direction to staff if future action is desired.
14. **SUBJECT:** Considerations and Options for Pavement Restoration Strategies
STAFF: R. Cave/ L. Blomquist
RECOMMENDATION: Review the staff presentation and provide direction to staff to proceed with developing long term planning of citywide pavement restoration plans
15. **SUBJECT:** Guideline Approval and Funding Allocation for the Community Projects Grant Program
STAFF: M. Huber
RECOMMENDATION: Adopt Resolution No. 2022-____ A Resolution of the City Council of the City of Citrus Heights, California, Approving the Community Projects Grant Program Guidelines and Associated American Rescue Plan Act Funding Allocation

DEPARTMENT REPORTS

CITY MANAGER ITEMS

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

ADJOURNMENT

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Special/ Regular Meeting of Thursday, August 11, 2022
City Hall Council Chambers and Virtually
6360 Fountain Square Drive
Citrus Heights, CA 95621**

CALL SPECIAL MEETING TO ORDER

1. Roll Call: Council Members: Bruins, Daniels, Miller, Schaefer, Middleton

PUBLIC COMMENT

CLOSED SESSION

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property: 7501 Sunrise Boulevard, Citrus Heights, CA 95610
Agency Negotiator: City Manager Ashley J. Feeney and City Attorney Ryan Jones
Negotiating Parties: Auburn Oaks Center, LLC, a California Limited Liability Company, and The Low Income Family Enrichment Corporation, a California Public Benefit Corporation and 501(c)(3)
Under Negotiation: Price and terms of payment

REPORT OUT OF CLOSED SESSION

City Attorney Jones reported out of closed session. Per the Council's direction, City Manager Feeney will negotiate a non-binding letter of intent for the property located at 7501 Sunrise Blvd. Any action will be acted upon at a regular City Council meeting.

ADJOURNMENT

Mayor Middleton adjourned the special meeting at 5:45 p.m.

CALL REGULAR MEETING TO ORDER

The regular council meeting was called to order at 6:00 p.m. by Mayor Middleton.

1. The Flag Salute was led by Council Member Daniels.
2. Roll Call: Council Members present: Bruins, Daniels, Miller, Schaefer, Middleton
Council Members absent: None
Staff present: Blomquist, Cave, Feeney, Jones, Kempenaar, Myers, Saario, Singer, Talwar, Turcotte, and Van.
3. The video statement was read by City Clerk Van.

APPROVAL OF AGENDA

ACTION: On a motion by Council Member Daniels, seconded by Council Member Miller, the City Council approved the agenda.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: None

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Daniels shared an update from National Night Out.

Council Member Bruins provided an update from National Night Out, which took place on August 2. She also shared updates from the Police Activities League (PAL) board meeting. Council Member Bruins shared information on an upcoming PAL event on August 20 at Lake Natoma.

Council Member Miller provided an update from the Sacramento Regional Transit board meeting. He also shared an update from the Sacramento Transportation Authority board meeting.

Vice Mayor Schaefer attended the National Night Out event and shared his appreciation for the Neighborhood Associations.

Mayor Middleton recently attended the Citrus Heights Chamber of Commerce Elected Officials event.

PUBLIC COMMENT

Janet Newton addressed the Council regarding Republic Services contract. She expressed her concern for the rate increase due to SB 1383.

Christina, Veronica, and Andrea addressed the Council regarding a tiny home community. They addressed the affordable housing crisis faced by many Californian residents today and stated their support for an enhanced tiny home community. They work with cities to share information on how to help tiny home initiatives to assist the community facing a housing crisis. They are interested in helping the city amend ordinances and make tiny homes available for residents who are interested.

PRESENTATION

4. Update on the Sunday Funday Event to be held on September 25, 2022

Event Technician Michele Saario and Facilities Manager Chris Myers presented an update on the upcoming Sunday Funday event. This year's event will celebrate the City's 25th anniversary with elevated attractions and entertainment. The City has collaborated with the Sunrise Recreation and Park District, and the Citrus Heights Chamber of Commerce for this year's event. Sunday Funday is a free event with food trucks, inflatables children's activities, and more.

CONSENT CALENDAR

5. **SUBJECT:** Approval of Minutes
RECOMMENDATION: Approve the Minutes of the Regular Meeting of July 28, 2022
6. **SUBJECT:** Approve Resolution for Continued Remote Meetings in Accordance with AB 361
STAFF: A. Van/ R. Jones
RECOMMENDATION: Adopt Resolution No. 2022-082, A Resolution of the City Council of the City of Citrus Heights, California Making the Legally Required Findings to Continue to Authorize the Conduct of Remote “Telephonic” Meetings During the State of Emergency
7. **SUBJECT:** Quarterly Treasurer’s Report
STAFF: T. Nossardi
RECOMMENDATION: Receive and File the Quarterly Treasurer’s Report for the Quarter Ending June 30, 2022
8. ITEM PULLED FOR DISCUSSION
9. **SUBJECT:** Mariposa Avenue Safe Routes to School Phase 4 – ATPSB1L-5475(043) Approval of Contract Amendment No. 2 – Construction Management, Inspection and Materials Testing Services
STAFF: R. Cave/ L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2022-084, A Resolution of the City Council of the City of Citrus Heights, California Authorizing the City Manager to Execute Amendment No. 2 to the Agreement for Professional Services with Coastland Civil Engineering, Inc. for the Mariposa Avenue Safe Routes to School Phase 4 Project
10. **SUBJECT:** Park Facilities Impact Fee Request Expansion of the C-Bar-C Park Playground
STAFF: R. Cave/ L. Blomquist
RECOMMENDATION: Adopt Resolution No. 2022-085, A Resolution of the City Council of the City of Citrus Heights, California, Authorizing and Approving the use of Park Facilities Impact Fee Funds in the Amount not to Exceed \$150,000 for Expansion of the C-Bar-C Park Playground

Vice Mayor Schaefer requested to pull item 8 for discussion.

ACTION: On a motion by Council Member Daniels, seconded by Council Member Miller, the City Council adopted Consent Calendar Items 5, 6, 7, 9, and 10.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: None

CONSENT CALENDAR ITEM PULLED FOR DISCUSSION

8. **SUBJECT:** Participation in Regional Memorandum of Understanding Regarding Building Electrification Efforts

STAFF: C. Kempenaar/ E. Singer

RECOMMENDATION: Adopt Resolution No. 2022-083, A Resolution of the City Council of the City of Citrus Heights, California Authorizing the City Manager to Participate as an Additional Agency by Executing the Memorandum of Understanding Between the City of Sacramento, County of Sacramento, and the Sacramento Municipal Utility District Regarding Coordination and Cooperation on Building Electrification Efforts

Associate Planner Singer introduced the item. He stated in 2022 the city of Sacramento, Sacramento County, and SMUD created a regional Memorandum of Understanding for building electrification efforts. Following the creation of the MOU, an invitation was sent to all Sacramento County agencies for participation. The MOU sets the framework for how participating agencies coordinate building electrification efforts, including new and retrofit construction. This MOU would increase information sharing, reduce duplicative processes, provide shared learning resources, increase community input, and add a competitive advantage for grant funding. Participation in the MOU by the City of Citrus Heights would not create an ordinance or regulations, nor does it tie the City to any other jurisdiction's actions.

Council comments and discussion followed.

ACTION: On a motion by Council Member Bruins, seconded by Vice Mayor Schaefer, the City Council would not participate as an Additional Agency in the Memorandum of Understanding between the City of Sacramento, County of Sacramento, and the Sacramento Municipal Utility District regarding coordination and cooperation on building electrification efforts.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton

NOES: None

ABSENT: None

PUBLIC HEARING

11. **SUBJECT:** Zoning Code Updates

STAFF: C. Kempenaar/ E. Singer

RECOMMENDATION: Staff Recommends the Following:

- a. Move to Determine the Proposed Amendments are Exempt from the California Environmental Quality Act (CEQA) Under Section 15061(B)(3) of the Guidelines; and
- b. Move to Introduce for First Reading, Read by Title Only and Waive the Full Reading of Ordinance No. 2022- 007, An Ordinance of the City Council of the City of Citrus Heights Amending Section 106.32 (Affordable Housing Incentives) of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section)

Associate Planner Singer introduced the item. Singer stated that the Zoning Code is being updated to comply with the California Density Bonus Law. The changes include limits on impact fees, longer affordability period, incentives & concessions, sales of affordable units to non-profits, and no required pro formas. The Density Bonus Law allows projects who guarantee a set percentage of units for affordable housing to add more units than typically allowed. These updated to the Zoning Code will not waive requests for concession based on adverse impact to the environment and include reduced parking requirements.

Mayor Middleton opened the public hearing at 6:35 p.m., hearing no public comment she closed the hearing.

ACTION: On a motion by Council Member Bruins, seconded by Council Member Miller, the City Council Moved to Determine the Proposed Amendments are Exempt from the California Environmental Quality Act (CEQA) Under Section 15061(B)(3) of the Guidelines

AYES: Bruins, Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: None

ACTION: On a motion by Council Member Bruins, seconded by Council Member Miller, the City Council Moved to Introduce for First Reading, Read by Title Only and Waive the Full Reading of Ordinance No. 2022- 007, An Ordinance of the City Council of the City of Citrus Heights Amending Section 106.32 (Affordable Housing Incentives) of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section).

AYES: Bruins, Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: None

12. **SUBJECT:** Abandonment of Setback in Larchmont Rosewood Subdivision

STAFF: C. Kempenaar/ E. Singer

RECOMMENDATION: Staff Recommends the Following:

- a. Move to Determine the Proposed Amendments are Exempt from the California Environmental Quality Act (CEQA) Under Section 15061(B)(3) of the Guidelines; and
- b. Move to Introduce for First Reading, Read by Title Only and Waive the Full Reading of Ordinance No. 2022-008, An Ordinance of the City Council of the City of Citrus Heights, Approving Abandonment of An Existing 25-Foot Setback on Thirty Parcels Located Within the Larchmont Rosewood Subdivision (APN 209-0690-003, -004, -050, -051, -065, -066, 209-0700-005 Through -016, -029, -030, 209-0710-011, -012, -018, -019, -021 Through -026)

Associate Planner Singer introduced the item. The proposed abandonment of a 25-foot setback affects thirty properties in the Larchmont Rosewood subdivision, which was recorded in 1983. The abandonment would allow property owners to fully use the setback area on their properties. The 25-foot setback is believed to have been a safety setback in 1983. Since recorded, the subdivision has seen further development. A recorded final map may be amended if the local agency finds changed circumstances make any or all map conditions are no longer appropriate. The modifications proposed to the recorded map do not impose an additional burden on the existing fee owner, nor will the modification alter any right, title or interest in the property recorded.

Mayor Middleton opened the public hearing at 6:39 p.m., hearing no public comment she closed the hearing.

ACTION: On a motion by Council Member Miller, seconded by Council Member Bruins, the City Council Moved to Determine the Proposed Amendments are Exempt from the California Environmental Quality Act (CEQA) Under Section 15061(B)(3) of the Guidelines.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: None

ACTION: On a motion by Council Member Miller, seconded by Council Member Bruins, the City Council Move to Introduce for First Reading, Read by Title Only and Waive the Full Reading of Ordinance No. 2022-008, An Ordinance of the City Council of the City of Citrus Heights, Approving Abandonment of An Existing 25-Foot Setback on Thirty Parcels Located Within the Larchmont Rosewood Subdivision (APN 209-0690-003, -004, -050, -051, -065, -066, 209-0700-005 Through -016, -029, -030, 209-0710-011, -012, -018, -019, -021 Through -026).

AYES: Bruins, Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: None

REGULAR CALENDAR

13. **SUBJECT:** Arcade Cripple Creek Trail Project (Formerly known as the Electric Greenway Trail Project)

STAFF: R. Cave/ C. Kempenaar/ L. Blomquist

RECOMMENDATION: Staff Recommends the Following:

- a. Adopt Resolution No. 2022-086 A Resolution of the City Council of the City of Citrus Heights, California, Approving the Use of Park Facilities Impact Fees in an Amount Not to Exceed \$75,000 for the Arcade-Cripple Creek Trail Project
- b. Adopt Resolution No. 2022-087 A Resolution of the City Council of the City of Citrus Heights, California, Approving a Loan from the Sacramento Area Council of Governments (SACOG) to Provide Gap Funding for Construction of the Arcade-Cripple Creek Trail Project
- c. Adopt Resolution No. 2022-088 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with Central Valley Engineering & Asphalt, Inc. for the Arcade-Cripple Creek Trail Project
- d. Adopt Resolution No. 2022-090 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute a Professional Services Agreement with Coastland Civil Engineering Services, Inc. to Provide Construction Management, Inspection, and Materials Testing Services for the Arcade Cripple Creek Trail Project
- e. Adopt Resolution No. 2022-091 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 7 to the Contract for Professional Services with GHD, Inc. for Construction Support for the Arcade-Cripple Creek Trail Project

- f. Adopt Resolution No. 2022-092 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with the Sacramento Tree Foundation to Provide Professional Services for Tree Planting, Monitoring and Outreach Services

Council Member Bruins recused herself from the item due to her homes proximity to the Arcade Cripple Creek project. Her home is within 500 feet of the project, which poses a conflict of interest.

Community Development Director Kempenaar and City Engineer Blomquist introduced the item. Kempenaar discussed the trail boundaries and the regional importance of this project. Sacramento County reserved land for trail purposes prior to incorporation. The General Plan set in 2000 established a system of Creekside trails, passive open space, and parks for public use. In 2011, the updated General Plan adopted a complete streets policy, and directed the update of the bike master plan and the pedestrian master plan.

Blomquist discussed the active transportation program, which is a grant program managed by Caltrans and provides funding for projects that increase biking, walking, and alternative transportation. The grant program received over 450 applications in 2016, where the City was allocated \$6.2 million. The City received grant funding for the establishment of a 2.9-mile multi-use trail that connects eight parks, the Sunrise MarketPlace, Woodside k-8 school, and more. This trail allows the City to collaborate with the San Juan Unified School District, Sunrise Recreation and Park District, Orangevale Recreation and Park District, Sacramento County, and SMUD.

Since 2016, staff have conducted robust outreach efforts for the trail project. Kempenaar discussed how staff have worked to address community concerns such as tree removal. Staff have worked with SMUD and the Tree Foundation to identify tree mitigation and trail safety. Blomquist stated construction proposals are higher than initially estimated for a variety of reasons. As a result, staff have proposed utilization of park impact fees and a \$2 million zero interest Sacramento Area Council of Government loan.

Council Member Daniels requested to not use the general fund for repayment of the SACOG loan.

Mayor Middleton asked what the financial costs to the City would be if decided to not go forward. Blomquist stated the City would have to give back the grant award and repay any funding already spent.

PUBLIC COMMENT

Kathy Morris addressed the Council stating her support for the trail project. She believes that a clean trail is safe for residents and increases visibility. She shared her appreciation for the open communication from staff and council.

Dave Mitchell, District Administrator with Sunrise Recreation and Park District stated their support of the trail. The trail would go through seven SRPD parks. The trail system would meet a demand already placed on the park system.

John Barth stated he was initially concerned with the increased activity on the trail and it being so close to his home. Despite his concerns, he is now in favor of the trail and the positive contributions it has had on his neighbors.

Chris Dougherty with the Sacramento Area Council of Governments addressed the Council regarding his support of this project. He stated this project would positively increase connectivity throughout the region.

Toni Snider addressed the Council regarding her safety concerns. She stated she is concerned for bicyclist navigating the dark streets and requests lighting and police presence.

Mike Teran addressed the Council regarding the trail project. He address raising the bridge along the trail, and questioned if it needed to be done. He also expressed his concerns for the safety along the trail.

David Oberg addressed the Council regarding the stop signs along the trail project. He stated the need for stop signs that flash and light when pedestrians are crossing. Additionally, he stated his concern for jaywalkers and those who would ignore a cross walk.

Gloria Turner addressed the Council regarding the increased traffic and pedestrian impact on her street. She stated her concern for the safety of the pedestrians and roads along the trail in Orangevale. She also addressed her concern for increased loitering in the area.

Lisa Montes with the Orangevale Recreation and Park District addressed the Council stating her support for the trail. She is excited to connect parks, trails, and residents with Citrus Heights. She stated her goal is to always keep her community safe and to increase connectivity in recreation.

Dennis Turner addressed the Council commending city staff for the increased public engagement. He stated he does have concerns on the bridge and safety.

Neil Anderson addressed the Council regarding his concern of the existing bridge in Sundance Park. He does not believe a new bridge needs to be constructed and the existing bridge should suffice for the project.

Tom DiGiacomo addressed the Council regarding the trail project. He addressed four main concerns including lighting on Highwood and Woodmore Oaks Drive, blinking stop signs, raising of the existing pedestrian bridge, and the entrance to Sundance Park.

David Huber, board chair for the Sunrise Recreation and Park District, addressed the Council regarding his support for the proposed trail project.

Veronica Hunter addressed the Council regarding her support and excitement of the trail project.

Andrea Montano addressed the Council regarding her support for increased accessibility in the community. She stated her appreciation in the environmental and safety measures taken for the project.

Peg Pinard addressed the Council stating her concerns for the trails impact on neighborhoods. She stated that the most destructive options have been taken.

Daniel Kehrer addressed the Council regarding his support for the project. As the consultant and engineer on the project, he stated all comments and feedback have been taken into consideration during the development process.

Council comments and questions followed.

ACTION: On a motion by Vice Mayor Schaefer, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-086 A Resolution of the City Council of the City of Citrus Heights, California, Approving the Use of Park Facilities Impact Fees in an Amount Not to Exceed \$75,000 for the Arcade-Cripple Creek Trail Project.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

ACTION: On a motion by Vice Mayor Schaefer, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-087 A Resolution of the City Council of the City of Citrus Heights, California, Approving a Loan from the Sacramento Area Council of Governments (SACOG) to Provide Gap Funding for Construction of the Arcade-Cripple Creek Trail Project.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

ACTION: On a motion by Vice Mayor Schaefer, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-088 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with Central Valley Engineering & Asphalt, Inc. for the Arcade-Cripple Creek Trail Project.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

ACTION: On a motion by Council Member Miller, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-090 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute a Professional Services Agreement with Coastland Civil Engineering Services, Inc. to Provide Construction Management, Inspection, and Materials Testing Services for the Arcade Cripple Creek Trail Project.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

ACTION: On a motion by Council Member Miller, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-091 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute Amendment No. 7 to the Contract for Professional Services with GHD, Inc. for Construction Support for the Arcade-Cripple Creek Trail Project.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

ACTION: On a motion by Council Member Miller, seconded by Council Member Daniels, the City Council adopted Resolution No. 2022-092 A Resolution of the City Council of the City of Citrus Heights, California, Authorizing the City Manager to Execute an Agreement with the Sacramento Tree Foundation to Provide Professional Services for Tree Planting, Monitoring and Outreach Services.

AYES: Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: Bruins (recused)

DEPARTMENT REPORTS

None

CITY MANAGER ITEMS

None

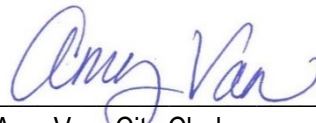
ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

None

ADJOURNMENT

Mayor Middleton adjourned the regular meeting at 8:10 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Amy Van", is written over a horizontal line.

Amy Van, City Clerk

**CITY OF CITRUS HEIGHTS
CITY COUNCIL
MINUTES
Regular Meeting of Thursday, August 25, 2022
City Hall Council Chambers and Virtually
6360 Fountain Square Drive
Citrus Heights, CA 95621**

CALL REGULAR MEETING TO ORDER

The regular council meeting was called to order at 6:00 p.m. by Mayor Middleton.

1. The Flag Salute was led by Council Member Miller.
2. Roll Call: Council Members present: Bruins, Daniels, Miller, Schaefer, Middleton
Council Members absent: None
Staff present: Blomquist, Cave, Feeney, Huber, Jones, Kempenaar, Myers, Reid, Singer, Talwar, Turcotte, and Van.
3. The video statement was read by City Clerk Van.

APPROVAL OF AGENDA

ACTION: On a motion by Council Member Daniels, seconded by Council Member Miller, the City Council approved the agenda.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: None

PUBLIC COMMENT

Lisa Strange, with the California Department of Insurance, addressed the Council. She shared information on two programs Citrus Heights residents could be eligible for. One program is the California Low cost auto insurance program, which is a state sponsored program to offer affordable insurance to those who meet set requirements. The second is the Senior Gateway website, which is a one-stop for seniors and their caregivers to find all resources in one location. The website is seniors.ca.gov.

Thomas Spencer addressed the Council regarding his desire to name the open space along Greenback Lane. The open space is home to the City's public art piece, "Up & Away", but the area does not have a designated name.

Michael Lagomarsino addressed the Council regarding the upcoming election. As the former president of the REACH board and active member of the Neighborhood Association, he wanted to remind these organizations that they cannot endorse candidates for the election. Individuals can endorse a particular candidate, but they cannot endorse as an organization.

PRESENTATION

4. Presentation by Sacramento Area Council of Governments (SACOG) - 2024 Blueprint, the Big Picture: Long Range Regional Planning

Operations Manager Poole introduced James Corless with the Sacramento Area Council of Governments. Corless gave a presentation on the SACOG Blueprint for Long Range Regional Planning. This regional planning document takes into account the growth seen at a local level and outlines how municipalities can accommodate the increased demand. SACOG expects the growth rate will slow down, but the overall impact will require infrastructure improvements. The three main areas of focus are equity, economy, and environmental sustainability. SACOG is largely known for focusing on transportation, housing, and economic development. Corless discussed how the region will need to get creative when it comes to rethinking transportation and regional needs. As SACOG begins putting together this regional planning document, they intend to conduct extensive outreach and education to understand resident priorities. Initiatives include the Green Means Go, Ready, Set, Trails, and other programming.

COMMENTS BY COUNCIL MEMBERS AND REGIONAL BOARD UPDATES

Council Member Daniels shared an update from the Sacramento Metropolitan Air Quality Management District board meeting.

Council Member Bruins provided an update from Sacramento Regional County Sanitation District board meeting. She also shared information for a viewing and reception honoring the late Jim Cook.

Council Member Miller provided an update from the Sacramento Regional Transit board meeting. He also shared information regarding free rides on Regional Transit for all students.

Vice Mayor Schaefer attended meetings for Neighborhood Area 5 and 10.

Mayor Middleton had no updates at this time.

CONSENT CALENDAR

5. **SUBJECT:** Second Reading – Zoning Code Updates
STAFF: C. Kempenaar / E. Singer
RECOMMENDATION: Adopt Ordinance No. 2022-007, An Ordinance of the City Council of the City of Citrus Heights Amending Section 106.32 (Affordable Housing Incentives) of Chapter 106 of the Citrus Heights Municipal Code (Zoning Code Section)
6. **SUBJECT:** Second Reading – Abandonment of Setback in Larchmont Rosewood Subdivision
STAFF: C. Kempenaar / E. Singer
RECOMMENDATION: Adopt Ordinance No. 2022-008, An Ordinance of the City Council of the City of Citrus Heights Approving Abandonment of an Existing 25-Foot Setback on Thirty Parcels Located within the Larchmont Rosewood Subdivision (APN 209-0690-003, -004, -050, -051, -065, -066, 209-0700-005 Through -016, -029, -030, 209-0710-011, -012, -018, -019, -021 Through -026)

ACTION: On a motion by Council Member Bruins, seconded by Vice Mayor Schaefer, the City Council adopted Consent Calendar Items 5 and 6.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: None

REGULAR CALENDAR

7. **SUBJECT:** Designation of Voting Delegate and Alternate(s) for the League of California Cities Annual Conference
STAFF: A. Van / H. Reid
RECOMMENDATION: Staff recommends the City Council designate a voting delegate and alternate(s) to participate at the Annual Business Meeting on September 9, 2022 during the League of California Cities Annual Conference.

Management Analyst Reid introduced the item. She stated the League of California Cities Conference will take place September 7-9, 2022 in Long Beach. During the League of California Cities Business meeting on September 8, voting delegates will adopt the proposed amendments to the League by-laws. The voting delegate must be registered to attend the conference. The only Council Member registered to attend is Mayor Middleton.

ACTION: On a motion by Council Member Bruins, seconded by Council Member Miller, the City Council Delegated Mayor Middleton to serve as the Voting Delegate at the Annual Business Meeting on September 9, 2022 during the League of California Cities Annual Conference.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: None

8. **SUBJECT:** Community Block Party Trailer Program Approval
STAFF: M. Huber/ C. Myers
RECOMMENDATION: Staff recommends the City Council approve the Citrus Heights Community Block Party Trailer Program.

Economic Development and Community Engagement Director Huber introduced the item for the Community Block Party Trailer. Huber discussed the strategic planning retreat goal of enhanced community vibrancy and engagement. At the May 10 strategic planning retreat, Council set a goal to purchase and outfit a Community Block Party Trailer for community groups to rent, which is stocked with essentials to host events. Council previously allocated \$50,000 to implement the project.

Facilities Manager Myers stated the trailer has been purchased and will be completely outfitted with essentials for community events.

Huber mentioned that this block party trailer is be available for Citrus Heights Neighborhood Association groups, community organizations, and similar groups who are registered with the Community Engagement department. Individual residents and businesses are not eligible to reserve the block party trailer for private

events. Reservations for the trailer are based on a first come first serve basis. No reservations are accepted sooner than six months in advance. Program implementation will launch in winter 2022.

PUBLIC COMMENT

Michael Lagomarsino addressed the Council regarding his support for the Block Party Trailer Program.

Council comments and feedback followed.

ACTION: On a motion by Council Member Bruins, seconded by Vice Mayor Schaefer, the City Council approved the Citrus Heights Community Block Party Trailer Program.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton
NOES: None
ABSENT: None

9. **SUBJECT:** Approval of Memorandum of Understanding with the Life Foundation related to the Auburn Oaks Facility at 7501 Sunrise Boulevard
STAFF: A. Feeney / R. Jones
RECOMMENDATION: Adopt Resolution No. 2022-092, A Resolution Of The City Council Of The City Of Citrus Heights, California, Authorizing The City To Enter Into A Memorandum Of Understanding With The Life Foundation Related To The Auburn Oaks Affordable Senior Housing Project Located At 7501 Sunrise Boulevard

City Manager Feeney introduced the item before Council. At the August 11 City Council closed session, Council directed the City Manager to execute a non-binding letter of intent with the Life Foundation. The Life Foundation initially reached out to staff regarding an opportunity to pursue a collaborative grant application for the purchase of the Auburn Oaks Senior Apartments. The Life Foundation intends to keep the Senior Apartment complex as a low-income facility. The goal of the Life Foundation is to ensure the property remains in service to the local low-income senior population.

City Attorney Jones discussed the Memorandum of Understanding that was created from the non-binding Letter of Intent. He highlighted the City's partnership with the Life Foundation is to pursue Community Care Expansion Program grant funding from the state. The Life Foundation would own and be responsible for the operation and management of the senior housing project. Additionally, the City has review and approval rights for changes in management companies that will operate the facility. The City will not contribute any funding for this project.

Council comments and discussion followed.

ACTION: On a motion by Council Member Daniels, seconded by Vice Mayor Schaefer, the City Council adopted Resolution No. 2022-092, authorizing the City to enter into a Memorandum of Understanding with The Life Foundation related to the Auburn Oaks Affordable Senior Housing Project Located At 7501 Sunrise Boulevard.

AYES: Bruins, Daniels, Miller, Schaefer, Middleton
NOES: None

ABSENT: None

DEPARTMENT REPORTS

None

CITY MANAGER ITEMS

City Manager Feeney informed Council that the September 8 City Council meeting has been cancelled due to the League of California Cities Conference. He also shared the City was recognized by the Sacramento Chapter of the American Public Works Association for successful delivery of the Mariposa Safe Routes to School Project. Lastly, he informed the Council that the Citrus Heights Police Department had two recruits graduate from the Police Academy and receive their badges.

ITEMS REQUESTED BY COUNCIL MEMBERS/ FUTURE AGENDA ITEMS

Vice Mayor Schaefer requested a future item to name the open space on Greenback Lane, Council Member Daniels and Mayor Middleton supported this item. Council Member Bruins requested the Economic Development and Community Engagement Director oversee a process to name the open space.

CLOSED SESSION

10. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of Litigation Pursuant to Government Code Section § 54956.9(d)(4)
1 case
11. CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code Section 54957.6
Agency designated representatives: Ashley Feeney, City Manager
Employee organizations: Unrepresented Employees (All)

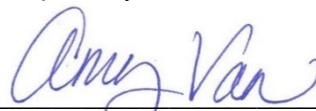
REPORT OUT OF CLOSED SESSION

There was no reportable action from closed session.

ADJOURNMENT

Mayor Middleton adjourned the regular meeting at 8:12 p.m.

Respectfully submitted,



Amy Van, City Clerk



CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT

MEMORANDUM

DATE: September 22, 2022

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Amy Van, City Clerk
Ryan Jones, City Attorney

SUBJECT: **Approve Resolution for Continued Remote Meetings in Accordance with AB 361**

Summary and Recommendation

Staff recommends the City Council adopt Resolution No. 2022-___ a resolution making the legally required findings to continue to authorize the conduct of remote “telephonic” meetings during the State of Emergency.

Fiscal Impact

There is no fiscal impact associated with this item.

Background and Analysis

At the October 14, 2021 regular meeting, the City Council adopted Resolution No. 2021-082 making the legally required findings to authorize the conduct of remote “telephonic” meetings during a declared state of emergency pursuant to Government Code. The City Council determined that as a result of the COVID-19 pandemic and state of emergency, meetings in person of the City Council and all legislative bodies of the City would present imminent risks to the health or safety of attendees.

In the event of an ongoing proclaimed state of emergency, in order to continue to conduct meetings remotely, any time after the first remote meeting of the legislative body, it can meet remotely if both of the following apply:

1. State/local emergency/social distancing. Either:
 - a. “a state of emergency remains active” or
 - b. “state or local officials have imposed or recommended measures to promote social distancing” and

2. 30 days. Within the last 30 days (which vote may occur at that meeting) the legislative body has made the following findings by majority vote “(A) The legislative body has reconsidered the circumstances of the state of emergency. (B) Any of the following circumstances exist (i) The state of emergency continues to directly impact the ability of the members to meet safely in person. (ii) State or local officials continue to impose or recommend measures to promote social distancing.”

Governor Newsom’s March 4, 2020 Proclamation of Emergency related to the COVID-19 pandemic is still in effect. It is important to note that neither AB 361 nor the attached resolution would require meetings be held in an all-virtual format. By adopting this resolution would allow a “hybrid” format where council members and staff participate either in person or remotely depending on their individual circumstances. Additionally, the hybrid format allows the public to continue to participate remotely. Failing to adopt this resolution would require meetings to be held in-person under traditional Brown Act parameters (noticing the teleconference location, providing access to the public, etc.); adopting the resolution would give the flexibility as it moves forward with meetings.

If the City intends to conduct meetings remotely, it should add to every agenda a consent calendar item to reaffirm the findings described above, which are required to allow the remote meetings. This resolution also makes the necessary findings for all subordinate legislative bodies of the City, such as the Planning Commission, so these bodies can also continue to meet remotely on an ongoing basis.

Attachments

1. Resolution to Continue to Authorize the Conduct of Remote “Telephonic” Meetings During the State of Emergency

RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS MAKING THE LEGALLY REQUIRED FINDINGS TO CONTINUE TO AUTHORIZE THE CONDUCT OF REMOTE “TELEPHONIC” MEETINGS DURING THE STATE OF EMERGENCY

WHEREAS, on March 4, 2020, pursuant to California Gov. Code Section 8625, the Governor declared a state of emergency stemming from the COVID-19 pandemic (“Emergency”); and

WHEREAS, on September 17, 2021, Governor Newsom signed AB 361, which bill went into immediate effect as urgency legislation; and

WHEREAS, AB 361 added subsection (e) to Government Code Section 54953 to authorize legislative bodies to conduct remote meetings provided the legislative body makes specified findings; and

WHEREAS, as of September 19, 2021, the COVID-19 pandemic has killed more than 67,612 Californians; and

WHEREAS, social distancing measures decrease the chance of spread of COVID-19; and

WHEREAS, this legislative body previously adopted a resolution to authorize this legislative body and all other subordinate legislative bodies of the City to conduct remote “telephonic” meetings; and

WHEREAS, Government Code 54953(e)(3) authorizes legislative bodies of the City to continue to conduct remote “telephonic” meetings provided that the City has timely made the findings specified therein.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Citrus Heights as follows:

1. This legislative body declares that it has reconsidered the circumstances of the state of emergency declared by the Governor and at least one of the following is true: (a) the state of emergency, continues to directly impact the ability of the members of this legislative body and all subordinate legislative bodies of the City to meet safely in person; and/or (2) state or local officials continue to impose or recommend measures to promote social distancing.

PASSED, APPROVED AND ADOPTED this 22nd day of September, 2022 by the following roll call vote:

AYES: **Council Members:**
NOES: **Council Members:**
ABSENT: **Council Members:**
ABSTAIN: **Council Members:**

Porsche Middleton, Mayor

ATTEST:

Amy Van, City Clerk



CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT

MEMORANDUM

DATE: September 22, 2022

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Amy Van, City Clerk

SUBJECT: **Conflict of Interest Code Biennial Update**

Summary and Recommendation

The Political Reform Act requires every local government agency to review its conflict of interest code biennially to determine if it is accurate or if the code must be amended. A conflict of interest code tells public officials, governmental employees, and consultants what financial interests they must disclose on their Statement of Economic Interests (Form 700). Staff has determined amendments to the city's Conflict of Interest Code are necessary.

Staff recommends the City Council adopt Resolution No. 2022-____ Adopting a revised Conflict of Interest Code and a list of designated positions.

Fiscal Impact

There is no fiscal impact associated with this item.

Background and Analysis

The Political Reform Act (the "Act"), Government Code Sections 81000, et seq., requires every state and local government agency to adopt a conflict of interest code. The Act also requires the City Council to review the provisions of the city's code biennially to determine if revisions are required to update the code. The City Council last updated the code in October 2020, and since that time, certain positions have been removed, added, or changed. Therefore, the Appendix of Designated Positions needs to be updated.

The Appendix lists those positions within the city involved in making, or participation in making, a governmental decision that may affect the financial interest of the employee. The existing code includes four disclosure categories (full disclosure, limited disclosure – purchasing, limited disclosure – real property, and limited disclosure – regulatory).

Subject: Conflict of Interest Code Biennial Update

Date: September 22, 2022

Page 2 of 2

Members of the City Council, the City Manager, the City Attorney, the Finance Director, and the Planning Commission submit their statements of economic interest electronically with the Fair Political Practices Commission, and a copy is maintained by the City Clerk, therefore they are not subject to the city's Conflict of Interest Code.

Attachments

1. Resolution No. 2022-____ Adopting a Revised Conflict of Interest Code and a List of Designated Positions.
 - a. Redlined Appendix of Designated Positions

RESOLUTION NO. 2022- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS ADOPTING A REVISED CONFLICT OF INTEREST CODE AND A LIST OF DESIGNATED POSITIONS

WHEREAS, the Political Reform Act, Government Code Sections 81000, et seq., requires every state or local government agency to adopt and promulgate a conflict of interest code;

WHEREAS, the Fair Political Practices Commission has adopted a regulation, 2 Cal. Code of Regulations Section 18730, which contains the terms of a standard model conflict of interest code, which can be incorporated by reference, and which will be amended by the Fair Political Practices Commission to conform to any amendments in the Political Reform Act after public notice and hearing pursuant to the Administrative Procedures Act, Government Code Sections 11370, et seq.;

WHEREAS, incorporation by reference of the terms of the aforementioned regulation and amendments to it as the conflict of interest code of the City of Citrus Heights (the “City”) will save the City time and money by minimizing the actions required of the City to keep its conflict of interest code in conformity with the Political Reform Act; and

WHEREAS, the Political Reform Act requires every local government agency to review its conflict of interest code biennially to determine if it is accurate or needs to be amended.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The terms of 2 Cal. Code of Regulations Section 18730, and any amendments to that section which may be duly adopted by the Fair Political Practices Commission, is hereby adopted by reference as the body of the Conflict of Interest Code of the City of Citrus Heights.
2. The list of designated positions and disclosure categories attached hereto as Appendix “A” is hereby adopted as the Appendix of Designated Positions and Disclosure Categories referred to in 2 Cal. Code of Regulations Section 18730.
3. All persons holding designated positions shall file statements of economic interests with the City Clerk of the City of Citrus Heights, who shall be the filing officer with respect to these statements. The statements will be made available for public inspection and reproduction. Statements for all designated positions will be retained by the City of Citrus Heights.
4. This amended conflict of interest code is effective immediately and newly added designees are required to file within 30 days of the effective date of the Code.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California this 22nd day of September 2022, by the following vote, to wit:

AYES: **Council Members:**
NOES: **Council Members:**
ABSENT: **Council Members:**
ABSTAIN: **Council Members:**

ATTEST:

Amy Van, City Clerk

Porsche Middleton, Mayor

APPENDIX “A”

APPENDIX OF DESIGNATED POSITIONS AND DISCLOSURE CATEGORIES

I. Designated Positions.

Position	Disclosure Category
Accountant	1
<u>Accounting Manager</u>	<u>1</u>
<u>Administrative Services Director</u>	<u>1</u>
Assistant City Attorney	1
Assistant Chief of Police	1
Assistant City Clerk	1
Assistant City Manager	1
Assistant Engineer	3, 4
Assistant to the City Manager	1
Associate Civil Engineer	1
Associate Engineer	1
Associate Planner	1
Building Inspector I/II	3
Chief Building Official	1
Chief of Police	1
City Clerk	1
City Engineer	1
City Manager’s Executive Assistant	2
Communications Officer	1
Community Development Director	1
Community Services Director	1
Construction/Maintenance Inspector I/II	3
Construction/Maintenance Inspector Supervisor	1
Database and Applications Analyst	2
Development Specialist I/II	1
Economic Development & Communications Manager	1
<u>Economic Development & Community Engagement Director</u>	<u>1</u>
Facility and Grounds Manager	1
Finance Manager	1
General Services Director	1
Grants and Housing Program Technician I/II	3
Housing & Human Services Program Coordinator	1
Human Resources Analyst I/II	1
Human Resources Manager	1
Information Technology Analyst II	2
Information Technology Manager	1
Management Analyst I/II	1
Operations Manager	1
Planning Manager	1
Police Commander	1
Police Communications Supervisor	4
Police Lieutenant	2, 4
<u>Police Services Manager</u>	<u>1</u>
<u>Police Services Supervisor</u>	<u>4</u>
Principal Accountant-Auditor	1
Principal Civil Engineer	1
<u>Principal Information Technology Analyst</u>	<u>2</u>

Senior Accountant-Auditor	1
Senior Building Inspector	3
Senior Civil/Traffic Engineer	3, 4
Senior Management Analyst	1
Senior Planner	1
Senior Traffic Technician	3
Support Services Manager	1
Support Services Supervisor	1
Traffic & Signal Operations Supervisor	1
Consultants	*

* Disclosure by Consultants shall be subject to the following limitation:

The City Manager may determine in writing that a particular Consultant, although a "designated position," is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements in this section. Such written determination shall include a description of the Consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The City Manager's determination is a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

Boards and Commissions	Disclosure Category
Construction Board of Appeals	1

II. Public Officials Specified in Government Code Section 87200: The following positions shall file a statement of economic interests pursuant to Government Code section 87200:

Members of the Citrus Heights City Council
City Manager
City Attorney
Finance Director
Members of the Citrus Heights Planning Commission

III. Disclosure Categories.

CATEGORY/ DESCRIPTION	DISCLOSURE	GIFTS/LOANS AND TRAVEL PAYMENTS
1 - "Full Disclosure" For officials and employees whose duties are broad and indefinable.	All investments, business positions in, and income from sources located in or doing business in the City. Interest in real property located in the City, including property located within a two-mile radius of the City or of any property owned or used by the City of Citrus Heights.	Gifts, loans and travel payments from sources that: <ul style="list-style-type: none"> ▪ manufacture, sell or provide goods, equipment, vehicles, machinery or services, including training or consulting services; ▪ provide leased facilities to the agency; ▪ are subject to the regulatory, permit or licensing authority of or have an application for a license or permit pending before the City; and ▪ or engage in land development, construction or the acquisition or sale of real property.
2 - "Limited Disclosure - Purchasing" For officials and employees with limited decision making authority mainly related to purchasing goods and services.	All investments, business positions in, and income sources of the type which provides services, supplies, materials, machinery or equipment of the type utilized by the City of	Gifts, loans and travel payments from sources that: <ul style="list-style-type: none"> ▪ manufacture, sell or provide goods, equipment, vehicles, machinery or services, including training or consulting services; ▪ provide leased facilities to the agency; ▪ are subject to the regulatory, permit or

	Citrus Heights.	<p>licensing authority of or have an application for a license or permit pending before the City; and</p> <ul style="list-style-type: none"> engage in land development, construction or the acquisition or sale of real property.
<p>3 – “Limited Disclosure – Real Property”</p> <p>For officials and employees with limited decision making authority mainly related to land development, construction or the acquisition or sale of real property.</p>	<p>All investments, business positions in, and income sources of the type which provides services, supplies, materials, machinery or equipment of the type utilized by the City of Citrus Heights. Interest in real property located in the City, including property located within a two-mile radius of the City or of any property owned or used by the City of Citrus Heights.</p>	<p>Gifts, loans and travel payments from sources that:</p> <ul style="list-style-type: none"> manufacture, sell or provide goods, equipment, vehicles, machinery or services, including training or consulting services; provide leased facilities to the agency; are subject to the regulatory, permit or licensing authority of or have an application for a license or permit pending before the City; and engage in land development, construction or the acquisition or sale of real property.
<p>4 - “Limited Disclosure - Regulatory”</p> <p>For officials and employees with limited decision making authority mainly related to regulatory permitting or licensing.</p>	<p>All investments, business positions in, and sources of income which are subject to the regulatory, permit or licensing authority of the City of Citrus Heights.</p>	<p>Gifts, loans and travel payments from sources that:</p> <ul style="list-style-type: none"> manufacture, sell or provide goods, equipment, vehicles, machinery or services, including training or consulting services; provide leased facilities to the agency; are subject to the regulatory, permit or licensing authority of or have an application for a license or permit pending before the City; and engage in land development, construction or the acquisition or sale of real property.



CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT

MEMORANDUM

DATE: September 22, 2022

TO: Mayor and City Council Members

FROM: Ashley J. Feeney, City Manager
Susan Talwar, Administrative Services Director

SUBJECT: **Resolution Approving a Cost of Living Adjustment plus a one-time payment for Unrepresented Employees and Adopting an Amended Salary Table**

Summary and Recommendation

Staff recommends the City Council adopt Resolution No. 2022-____, A Resolution of the City Council of the City of Citrus Heights, California, approving regular unrepresented employees a 3% Cost of Living Adjustment (COLA) retroactive to July 3, 2022 (start of the fiscal year/first pay period of the fiscal year), a 3% one-time payment (prorated for those with less than one year of employment), and adopting the amended Salary Table, Exhibit A effective September 22, 2022 (Attachment 1).

This action is applicable to unrepresented employees only. The City Manager and executive management staff are not part of this group and would not be receiving an adjustment or a one-time payment. Represented labor groups are operating under previously negotiated contracts that specify previously agreed upon cost of living adjustments.

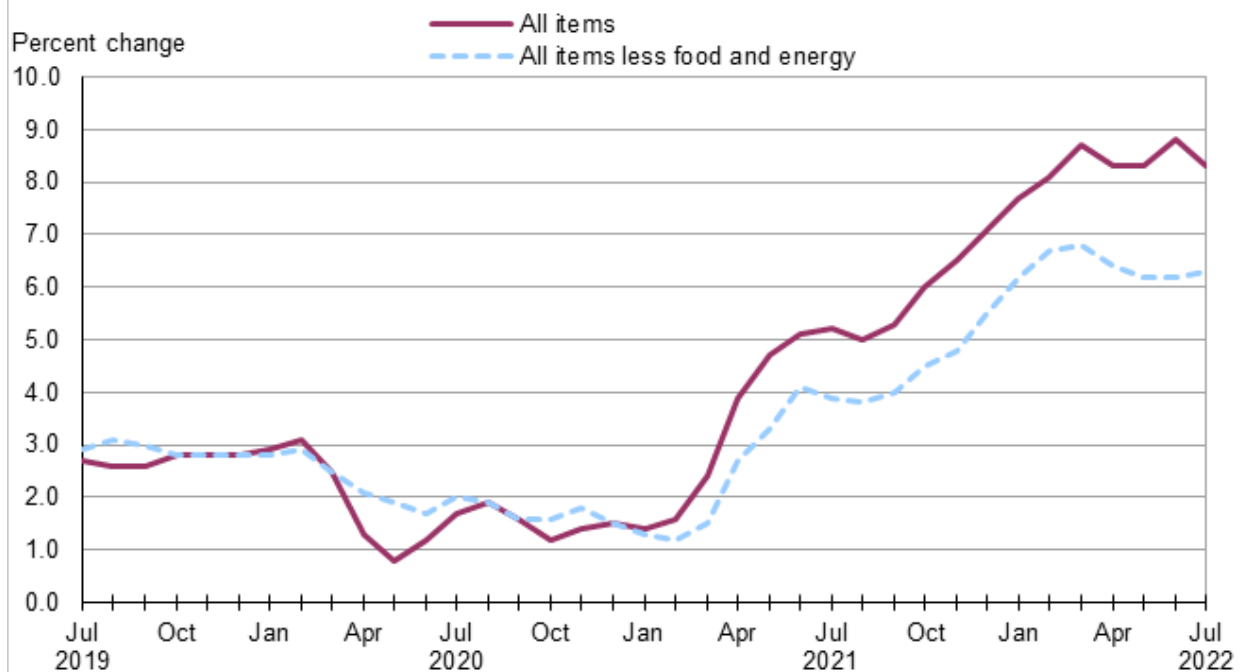
Fiscal Impact

The City's Fiscal Year 2022-23 budget is projected to have a salary savings of \$277,053, of which \$239,593 is General Fund, plus additional savings from position vacancies. Staff analyzed a salary cost of living adjustment of 3% plus a one-time payment of 3% for Fiscal Year 2022-23. Based on an assumption of 3% salary adjustment plus a 3% one-time payment the Fiscal Year 2022-23 general fund budget impact to salary expense, assuming all authorized positions are filled, is projected to be \$290,428. The 10-Year Financial Forecast (Attachment 2) accounts for the 3% adjustment and the one-time payment while maintaining targeted fund level. The one-time payment would not be applicable to PERS formula calculations. No budget adjustment is required.

Background and Analysis

Labor demand has been high across the region and the nation. In addition, there has been inflationary pressure that has been putting a financial impact on households. Recent news released from the US Bureau of Labor Statistics reports, over the last 12 months, shows the CPI-U increased 8.3 percent. Food prices increased 10.3 percent. Energy prices advanced 28.5 percent. The index for all items less food and energy rose 6.3 percent over the year. In addition, staff participating in the city health plan could absorb up to 17.74% increase in out of pocket medical premium contribution.

Chart 1. Over-the-year percent change in CPI-U, West region, July 2019–July 2022



Source: U.S. Bureau of Labor Statistics.

The City of Citrus Heights has not taken actions to address the impact of increased cost of living for unrepresented employees over the last two fiscal years. Employees have been expressing concern about this matter to executive management staff. The City Manager needed a comprehensive understanding of the city's fiscal situation before adjustments could be studied and considered. Given recent actions and budget strategies, the fiscal health of the city is improving with significant reserve funds deposits from the budget in FY 2021 of \$3,610,700, and forecasted for FY 2022 at \$1.3 million at the June 23, 2022 Council Meeting is now forecasted close to \$2 million. The City of Citrus Heights improving fiscal health allows for service level restoration, significant reserve deposits to be made, and for the unrepresented staff members who have not recently received adjustments to receive a cost of living adjustment.

Subject: Salary Table Amendment and Cost of Living Adjustment**Date: September 22, 2022****Page 3 of 4**

To retain staff and to stay competitive in the marketplace, public agencies implement a cost of living adjustments reflective of market conditions. Administrative Services Department staff researched actions of nearby jurisdictions starting in FY 2021 (post COVID).

Comparison of Unrepresented Bargaining Units for Nearby Cities

The table below is a regional comparison of nearby cities where cost of living adjustments were provided during the last two years. One-time payments are noted in the notes section.

City	2022	2021	Notes	Applicable Date
Elk Grove	3.00%	2.00%	Jul '22 + 3% one-time payment	July, 2022
Folsom	2.25%	2.25%	New MOU/ Benefit Summary not Posted	July, 2022
Lincoln	-	3.00%	Market Adjustment Compensation Study - April 2022	N/A
Rancho Cordova	3.50%	4.65%	Compensation Study in 2021 + 5% above market rate in addition to COLA	July, 2022
Rocklin	3.00%	-		July, 2022
Roseville	3.00%	-		January, 2022
Sacramento	3.50%	3.50%		June, 2022
West Sacramento	6.00%	3.00%	Jan '22 & Jul'22 - 3% COLA + 3% one-time payment	July, 2022

City of Citrus Heights Actions

While unrepresented employees did not receive any cost of living adjustments during 2021 and 2022, the Citrus Heights Police Officers Association (CHPOA) and the Citrus Heights Police Employees Association (CHPEA) did receive cost of living adjustments as part of their current represented labor contracts during this period as outlined in the table below. Unrepresented employees include City Hall employees and also police management positions. No executive management and extra help/temporary employees are included in the unrepresented group.

Citrus Heights	2022	2021
Unrepresented Group	-	-
CHPOA	2.00%	5.00%
CHPEA	2.00%	5.00%

Average Comparison of Citrus Heights relative to nearby Cities for Unrepresented

The table below shows the low and the high adjustments where adjustments were provided along with an average adjustment.

Subject: Salary Table Amendment and Cost of Living Adjustment

Date: September 22, 2022

Page 4 of 4

	2022	2021
Low Adjustment*	2.25%	2.00%
High Adjustment*	6.00%	3.00%
Average*	3.46%	3.07%
Citrus Heights	0.00%	0.00%

*Does not included one-time payments

Considering the pressures of inflation, actions of nearby cities and the fiscally prudent budget actions that promote fiscal health, the City Manager and Administrative Services Director recommend a retroactive to July 3, 2022 salary adjustment of 3%, plus a one-time payment of 3% of salary for regular unrepresented employees (prorated for those with less than one year of employment) as of Sept 22, 2022.

Attachments

1. A Resolution of the City Council of the City of Citrus Heights, California, approving regular unrepresented employees a 3% Cost of Living Adjustment (COLA) retroactive to July 3, 2022, a 3% one-time payment (prorated for those with less than one year of employment), and adopting the amended Salary Table, Exhibit A effective Sept 22, 2022
2. 10-Year Financial Forecast

RESOLUTION NO. 2022 -__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA APPROVING REGULAR UNREPRESENTED EMPLOYEES A 3% COST OF LIVING ADJUSTMENT, A 3% ONE-TIME PAYMENT, AND THE AMENDED SALARY TABLE, EXHIBIT A EFFECTIVE SEPTEMBER 22, 2022

WHEREAS, the City of Citrus Heights engages in sound economic planning practices and is in a fiscal position to afford the adjustment and one-time payment;

WHEREAS, a salary adjustment and one-time payment is warranted given the current inflationary economy and need to keep wages competitive with similarly situated jurisdictions in the local region;

WHEREAS, California Code of Regulations, Title 2, Section 570.5 requires governing bodies of local agencies contracting with the California Public Employees' Retirement System to approve and adopt a payrate schedule in accordance with public meeting laws; and

WHEREAS, the payrate schedule must identify each position by title, the individual payrate amount or ranges for that position, the time base upon which the amounts are based, and track all revisions.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Citrus Heights hereby finds and determines the above recitals are true and correct and have served as the basis, in part, for the findings and actions of the City Council as set forth below.

The City Council hereby adopts the following:

- Amended Salary Table, Exhibit A, (attached to this resolution) including 3% cost of living adjustment to regular unrepresented positions effective September 22, 2022
- Retroactive salary adjustment to July 3, 2022 for current council approved regular unrepresented employees as of September 22, 2022
- 3% of salary one-time (non-PERSable) payment current council approved regular unrepresented employees (prorated for those less than one year of employment) as of September 22, 2022

The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 22rd day of September 2022 by the following vote, to wit:

AYES:	Council Members:
NOES:	Council Members:
ABSTAIN:	Council Members:
ABSENT:	Council Members:

Porsche Middleton, Mayor

Printed on Recycled Paper

ATTEST:

Amy Van, City Clerk

EXHIBIT A – Amended Salary Table (Presented to the City Council September 22, 2022)

CITY OF CITRUS HEIGHTS SALARY TABLE

Effective: September 22, 2022
Approved by Resolution 2022-____

Regular Unrepresented Position Titles	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Hourly	Annual
ACCOUNTANT	\$ 35.6664	\$ 36.5581	\$ 37.4720	\$ 38.4088	\$ 39.3690	\$ 40.3533	\$ 41.3621	\$ 42.3961	\$ 43.4561	\$ 44.5425	x	
ACCOUNTING MANAGER	\$ 112,180.83	\$ 114,985.35	\$ 117,859.99	\$ 120,806.49	\$ 123,826.65	\$ 126,922.32	\$ 130,095.37	\$ 133,347.76	\$ 136,681.45	\$ 140,098.49		x
ACCOUNTING TECHNICIAN	\$ 26.3442	\$ 27.0028	\$ 27.6778	\$ 28.3698	\$ 29.0790	\$ 29.8060	\$ 30.5512	\$ 31.3149	\$ 32.0978	\$ 32.9003	x	
ADMINISTRATIVE ASSISTANT	\$ 26.3442	\$ 27.0028	\$ 27.6778	\$ 28.3698	\$ 29.0790	\$ 29.8060	\$ 30.5512	\$ 31.3149	\$ 32.0978	\$ 32.9003	x	
ADMINSTRATIVE TECHNICIAN	\$ 28.9785	\$ 29.7030	\$ 30.4455	\$ 31.2067	\$ 31.9868	\$ 32.7865	\$ 33.6062	\$ 34.4463	\$ 35.3075	\$ 36.1902	x	
ASSISTANT CHIEF OF POLICE	\$ 156,515.57	\$ 160,428.46	\$ 164,439.17	\$ 168,550.15	\$ 172,763.90	\$ 177,083.00	\$ 181,510.08	\$ 186,047.83	\$ 190,699.02	\$ 195,466.50		x
ASSISTANT CITY CLERK	\$ 79,683.57	\$ 81,675.66	\$ 83,717.55	\$ 85,810.49	\$ 87,955.75	\$ 90,154.65	\$ 92,408.51	\$ 94,718.73	\$ 97,086.69	\$ 99,513.86		x
ASSISTANT ENGINEER	\$ 35.2243	\$ 36.1049	\$ 37.0075	\$ 37.9327	\$ 38.8810	\$ 39.8530	\$ 40.8493	\$ 41.8706	\$ 42.9173	\$ 43.9903	x	
ASSISTANT PLANNER	\$ 31.6970	\$ 32.4894	\$ 33.3016	\$ 34.1342	\$ 34.9875	\$ 35.8622	\$ 36.7588	\$ 37.6777	\$ 38.6197	\$ 39.5852	x	
ASSISTANT TO THE CITY MANAGER	\$ 103,229.88	\$ 105,810.62	\$ 108,455.89	\$ 111,167.29	\$ 113,946.47	\$ 116,795.13	\$ 119,715.01	\$ 122,707.88	\$ 125,775.58	\$ 128,919.97		x
ASSOCIATE CIVIL ENGINEER	\$ 88,652.12	\$ 90,868.42	\$ 93,140.13	\$ 95,468.64	\$ 97,855.35	\$ 100,301.74	\$ 102,809.28	\$ 105,379.51	\$ 108,014.00	\$ 110,714.35		x
ASSOCIATE ENGINEER	\$ 38.7465	\$ 39.7152	\$ 40.7081	\$ 41.7258	\$ 42.7689	\$ 43.8381	\$ 44.9341	\$ 46.0574	\$ 47.2089	\$ 48.3891	x	
ASSOCIATE PLANNER	\$ 73,827.98	\$ 75,673.68	\$ 77,565.52	\$ 79,504.66	\$ 81,492.27	\$ 83,529.58	\$ 85,617.82	\$ 87,758.26	\$ 89,952.22	\$ 92,201.03		x
BUILDING INSPECTOR I	\$ 29.7195	\$ 30.4624	\$ 31.2240	\$ 32.0046	\$ 32.8047	\$ 33.6248	\$ 34.4655	\$ 35.3271	\$ 36.2103	\$ 37.1155	x	
BUILDING INSPECTOR II	\$ 32.6913	\$ 33.5086	\$ 34.3463	\$ 35.2049	\$ 36.0851	\$ 36.9872	\$ 37.9119	\$ 38.8597	\$ 39.8312	\$ 40.8269	x	
CHIEF BUILDING OFFICIAL	\$ 112,180.83	\$ 114,985.35	\$ 117,859.99	\$ 120,806.49	\$ 123,826.65	\$ 126,922.32	\$ 130,095.37	\$ 133,347.76	\$ 136,681.45	\$ 140,098.49		x
CITY CLERK	\$ 98,537.63	\$ 101,001.07	\$ 103,526.09	\$ 106,114.25	\$ 108,767.10	\$ 111,486.28	\$ 114,273.44	\$ 117,130.27	\$ 120,058.53	\$ 123,059.99		x
CITY ENGINEER	\$ 134,182.54	\$ 137,537.10	\$ 140,975.53	\$ 144,499.92	\$ 148,112.42	\$ 151,815.23	\$ 155,610.61	\$ 159,500.87	\$ 163,488.39	\$ 167,575.60		x
CITY MANAGER'S EXECUTIVE ASSISTANT	\$ 74,186.06	\$ 76,040.71	\$ 77,941.73	\$ 79,890.27	\$ 81,887.53	\$ 83,934.72	\$ 86,033.08	\$ 88,183.91	\$ 90,388.51	\$ 92,648.22		x
COMMUNICATIONS OFFICER	\$ 81,604.66	\$ 83,644.78	\$ 85,735.90	\$ 87,879.30	\$ 90,076.28	\$ 92,328.19	\$ 94,636.39	\$ 97,002.30	\$ 99,427.36	\$ 101,913.04		x
CONSTRUCTION/MAINTENANCE INSPECTOR I	\$ 27.9382	\$ 28.6366	\$ 29.3525	\$ 30.0863	\$ 30.8385	\$ 31.6095	\$ 32.3997	\$ 33.2097	\$ 34.0399	\$ 34.8909	x	
CONSTRUCTION / MAINTENANCE INSPECTOR II	\$ 30.7319	\$ 31.5002	\$ 32.2877	\$ 33.0949	\$ 33.9223	\$ 34.7704	\$ 35.6396	\$ 36.5306	\$ 37.4439	\$ 38.3800	x	
CONSTRUCTION/MAINTENANCE INSPECTOR SUPERVISOR	\$ 93,845.40	\$ 96,191.53	\$ 98,596.32	\$ 101,061.23	\$ 103,587.76	\$ 106,177.45	\$ 108,831.89	\$ 111,552.69	\$ 114,341.51	\$ 117,200.04		x
CUSTODIAN	\$ 17.2876	\$ 17.7198	\$ 18.1628	\$ 18.6168	\$ 19.0823	\$ 19.5593	\$ 20.0483	\$ 20.5495	\$ 21.0632	\$ 21.5898	x	
DATABASE & APPLICATIONS ANALYST	\$ 43.7576	\$ 44.8516	\$ 45.9728	\$ 47.1222	\$ 48.3002	\$ 49.5077	\$ 50.7454	\$ 52.0141	\$ 53.3144	\$ 54.6473	x	
DEVELOPMENT SERVICES TECHNICIAN I	\$ 25.2303	\$ 25.8611	\$ 26.5076	\$ 27.1703	\$ 27.8496	\$ 28.5458	\$ 29.2595	\$ 29.9910	\$ 30.7407	\$ 31.5092	x	
DEVELOPMENT SERVICES TECHNICIAN II	\$ 27.7535	\$ 28.4473	\$ 29.1585	\$ 29.8875	\$ 30.6347	\$ 31.4005	\$ 32.1856	\$ 32.9902	\$ 33.8150	\$ 34.6603	x	
DEVELOPMENT SPECIALIST I	\$ 74,186.06	\$ 76,040.71	\$ 77,941.73	\$ 79,890.27	\$ 81,887.53	\$ 83,934.72	\$ 86,033.08	\$ 88,183.91	\$ 90,388.51	\$ 92,648.22		x

Regular Unrepresented Position Titles	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Hourly	Annual
DEVELOPMENT SPECIALIST II	\$ 81,604.66	\$ 83,644.78	\$ 85,735.90	\$ 87,879.30	\$ 90,076.28	\$ 92,328.19	\$ 94,636.39	\$ 97,002.30	\$ 99,427.36	\$ 101,913.04		x
ECONOMIC DEVELOPMENT & COMMUNICATIONS MANAGER	\$ 105,703.14	\$ 108,345.72	\$ 111,054.36	\$ 113,830.72	\$ 116,676.49	\$ 119,593.40	\$ 122,583.23	\$ 125,647.81	\$ 128,789.01	\$ 132,008.73		x
ENGINEERING AIDE	\$ 23.5166	\$ 24.1045	\$ 24.7071	\$ 25.3248	\$ 25.9579	\$ 26.6069	\$ 27.2720	\$ 27.9538	\$ 28.6527	\$ 29.3690	x	
ENGINEERING TECHNICIAN I	\$ 25.8683	\$ 26.5150	\$ 27.1779	\$ 27.8573	\$ 28.5538	\$ 29.2676	\$ 29.9993	\$ 30.7493	\$ 31.5180	\$ 32.3060	x	
ENGINEERING TECHNICIAN II	\$ 28.4551	\$ 29.1665	\$ 29.8957	\$ 30.6431	\$ 31.4091	\$ 32.1944	\$ 32.9992	\$ 33.8242	\$ 34.6698	\$ 35.5365	x	
EVENT & COMMUNITY CENTER TECHNICIAN	\$ 23.8703	\$ 24.4671	\$ 25.0788	\$ 25.7057	\$ 26.3484	\$ 27.0071	\$ 27.6823	\$ 28.3743	\$ 29.0837	\$ 29.8108	x	
EXECUTIVE ASSISTANT	\$ 31.8762	\$ 32.6731	\$ 33.4899	\$ 34.3272	\$ 35.1853	\$ 36.0650	\$ 36.9666	\$ 37.8908	\$ 38.8380	\$ 39.8090	x	
FACILITY AND GROUNDS MANAGER	\$ 112,180.83	\$ 114,985.35	\$ 117,859.99	\$ 120,806.49	\$ 123,826.65	\$ 126,922.32	\$ 130,095.37	\$ 133,347.76	\$ 136,681.45	\$ 140,098.49		x
FACILITY AND GROUNDS SUPERVISOR	\$ 93,845.40	\$ 96,191.53	\$ 98,596.32	\$ 101,061.23	\$ 103,587.76	\$ 106,177.45	\$ 108,831.89	\$ 111,552.69	\$ 114,341.51	\$ 117,200.04		x
FINANCE MANAGER	\$ 112,180.83	\$ 114,985.35	\$ 117,859.99	\$ 120,806.49	\$ 123,826.65	\$ 126,922.32	\$ 130,095.37	\$ 133,347.76	\$ 136,681.45	\$ 140,098.49		x
FINANCIAL ASSISTANT II	\$ 20.5731	\$ 21.0874	\$ 21.6146	\$ 22.1549	\$ 22.7088	\$ 23.2765	\$ 23.8584	\$ 24.4549	\$ 25.0663	\$ 25.6929	x	
FLEET TECHNICIAN	\$ 26.1270	\$ 26.7802	\$ 27.4497	\$ 28.1359	\$ 28.8393	\$ 29.5603	\$ 30.2993	\$ 31.0568	\$ 31.8332	\$ 32.6291	x	
GRANTS & HOUSING PROGRAM TECHNICIAN I	\$ 25.2303	\$ 25.8611	\$ 26.5076	\$ 27.1703	\$ 27.8496	\$ 28.5458	\$ 29.2595	\$ 29.9910	\$ 30.7407	\$ 31.5092	x	
GRANTS & HOUSING PROGRAM TECHNICIAN II	\$ 27.7535	\$ 28.4473	\$ 29.1585	\$ 29.8875	\$ 30.6347	\$ 31.4005	\$ 32.1856	\$ 32.9902	\$ 33.8150	\$ 34.6603	x	
HOUSING & HUMAN SERVICES PROGRAM COORDINATOR	\$ 93,845.40	\$ 96,191.53	\$ 98,596.32	\$ 101,061.23	\$ 103,587.76	\$ 106,177.45	\$ 108,831.89	\$ 111,552.69	\$ 114,341.51	\$ 117,200.04		x
HOUSING PLANNER	\$ 73,827.98	\$ 75,673.68	\$ 77,565.52	\$ 79,504.66	\$ 81,492.27	\$ 83,529.58	\$ 85,617.82	\$ 87,758.26	\$ 89,952.22	\$ 92,201.03		x
HUMAN RESOURCES TECHNICIAN	\$ 31.8762	\$ 32.6731	\$ 33.4899	\$ 34.3272	\$ 35.1853	\$ 36.0650	\$ 36.9666	\$ 37.8908	\$ 38.8380	\$ 39.8090	x	
HUMAN RESOURCES ANALYST I	\$ 74,186.06	\$ 76,040.71	\$ 77,941.73	\$ 79,890.27	\$ 81,887.53	\$ 83,934.72	\$ 86,033.08	\$ 88,183.91	\$ 90,388.51	\$ 92,648.22		x
HUMAN RESOURCES ANALYST II	\$ 81,604.66	\$ 83,644.78	\$ 85,735.90	\$ 87,879.30	\$ 90,076.28	\$ 92,328.19	\$ 94,636.39	\$ 97,002.30	\$ 99,427.36	\$ 101,913.04		x
HUMAN RESOURCES ASSOCIATE	\$ 26.3442	\$ 27.0028	\$ 27.6778	\$ 28.3698	\$ 29.0790	\$ 29.8060	\$ 30.5512	\$ 31.3149	\$ 32.0978	\$ 32.9003	x	
HUMAN RESOURCES MANAGER	\$ 117,885.18	\$ 120,832.31	\$ 123,853.11	\$ 126,949.44	\$ 130,123.18	\$ 133,376.26	\$ 136,710.66	\$ 140,128.43	\$ 143,631.64	\$ 147,222.43		x
INFORMATION TECHNOLOGY SUPPORT SPECIALIST	\$ 36.3449	\$ 37.2536	\$ 38.1849	\$ 39.1395	\$ 40.1180	\$ 41.1209	\$ 42.1490	\$ 43.2027	\$ 44.2828	\$ 45.3898	x	
INFORMATION TECHNOLOGY ANALYST I	\$ 34.5910	\$ 35.4558	\$ 36.3422	\$ 37.2507	\$ 38.1820	\$ 39.1366	\$ 40.1150	\$ 41.1178	\$ 42.1458	\$ 43.1994	x	
INFORMATION TECHNOLOGY ANALYST II	\$ 38.0501	\$ 39.0014	\$ 39.9764	\$ 40.9758	\$ 42.0002	\$ 43.0502	\$ 44.1264	\$ 45.2296	\$ 46.3604	\$ 47.5194	x	
INFORMATION TECHNOLOGY MANAGER	\$ 117,885.18	\$ 120,832.31	\$ 123,853.11	\$ 126,949.44	\$ 130,123.18	\$ 133,376.26	\$ 136,710.66	\$ 140,128.43	\$ 143,631.64	\$ 147,222.43		x
INFORMATION TECHNOLOGY TECHNICIAN	\$ 30.0995	\$ 30.8520	\$ 31.6233	\$ 32.4139	\$ 33.2242	\$ 34.0548	\$ 34.9062	\$ 35.7789	\$ 36.6733	\$ 37.5902	x	
JUNIOR PLANNER	\$ 30.1877	\$ 30.9424	\$ 31.7159	\$ 32.5088	\$ 33.3215	\$ 34.1546	\$ 35.0084	\$ 35.8837	\$ 36.7807	\$ 37.7003	x	
MAINTENANCE WORKER I	\$ 20.6536	\$ 21.1700	\$ 21.6992	\$ 22.2417	\$ 22.7978	\$ 23.3677	\$ 23.9519	\$ 24.5507	\$ 25.1645	\$ 25.7936	x	
MAINTENANCE WORKER II	\$ 22.7190	\$ 23.2870	\$ 23.8691	\$ 24.4659	\$ 25.0775	\$ 25.7044	\$ 26.3471	\$ 27.0057	\$ 27.6809	\$ 28.3729	x	
MANAGEMENT ANALYST I	\$ 74,186.06	\$ 76,040.71	\$ 77,941.73	\$ 79,890.27	\$ 81,887.53	\$ 83,934.72	\$ 86,033.08	\$ 88,183.91	\$ 90,388.51	\$ 92,648.22		x
MANAGEMENT ANALYST II	\$ 81,604.66	\$ 83,644.78	\$ 85,735.90	\$ 87,879.30	\$ 90,076.28	\$ 92,328.19	\$ 94,636.39	\$ 97,002.30	\$ 99,427.36	\$ 101,913.04		x
OFFICE ASSISTANT	\$ 19.0643	\$ 19.5409	\$ 20.0294	\$ 20.5301	\$ 21.0434	\$ 21.5695	\$ 22.1087	\$ 22.6614	\$ 23.2280	\$ 23.8087	x	

Regular Unrepresented Position Titles	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Hourly	Annual
OPERATIONS MANAGER	\$ 112,180.83	\$ 114,985.35	\$ 117,859.99	\$ 120,806.49	\$ 123,826.65	\$ 126,922.32	\$ 130,095.37	\$ 133,347.76	\$ 136,681.45	\$ 140,098.49		x
PAYROLL SPECIALIST	\$ 35.6664	\$ 36.5581	\$ 37.4720	\$ 38.4088	\$ 39.3690	\$ 40.3533	\$ 41.3621	\$ 42.3961	\$ 43.4561	\$ 44.5425	x	
PAYROLL TECHNICIAN	\$ 28.9785	\$ 29.7030	\$ 30.4455	\$ 31.2067	\$ 31.9868	\$ 32.7865	\$ 33.6062	\$ 34.4463	\$ 35.3075	\$ 36.1902	x	
PLANNING MANAGER	\$ 112,180.83	\$ 114,985.35	\$ 117,859.99	\$ 120,806.49	\$ 123,826.65	\$ 126,922.32	\$ 130,095.37	\$ 133,347.76	\$ 136,681.45	\$ 140,098.49		x
PLANNING TECHNICIAN	\$ 25.9105	\$ 26.5583	\$ 27.2222	\$ 27.9028	\$ 28.6004	\$ 29.3154	\$ 30.0483	\$ 30.7995	\$ 31.5694	\$ 32.3587	x	
PLANS EXAMINER <i>eff. April 10, 2022</i>	\$ 37.5950	\$ 38.5349	\$ 39.4982	\$ 40.4857	\$ 41.4978	\$ 42.5353	\$ 43.5987	\$ 44.6886	\$ 45.8059	\$ 46.9510	x	
POLICE COMMANDER	\$ 142,286.87	\$ 145,844.04	\$ 149,490.14	\$ 153,227.40	\$ 157,058.08	\$ 160,984.54	\$ 165,009.15	\$ 169,134.38	\$ 173,362.74	\$ 177,696.81		x
POLICE COMMUNICATIONS SUPERVISOR	\$ 83,435.97	\$ 85,521.87	\$ 87,659.92	\$ 89,851.41	\$ 92,097.70	\$ 94,400.14	\$ 96,760.15	\$ 99,179.15	\$ 101,658.63	\$ 104,200.09		x
POLICE LIEUTENANT	\$ 121,865.88	\$ 124,912.53	\$ 128,035.34	\$ 131,236.23	\$ 134,517.13	\$ 137,880.06	\$ 141,327.06	\$ 144,860.24	\$ 148,481.75	\$ 152,193.79		x
POLICE SERGEANT	\$ 44.3791	\$ 45.4886	\$ 46.6258	\$ 47.7915	\$ 48.9863	\$ 50.2109	\$ 51.4662	\$ 52.7529	\$ 54.0717	\$ 55.4235	x	
POLICE SERVICES MANAGER	\$ 96,593.58	\$ 99,008.42	\$ 101,483.63	\$ 104,020.72	\$ 106,621.23	\$ 109,286.77	\$ 112,018.93	\$ 114,819.41	\$ 117,689.89	\$ 124,251.10		x
POLICE SERVICES SUPERVISOR	\$ 81,005.80	\$ 83,030.94	\$ 85,106.72	\$ 87,234.38	\$ 89,415.24	\$ 91,650.62	\$ 93,941.89	\$ 96,290.44	\$ 98,697.70	\$ 104,200.09		x
PRINCIPAL ACCOUNTANT-AUDITOR	\$ 107,168.40	\$ 109,847.61	\$ 112,593.80	\$ 115,408.64	\$ 118,293.86	\$ 121,251.20	\$ 124,282.48	\$ 127,389.55	\$ 130,574.29	\$ 133,838.64		x
PRINCIPAL CIVIL ENGINEER	\$ 112,144.82	\$ 114,948.44	\$ 117,822.15	\$ 120,767.70	\$ 123,786.89	\$ 126,881.57	\$ 130,053.61	\$ 133,304.95	\$ 136,637.57	\$ 140,053.51		x
PRINCIPAL INFORMATION TECHNOLOGY ANALYST	\$ 107,168.40	\$ 109,847.61	\$ 112,593.80	\$ 115,408.64	\$ 118,293.86	\$ 121,251.20	\$ 124,282.48	\$ 127,389.55	\$ 130,574.29	\$ 133,838.64		x
PROGRAM ANALYST	\$ 34.5910	\$ 35.4558	\$ 36.3422	\$ 37.2507	\$ 38.1820	\$ 39.1366	\$ 40.1150	\$ 41.1178	\$ 42.1458	\$ 43.1994	x	
PROGRAM ASSISTANT	\$ 20.9707	\$ 21.4949	\$ 22.0323	\$ 22.5831	\$ 23.1477	\$ 23.7264	\$ 24.3196	\$ 24.9275	\$ 25.5507	\$ 26.1895	x	
RECEPTIONIST	\$ 15.8869	\$ 16.2841	\$ 16.6912	\$ 17.1085	\$ 17.5362	\$ 17.9746	\$ 18.4240	\$ 18.8846	\$ 19.3567	\$ 19.8406	x	
SENIOR ACCOUNTANT-AUDITOR	\$ 98,537.63	\$ 101,001.07	\$ 103,526.09	\$ 106,114.25	\$ 108,767.10	\$ 111,486.28	\$ 114,273.44	\$ 117,130.27	\$ 120,058.53	\$ 123,059.99		x
SENIOR BUILDING INSPECTOR	\$ 37.5950	\$ 38.5349	\$ 39.4982	\$ 40.4857	\$ 41.4978	\$ 42.5353	\$ 43.5987	\$ 44.6886	\$ 45.8059	\$ 46.9510	x	
SENIOR CIVIL ENGINEER <i>eff. July 3, 2022</i>	\$ 101,949.77	\$ 104,498.51	\$ 107,110.97	\$ 109,788.75	\$ 112,533.47	\$ 115,346.80	\$ 118,230.47	\$ 121,186.23	\$ 124,215.89	\$ 127,321.29		x
SENIOR CIVIL/TRAFFIC ENGINEER	\$ 101,949.77	\$ 104,498.51	\$ 107,110.97	\$ 109,788.75	\$ 112,533.47	\$ 115,346.80	\$ 118,230.47	\$ 121,186.23	\$ 124,215.89	\$ 127,321.29		x
SENIOR INFORMATION TECHNOLOGY TECHNICIAN	\$ 34.6142	\$ 35.4795	\$ 36.3665	\$ 37.2757	\$ 38.2076	\$ 39.1628	\$ 40.1418	\$ 41.1454	\$ 42.1740	\$ 43.2284	x	
SENIOR MAINTENANCE WORKER	\$ 26.1270	\$ 26.7802	\$ 27.4497	\$ 28.1359	\$ 28.8393	\$ 29.5603	\$ 30.2993	\$ 31.0568	\$ 31.8332	\$ 32.6291	x	
SENIOR MANAGEMENT ANALYST	\$ 93,845.40	\$ 96,191.53	\$ 98,596.32	\$ 101,061.23	\$ 103,587.76	\$ 106,177.45	\$ 108,831.89	\$ 111,552.69	\$ 114,341.51	\$ 117,200.04		x
SENIOR OFFICE ASSISTANT	\$ 20.9707	\$ 21.4949	\$ 22.0323	\$ 22.5831	\$ 23.1477	\$ 23.7264	\$ 24.3196	\$ 24.9275	\$ 25.5507	\$ 26.1895	x	
SENIOR PLANNER	\$ 84,902.17	\$ 87,024.72	\$ 89,200.34	\$ 91,430.35	\$ 93,716.11	\$ 96,059.01	\$ 98,460.49	\$ 100,922.00	\$ 103,445.05	\$ 106,031.18		x
SENIOR PLANNING TECHNICIAN	\$ 28.5016	\$ 29.2141	\$ 29.9444	\$ 30.6931	\$ 31.4604	\$ 32.2469	\$ 33.0531	\$ 33.8794	\$ 34.7264	\$ 35.5945	x	
SENIOR TRAFFIC TECHNICIAN	\$ 30.7319	\$ 31.5002	\$ 32.2877	\$ 33.0949	\$ 33.9223	\$ 34.7704	\$ 35.6396	\$ 36.5306	\$ 37.4439	\$ 38.3800	x	
SENIOR DATABASE AND APPLICATIONS ANALYST	\$ 48.1333	\$ 49.3367	\$ 50.5701	\$ 51.8343	\$ 53.1302	\$ 54.4584	\$ 55.8199	\$ 57.2154	\$ 58.6458	\$ 60.1119	x	
STREETS & UTILITIES MAINTENANCE SUPERVISOR	\$ 93,845.40	\$ 96,191.53	\$ 98,596.32	\$ 101,061.23	\$ 103,587.76	\$ 106,177.45	\$ 108,831.89	\$ 111,552.69	\$ 114,341.51	\$ 117,200.04		x
TRAFFIC & SIGNAL OPERATIONS SUPERVISOR	\$ 93,845.40	\$ 96,191.53	\$ 98,596.32	\$ 101,061.23	\$ 103,587.76	\$ 106,177.45	\$ 108,831.89	\$ 111,552.69	\$ 114,341.51	\$ 117,200.04		x
Citrus Heights Police Officers Association	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Hourly	Annual
POLICE OFFICER	\$ 36.3222	\$ 37.2303	\$ 38.1611	\$ 39.1151	\$ 40.0930	\$ 41.0953	\$ 42.1227	\$ 43.1757	\$ 44.2551	\$ 45.3615	x	
Non-Sworn Position (non members of Police Officers Association)												
POLICE OFFICER RECRUIT	\$ 34.5926										x	

Citrus Heights Police Employees Association	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Hourly	Annual
ANIMAL SERVICES OFFICER I	\$ 26.2424	\$ 26.8985	\$ 27.5710	\$ 28.2602	\$ 28.9667	\$ 29.6909	\$ 30.4332	\$ 31.1940	\$ 31.9739	\$ 32.7732	x	
ANIMAL SERVICES OFFICER II	\$ 28.8666	\$ 29.5882	\$ 30.3279	\$ 31.0861	\$ 31.8633	\$ 32.6599	\$ 33.4764	\$ 34.3133	\$ 35.1711	\$ 36.0504	x	
CODE ENFORCEMENT OFFICER I	\$ 26.2424	\$ 26.8985	\$ 27.5710	\$ 28.2602	\$ 28.9667	\$ 29.6909	\$ 30.4332	\$ 31.1940	\$ 31.9739	\$ 32.7732	x	
CODE ENFORCEMENT OFFICER II	\$ 28.8666	\$ 29.5882	\$ 30.3279	\$ 31.0861	\$ 31.8633	\$ 32.6599	\$ 33.4764	\$ 34.3133	\$ 35.1711	\$ 36.0504	x	
CODE ENFORCEMENT TECHNICIAN	\$ 23.8567	\$ 24.4532	\$ 25.0645	\$ 25.6911	\$ 26.3334	\$ 26.9917	\$ 27.6665	\$ 28.3582	\$ 29.0671	\$ 29.7938	x	
COMMUNITY SERVICES OFFICER I	\$ 21.8494	\$ 22.3956	\$ 22.9555	\$ 23.5294	\$ 24.1176	\$ 24.7206	\$ 25.3386	\$ 25.9721	\$ 26.6214	\$ 27.2869	x	
COMMUNITY SERVICES OFFICER II	\$ 24.0344	\$ 24.6353	\$ 25.2512	\$ 25.8824	\$ 26.5295	\$ 27.1927	\$ 27.8726	\$ 28.5694	\$ 29.2836	\$ 30.0157	x	
CRIME SCENE / PROPERTY EVIDENCE SPECIALIST I	\$ 26.3832	\$ 27.0428	\$ 27.7188	\$ 28.4118	\$ 29.1221	\$ 29.8502	\$ 30.5964	\$ 31.3613	\$ 32.1454	\$ 32.9490	x	
CRIME SCENE / PROPERTY EVIDENCE SPECIALIST II	\$ 29.0214	\$ 29.7470	\$ 30.4906	\$ 31.2529	\$ 32.0342	\$ 32.8351	\$ 33.6560	\$ 34.4974	\$ 35.3598	\$ 36.2438	x	
POLICE CRIME ANALYST	\$ 31.9237	\$ 32.7218	\$ 33.5398	\$ 34.3783	\$ 35.2378	\$ 36.1187	\$ 37.0217	\$ 37.9472	\$ 38.8959	\$ 39.8683	x	
POLICE DISPATCHER I *	\$ 28.8109	\$ 29.5312	\$ 30.2695	\$ 31.0262	\$ 31.8019	\$ 32.5969	\$ 33.4118	\$ 34.2471	\$ 35.1033	\$ 35.9809	x	
POLICE DISPATCHER II *	\$ 31.6921	\$ 32.4844	\$ 33.2965	\$ 34.1289	\$ 34.9822	\$ 35.8567	\$ 36.7531	\$ 37.6720	\$ 38.6138	\$ 39.5791	x	
POLICE RECORDS ASSISTANT I *	\$ 21.6275	\$ 22.1682	\$ 22.7224	\$ 23.2905	\$ 23.8727	\$ 24.4695	\$ 25.0813	\$ 25.7083	\$ 26.3510	\$ 27.0098	x	
POLICE RECORDS ASSISTANT II *	\$ 23.7903	\$ 24.3850	\$ 24.9947	\$ 25.6195	\$ 26.2600	\$ 26.9165	\$ 27.5894	\$ 28.2792	\$ 28.9861	\$ 29.7108	x	
SENIOR COMMUNITY SERVICES OFFICER	\$ 27.6395	\$ 28.3305	\$ 29.0388	\$ 29.7648	\$ 30.5089	\$ 31.2716	\$ 32.0534	\$ 32.8547	\$ 33.6761	\$ 34.5180	x	
SENIOR ANIMAL SERVICES OFFICER	\$ 33.1994	\$ 34.0294	\$ 34.8801	\$ 35.7521	\$ 36.6459	\$ 37.5621	\$ 38.5011	\$ 39.4637	\$ 40.4502	\$ 41.4615	x	
SENIOR CRIME SCENE / PROPERTY EVIDENCE SPECIALIST	\$ 31.9237	\$ 32.7218	\$ 33.5398	\$ 34.3783	\$ 35.2378	\$ 36.1187	\$ 37.0217	\$ 37.9472	\$ 38.8959	\$ 39.8683	x	
SENIOR POLICE DISPATCHER *	\$ 34.8613	\$ 35.7328	\$ 36.6262	\$ 37.5418	\$ 38.4804	\$ 39.4424	\$ 40.4284	\$ 41.4391	\$ 42.4751	\$ 43.5370	x	
SENIOR POLICE RECORDS ASSISTANT *	\$ 26.1693	\$ 26.8236	\$ 27.4941	\$ 28.1815	\$ 28.8860	\$ 29.6082	\$ 30.3484	\$ 31.1071	\$ 31.8848	\$ 32.6819	x	
SENIOR CODE ENFORCEMENT OFFICER	\$ 31.7533	\$ 32.5471	\$ 33.3608	\$ 34.1948	\$ 35.0497	\$ 35.9259	\$ 36.8241	\$ 37.7447	\$ 38.6883	\$ 39.6555	x	

*Hourly rate based on 1872 annual hours
CITY COUNCIL \$600 per month (as outlined in Government Code § 36516)

Extra Help	Hourly Range Low	Hourly Range High
ASSOCIATE ENGINEER - EXTRA HELP	\$ 37.6180	\$ 46.9797
CITY ENGINEER - EXTRA HELP	\$ 62.6319	\$ 78.2186
COMMUNITY SERVICES OFFICER - EXTRA HELP	\$ 21.8494	\$ 27.2869
DATA ENTRY ASSISTANT - EXTRA HELP	\$ 16.6365	\$ 20.7768
FACILITY ATTENDANT	\$ 16.7841	\$ 16.7841
FACILITY ATTENDANT TRAINEE	\$ 15.0000	\$ 15.0000
INTERN - EXTRA HELP	\$ 15.0000	\$ 15.0000
JUNIOR ENGINEERING AIDE- EXTRA HELP	\$ 16.3084	\$ 20.3669
MANAGEMENT AIDE - EXTRA HELP	\$ 17.4969	\$ 21.8512
MANAGEMENT INTERN - EXTRA HELP	\$ 15.2146	\$ 19.0010
OFFICE ASSISTANT - EXTRA HELP	\$ 18.5090	\$ 23.1152
POLICE DISPATCH ASSISTANT - EXTRA HELP	\$ 20.5792	\$ 25.7006
POLICE DISPATCHER-PER DIEM A	\$ 30.5396	\$ 30.5396
POLICE DISPATCHER-PER DIEM B	\$ 35.9809	\$ 35.9809
POLICE DISPATCHER-PER DIEM C	\$ 39.5791	\$ 39.5791
POLICE FLEET MANAGER- EXTRA HELP	\$ 52.3622	\$ 65.3932
POLICE OFFICER - RESERVE II-EXTRA HELP	\$ 15.0000	\$ 19.2600
POLICE OFFICER - RESERVE I-EXTRA HELP	\$ 36.3222	\$ 45.3615
POLICE OFFICER - R1 TRAINEE-EXTRA HELP	\$ 19.5000	\$ 20.8650
POLICE RECORDS ASSISTANT I - EXTRA HELP	\$ 21.6275	\$ 27.0098
POLICE RECORDS ASSISTANT II - EXTRA HELP	\$ 23.7903	\$ 29.7108
PROGRAM ANALYST - EXTRA HELP	\$ 33.5835	\$ 41.9412
PROPERTY CLERK - EXTRA HELP	\$ 20.7296	\$ 25.8884
SENIOR ACCOUNT-AUDITOR - EXTRA HELP	\$ 45.9940	\$ 57.4403
SENIOR POLICE RECORDS ASSISTANT -EXTRA HELP	\$ 26.1693	\$ 32.6819
VOLUNTEER COORDINATOR - EXTRA HELP	\$ 24.0344	\$ 30.0157

Executive Management	Annual Range Low	Annual Range High
ADMINISTRATIVE SERVICES DIRECTOR	142,858.65	188,933.27
ASSISTANT CITY MANAGER	157,146.77	207,826.60
CHIEF OF POLICE	174,506.21	230,787.26
CITY MANAGER <i>eff. January 13, 2022</i>	240,000.00	240,000.00
COMMUNITY DEVELOPMENT DIRECTOR	142,858.65	188,933.27
COMMUNITY SERVICES DIRECTOR	150,003.73	198,379.93
ECONOMIC DEVELOPMENT AND COMMUNITY ENGAGEMENT DIRECTOR	142,858.65	188,933.27
FINANCE DIRECTOR	142,858.65	188,933.27
GENERAL SERVICES DIRECTOR	147,146.52	194,601.27

General Fund Ten Year Financial Forecast
With Partial Street Funding
June 2022

	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2021-22</u> Year-End Projection	<u>FY 2022-23</u> Mid-Cycle Budget	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2028-29</u>	<u>FY 2029-30</u>	<u>FY 2030-31</u>	<u>FY 2031-32</u>
	Actual	Budgeted			Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
TOTAL REVENUE	36,926,844	35,209,335	35,801,420	42,135,122	42,823,572	44,165,000	45,550,581	46,985,360	48,111,659	49,266,856	50,399,988	51,438,136	52,616,021
TOTAL OPERATING EXPENDITURES	33,316,148	37,328,527	34,427,668	35,355,072	40,357,212	40,704,417	40,993,156	42,573,174	43,790,133	45,043,470	46,334,293	47,663,706	49,033,896
STREET REPAIRS					2,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Auburn Blvd - Phase 2 Match					4,000,000								
Net Operating Position	3,610,696	(2,119,192)	1,373,752	6,780,050	(3,533,639)	(539,417)	557,426	412,186	321,525	223,386	65,695	(225,570)	(417,875)
Ending Reserve Balance	\$ 8,419,923	\$ 6,300,731	\$ 9,793,675	\$ 16,573,724	\$ 13,040,085	\$ 12,500,669	\$ 13,058,094	\$ 13,470,280	\$ 13,791,805	\$ 14,015,191	\$ 14,080,886	\$ 13,855,316	\$ 13,437,441
Minimum Reserve per City Council Policy (17%)	\$ 5,663,745	\$ 6,345,850	\$ 5,852,704	\$ 6,010,362	\$ 7,880,726	\$ 7,599,751	\$ 7,648,836	\$ 7,917,440	\$ 8,124,323	\$ 8,337,390	\$ 8,556,830	\$ 8,782,830	\$ 9,015,762
Over(under) Reserve Target	2,756,178	-45,119	3,940,971	10,563,362	5,159,359	4,900,918	5,409,258	5,552,840	5,667,482	5,677,801	5,524,056	5,072,486	4,421,678
City Manager Target Reserve @25%	8,329,037	9,332,132	8,606,917	8,838,768	11,589,303	11,176,104	11,248,289	11,643,294	11,947,533	12,260,868	12,583,573	12,915,927	13,258,474
Over(under) Reserve Target	90,886	-3,031,401	1,186,758	7,734,956	1,450,782	1,324,564	1,809,805	1,826,986	1,844,272	1,754,323	1,497,312	939,389	178,967



CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT

MEMORANDUM

DATE: September 22, 2022

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Susan Talwar, Administrative Services Director
Raj Prasad, Accounting Manager
Tammy Nossardi, Finance Manager

SUBJECT: **Resolution to Update Plan Coordinator for Mission Square 457
Deferred Compensation Plan and 401a Money Purchase Plan**

Summary and Recommendation

Staff recommends the City Council approve Resolution 2022-____ to modify designated Plan Coordinator for the Mission Square 457 Deferred Compensation Plan and 401a Money Purchase Plan.

Fiscal Impact

There is no fiscal impact associated with this action.

Background and Analysis

The City currently contracts with Mission Square (formally ICMA-RC) to provide a Deferred Compensation and 401a Money Purchase Plan. These programs provide an alternative means for employees to augment their retirement income. On April 25, 2013 the City Council adopted Resolution 2013-036, which modified the designated Plan Coordinator as the Human Resources and City Information Director. The City no longer uses the title of Human Resources and City Information Director and recommends council approve the title of Administrative Services Director be the designated Plan Coordinator for the City's Mission Square 457 Deferred Compensation Plan and 401a Money Purchase Plan.

In order to satisfy and maintain compliance with the requirements of the Mission Square Retirement related to the City's 457 Deferred Compensation Plan and 401a Money Purchase Plan, a resolution modifying the position title of the designated Plan Coordinator is required.

Attachments

Subject: Update Plan Coordinator for Mission Square 457 Deferred Comp Plan & 401a Money Purchase Plan

Date: September 22, 2022

Page 2 of 2

1. Resolution 2022-_____ to modify designated Plan Coordinator for the Mission Square 457 Deferred Compensation Plan and 401a Money Purchase Plan.

RESOLUTION NO. 2022- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, TO MODIFY DESIGNATED PLAN COORDINATOR FOR MISSION SQUARE 457 DEFERRED COMPENSATION PLAN AND 401a MONEY PURCHASE PLAN

WHEREAS, the City of Citrus Heights has employees rendering valuable services; and

WHEREAS, the establishment of a deferred compensation plan and money purchase plan for such employees serves the interests of the City of Citrus Heights by enabling it to provide reasonable retirement security for its employees, by providing increased flexibility in its personnel management system, and by assisting in the attraction and retention of competent personnel; and

WHEREAS, the City of Citrus Heights has determined that the establishment of a deferred compensation plan and money purchase plan to be administered by Mission Square Retirement corporation serves the above objectives; and

WHEREAS, under Resolution 2013-036, the City designated the title of the Plan Coordinator as the Human Resources and City Information Director; and

WHEREAS, the City no longer uses the title of Human Resources and City Information Director and has designated the Administrative Services Director to fulfill the responsibilities formerly required of the Human Resources and City Information Director to the 457 Compensation Plan and 401a Money Purchase Plan; and

WHEREAS, the Plans require adoption of a Resolution by the legislative body when the title of the designated Plan Coordinator are changed.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Citrus Heights adopt this Resolution changing the designated title of the Plan Coordinator from Human Resources and City Information Director to Administrative Services Director.

NOW THEREFORE BE IT FURTHER RESOLVED AND ORDERED that the Administrative Services Director shall be the Plan Coordinator for these plans; shall receive necessary reports, notices, etc. from Mission Square Retirement; shall cast, on behalf of the City of Citrus Heights, any required votes under Mission Square Retirement; administrative duties to carry out the plans may be assigned to the appropriate departments, and is authorized to execute all necessary agreements with Mission Square Retirement incidental to the initiation and ongoing administrations of the Plans. The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 22 day of September 2022 by the following vote, to wit:

AYES:	Council Members:
NOES:	Council Members:
ABSTAIN:	Council Members:
ABSENT:	Council Members:

Porsche Middleton, Mayor

ATTEST:

Amy Van, City Clerk



CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT

MEMORANDUM

DATE: September 22, 2022

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Susan Talwar, Administrative Services Director
Raj Prasad, Accounting Manager
Tammy Nossardi, Finance Manager

SUBJECT: Update of Officers for Local Agency Investment Fund (LAIF)

Summary and Recommendation

Staff recommends the City Council approve Resolution 2022-____ authorizing the investment of City monies in the Local Agency Investment Fund by certain city officers and authorizing them to order the deposit or withdrawal of monies in the Local Agency Investment Fund (LAIF).

Fiscal Impact

There is no fiscal impact associated with this action.

Background and Analysis

California Government Code, Chapter 730 of the statutes of 1976, Section 16429.1 created a Local Agency Investment Fund in the State Treasury for the deposit of money of a local agency for purposes of investment by the State Treasurer. The LAIF program offers local agencies the opportunity to participate in a major investment portfolio using the investment expertise of the State Treasurer's Office professional investment staff.

Only designated individuals have the authority to order the deposit or withdrawal of funds in LAIF. An adopted resolution is required when authorized officers are added or removed from the California State Treasurer's Office Local Agency Investment Fund Authorization for Transfer of Funds document. The attached resolution updates the City's list of officers as follows:

Susan Talwar	Administrative Services Director
Rajneil Prasad	Accounting Manager
Tammy Nossardi	Finance Manager

Subject: Update of Officers for Local Agency Investment Fund (LAIF)

Date: September 22, 2022

Page 2 of 2

Ashley Feeney City Manager

Attachments

1. Resolution 2022-_____ authorizing the Investment of Monies in the Local Agency Investment Fund by certain City Officers and Authorizing them to Order the Deposit or Withdrawal of Monies in the Local Agency Investment Fund.
2. California State Treasurer's Office Local Agency Investment Funds Authorization for Transfer of Funds document.

RESOLUTION NO. 2022- ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, AUTHORIZING THE INVESTMENT OF CITY MONIES IN THE LOCAL AGENCY INVESTMENT FUND BY CERTAIN CITY OFFICERS AND AUTHORIZING THEM TO ORDER THE DEPOSIT OR WITHDRAWAL OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND

WHEREAS, Pursuant to chapter 730 of the statutes of 1976, Section 16429.1 was added to the California Government Code to create a Local Agency Investment Fund in the State Treasury for the deposit of money of a local agency for purposes of investment by the State Treasurer; and

WHEREAS, the City Council of the City of Citrus Heights does hereby find that the deposit and withdrawal of money in the Local Agency Investment Fund, in accordance with the provisions of Government Code section 16429.1, for the purpose of investment as stated therein are in the best interests of the City.

NOW THEREFORE BE IT RESOLVED AND ORDERED that the City Council of the City of Citrus Heights does hereby authorize the deposit and withdrawal of City monies in the Local Agency Investment Fund in the State Treasury in accordance with the provisions of Section 16429.1 of the Government Code for the purpose of investment as stated therein, and verification by the State Treasurer's Office of all banking information provide in that regard.

BE IT FURTHER RESOLVED by the City Council of the City of Citrus Heights that the following City officers or their successors in office shall be authorized to order the deposit or withdrawal of monies in the Local Agency Investment Fund as of September 22, 2022.

Susan Talwar	Administrative Services Director
Rajneil Prasad	Accounting Manager
Tammy Nossardi	Finance Manager
Ashley Feeney	City Manager

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 22 day of September 2022 by the following vote, to wit:

AYES:	Council Members:
NOES:	Council Members:
ABSTAIN:	Council Members:
ABSENT:	Council Members:

Porsche Middleton, Mayor

ATTEST:

Amy Van, City Clerk

Exhibit

1. California State Treasurer's Office Local Agency Investment Funds Authorization for Transfer of Funds document.



California State Treasurer's Office
Local Agency Investment Fund (LAIF)

Authorization for Transfer of Funds

Effective Date
9/22/22

Agency Name
City of Citrus Heights

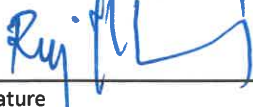
LAIF Account #
98-34-157

Agency's LAIF Resolution # _____ or Resolution Date 9/22/22

ONLY the following individuals whose names appear in the table below are hereby authorized to order the deposit or withdrawal of funds in LAIF. ***This authorization REPLACES AND SUPERSEDES all prior authorizations on file with LAIF for the transfer of funds.***

Name	Title
Susan Talwar	Administrative Services Director
Rajneil Prasad	Accounting Manager
Tammy Nossardi	Finance Manager
Ashley Feeney	City Manager

Two authorized signatures required. Each of the undersigned certifies that he/she is authorized to execute this form under the agency's resolution, and that the information contained herein is true and correct.




Signature
Rajneil Prasad

Print Name
Accounting Manager

Title
916-727-4776

Telephone



Signature
Tammy Nossardi

Print Name
Finance Manager

Title
916-727-4705

Telephone

Please provide email address to receive LAIF notifications.

Name	Email
Rajneil Prasad	rprasad@citrusheights.net
Tammy Nossardi	tnossardi@citrusheight.net

Please email the completed form for review to laif@treasurer.ca.gov and allow 2 days for the review. **DO NOT** mail the original form until you receive a response from LAIF that the form is acceptable.

Mail the approved form to: CA State Treasurer's Office
Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001

STO-LAIF-4008
Revised 3/2022



CITY OF CITRUS HEIGHTS
CITY COUNCIL STAFF REPORT
MEMORANDUM

DATE: September 22, 2022

TO: Mayor and City Council Members
 Ashley J. Feeney, City Manager

FROM: Casey Kempenaar, Community Development Director
 Ryan Jones, City Attorney

SUBJECT: **Potential Annexation Work Plan**

Summary and Recommendation

At the May 10, 2022 Strategic Planning Meeting, the City Council established an objective to evaluate opportunities for annexation into the City of Citrus Heights. This staff report is intended to serve as an annexation work plan for the City Council's consideration and opportunity for the Council to provide additional direction.

Staff recommends Council review the staff presentation and provide direction to staff if future action is desired.

Fiscal Impact

There is no fiscal impact related to this action. There may be future fiscal impacts depending on the direction of the City Council. Based on discussions with Sacramento County Local Agency Formation Commission (LAFCo), annexation costs can vary widely; however, expenditures for an annexation similar to Roseville Pointe are anticipated to be about \$100,000 to \$150,000.

As outlined later in this staff report, a Fiscal Impact Analysis is required for each proposed area of annexation. It is anticipated that each Fiscal Impact Analysis will range between \$8,000 and \$40,000 depending on the geography and land use for each area. If the Council elects to move forward with this step, staff will release a Request for Proposals for Fiscal Impact Analysis services, which will require a budget allocation and approval from the City Council.

Background and Analysis

At the May 10, 2022 Strategic Planning Meeting, the City Council established an objective to evaluate opportunities for annexation into the City of Citrus Heights. This staff report is intended to serve as an annexation work plan for the City Council's consideration and opportunity for the Council to provide additional direction.

General Plan Context

Shortly after incorporation, the City prepared its first General Plan which was adopted in 2000. The original General Plan and subsequent 2011 update included several actions related to annexation:

Goal 16: Make adequate land available for economic development opportunities

Policy 16.1: Expand the boundaries of the City to provide for future non-residential development, as shown on Map 1: Land Use Diagram.

Actions:

- A. Request LAFCo to amend the City's Sphere of Influence to allow for future expansion of the City to accommodate new businesses and industry to diversify the City's economic base.
- B. Pursue possible annexations of all or parts of areas around the Greenback Lane and Auburn Boulevard/Riverside Avenue interchanges to gain better control of routes into the City and to establish a distinctive City presence along Interstate 80.
- C. Pursue annexation of land northwest of the current city limits to provide for existing and future industrial development.
- D. Conduct a fiscal analysis of potential annexations.

Annexation History

Since incorporation, annexation of various portions of unincorporated Sacramento County have been considered and analyzed. For a number of reasons, largely fiscally driven, annexation has not been pursued beyond the initial analysis phase. Some conversations related to annexation progressed further than others; however none came to fruition.

The following is a brief summary of two annexations and associated fiscal analysis considered in the past. The results included in the associated attachments are likely to change if updated to reflect current market conditions, property values, and property tax exchange agreements; however, these results are included as a baseline for reference.

Roseville Pointe/Northwest Reserve

In 2006, the City contemplated annexation of the Roseville Pointe neighborhood (sometimes referred to the Northwest Reserve). Attachment A depicts the Proposed Sphere of Influence affiliated with this effort. This area includes 289 single-family units, three vacant parcels (6.8 acres zoned commercial, 1.1 acres with a water tank, and a 1.8 acre park).

In 2006, the City contracted with Economic and Planning Systems (EPS) to evaluate the fiscal impacts of the proposed annexation. One report, "Northwest Reserve Annexation Fiscal Impact Analysis, August 9, 2006" (Attachment B), analyzed the potential fiscal impact of the proposed annexation. Under this analysis, the report concluded that without the development of the

commercially zoned parcels into a Neighborhood Commercial retail space¹, the annexation would result in a deficit of approximately of \$100,000 annually. However, if the commercial parcels were included in the annexation, the results would be a \$40,000 annual surplus (if developed with a Neighborhood Commercial retail space).

Subsequently, in 2007, EPS prepared a memo, “Roseville Pointe Annexation Fiscal Impact Analysis Update” (Attachment C), updating the original analysis to reflect State legislation related to Vehicle License Fee revenues and additional revenue sharing discussions between Sacramento County and the City at that time. This updated analysis anticipated a \$27,000 General Fund deficit.

Greenback Gateway

In 2006, the City contemplated annexation of the Greenback Gateway area, west of the current City Limits to Interstate 80. Attachment D depicts the Proposed Sphere of Influence affiliated with this effort. This annexation would include Verner Oaks Apartments, Country Squire Estates Mobile Home Park, Century Theaters, Public Storage and the East Lawn Cemetery.

The Fiscal Impact Analysis (Attachment E) and Updated Fiscal Analysis (Attachment F) for the Greenback Gateway determined that the annexation would result in an annual General Fund deficit of \$45,000 - \$134,000.

Annexation Process

The process of annexation is a lengthy and complex process. The process involves many stakeholders including the City, Sacramento County, LAFCo, and property owners/residents of any area considered for annexation. The process may be accomplished by petition of registered voters or land owners or by resolution of the City Council.

LAFCo has the authority to approve, disapprove, modify or condition changes of organization, annexation, detachment, consolidation, district formation or city incorporation. There are three LAFCo hearings required for annexation to occur:

1. Sphere of Influence Amendment Hearing: At this hearing, LAFCo would consider Citrus Heights’ Sphere of Influence (SOI) and determine whether it should be amended based upon a Municipal Service Review (MSR), prepared by LAFCo. The MSR is a snapshot in time on how well an agency is currently providing service. The data from the MSR is then used to determine how the agency should grow and by how much. Amending an SOI to include areas outside of an agency’s service area sets the stage for future annexations.
2. Approval Hearing: At this hearing, the Commission considers whether to approve (conditionally or unconditionally) or deny an annexation request. This is where LAFCo

¹ The vacant site located at the northwestern corner of Roseville Road and Antelope Road is currently comprised of three parcels that are zoned MP (Industrial Office Park) to the north and LC (Light Commercial) to the south. The northern portion of the site is currently owned by a mini-storage developer and the southern portion is owned by a petroleum company.

staff's review and recommendation on the need for annexation, the analysis of the environmental consequences, and the tax sharing agreement between city and county are provided for the Commission's review and determination.

3. Conducting Authority (Protest) Hearing: This hearing only happens if the Commission approves an annexation. At this hearing, LAFCo determines whether there is a sufficient amount of protests by the landowners and/or voters² in the annexing areas to determine whether the annexation moves forward, fails, or becomes subject to an election.

If a group of opponents within the annexation area do not want to see the area annexed to the city, they have the ability to protest the action and stop it outright with a majority protest (50% plus one) or force the issue to election if more than 25% protest but less than 50% to force the issue to election.

The period between initiation of proceeding (petition/resolution) and commission action can take 6-12 months. If an election is required, it can be handled in the traditional sense at a regularly scheduled election or, in special circumstances, by mailed ballot to registered voters in the annexation area. (Government Code Section 57125).

The City would be responsible for the expense of the election in conjunction with the County Elections Department. Costs for incorporating an annexation into a General Election are anticipated to range between \$2,500 and \$6,000 (Special Elections are significantly more expensive and based on actual costs).

Key LAFCo considerations

Attachment G provides an overview of the LAFCo process and key considerations for LAFCo during the annexation process. Prior to considering any annexation, the City is required to demonstrate to LAFCo that it will collect sufficient revenues to offset the costs to serve the annexed land.

A financial analysis is required to determine if sufficient revenues are generated by the annexed areas to offset costs to serve. Revenues evaluated as part of the analysis may include:

- Extend existing charges (Utility User Tax, Sales Tax, etc.)
- Potential property tax exchange with the County
- Permits/Licenses
- Special District Revenue (Stormwater)

If the Financial Analysis concludes there is a revenue shortfall to serve the annexed areas, additional revenue will be required before the annexation can proceed. This would typically be addressed by implementing a special tax or benefit assessment on the subject parcels. If this is

² LAFCO mails written notice of a hearing to both registered voters and land owners which are able to file a protest. Each registered voter is able to protest and landowners are able to vote proportionately based on current assessed value of land within the annexation area

the case LAFCo can approve the annexation contingent upon those residents voting for and approving a special tax or benefit assessment. If the impacted owners vote to tax themselves for the shortfall, the annexation may proceed; however, if they vote against the assessment, the annexation would fail.

Council Direction

At the May 10, 2022 Strategic Planning Meeting, the City Council established an objective to evaluate opportunities for annexation. During this meeting the Council discussed Roseville Pointe for consideration but also suggested other locations along the City's border should be evaluated as well. Locations discussed during this meeting include:

- a. Roseville Pointe
- b. Dewey Drive/Celtic Cross Church
- c. Northwest corner of Fair Oaks Boulevard and Madison Avenue

Proposed Work Plan

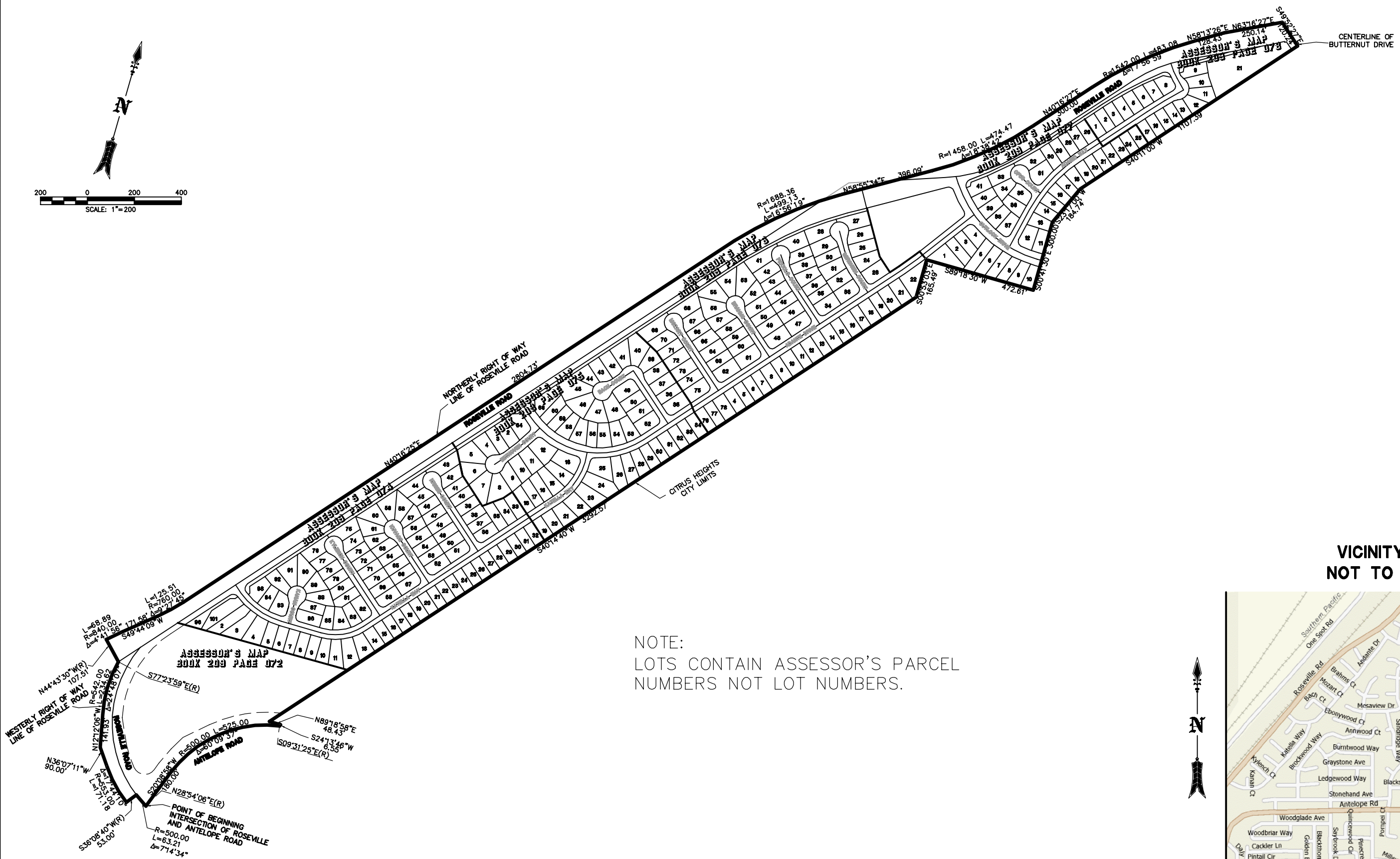
After the Council provides direction on areas to consider for annexation, staff will implement the work plan below for the potential annexation areas identified by Council:

1. Communicate with Sacramento County regarding tax sharing framework³
2. Use targeted mailers to connect with affected geographies considered for annexation. Host an Open House for impacted properties to determine level of support for annexation areas. The Open House will include City Staff, LAFCo, and key stakeholders to answer questions and receive feedback.
3. Conduct Fiscal Impact Analysis based on Step 1 for areas where residents support annexation.
4. Report to City Council the outcomes of Steps 1-3 and receive direction on next steps.

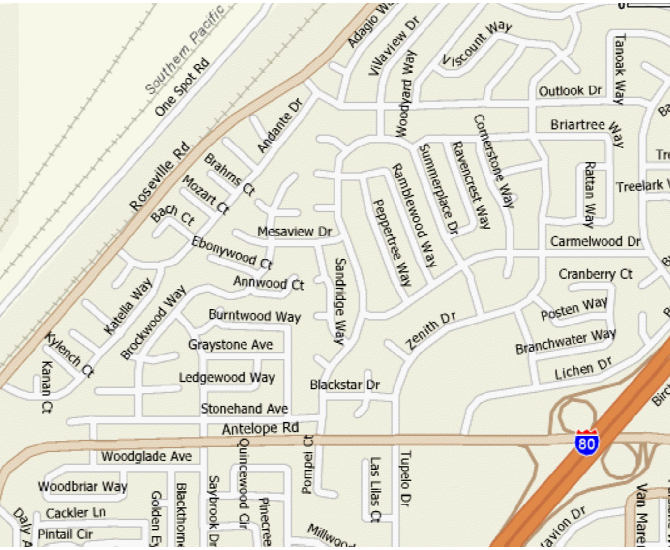
Attachments

- A. 2006 Northwest Reserve SOI Map
- B. 2006 Northwest Reserve Fiscal Analysis
- C. 2007 Roseville Point Fiscal Analysis
- D. 2006 Greenback Gateway SOI Map
- E. 2006 Greenback Gateway Fiscal Analysis
- F. 2008 Greenback Gateway Fiscal Analysis Update
- G. LAFCOs, General Plans, and City Annexations (OPR 2012)

³ Annexation attempts can fail if the affected city and county cannot reach agreement on a property tax split. In the early planning stages, the applicant should ascertain if a master property tax exchange agreement exists between the affected city and the county, and if there are concerns about the likelihood of a property tax exchange agreement. Property tax exchange agreements can be structured to address fiscal and related issues. (OPR 2012)



VICINITY MAP
NOT TO SCALE



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BEYOND ENGINEERING

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SHEET NUMBER
1
OF **1** SHEETS

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JOB NUMBER SAB02800



Economic &
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FINAL REPORT

NORTHWEST RESERVE ANNEXATION FISCAL IMPACT ANALYSIS

Prepared for:

City of Citrus Heights

Prepared by:

Economic & Planning Systems, Inc.

August 9, 2006

EPS #15478

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Northwest Reserve Annexation Fiscal Impact Analysis August 9, 2006

This fiscal impact analysis was prepared by Economic & Planning Systems, Inc., (EPS) a firm specializing in real estate economics, regional economics, public finance, and land use policy. The report (EPS Project #15478) was commissioned by the City of Citrus Heights.

Tim Youmans served as principal-in-charge and oversaw all aspects of the assignment. Dave Sanders served as project manager and conducted the fiscal impact analysis.

The analyses, opinions, recommendations, and conclusions of this report are EPS's informed judgment based on market and economic conditions as of the date of this report. Changes in the market conditions or the economy could change or invalidate the conclusions contained herein. The contents of this report are based, in part, on data from secondary sources. While it is believed that these sources are accurate, EPS cannot guarantee their accuracy. The findings herein are based on economic considerations and, therefore, should not be construed as a representation or as an opinion that government approvals for development can be secured. Conclusions and recommended actions contained in this report should not be relied on as sole input for final business decisions regarding current and future development and planning, nor utilized for purposes beyond the scope and objectives of the current study.

Questions regarding the information contained herewith should be directed to:

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- Appendix B: Revenue-Estimating Tables
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- Appendix D: Supporting Revenue

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I. EXECUTIVE SUMMARY

INTRODUCTION

This Fiscal Impact Analysis (Analysis) evaluates the fiscal impact of the proposed Northwest Reserve annexation (Northwest Reserve Area). The objective of the Analysis is to determine whether the net effect of annexation and future development is likely to be a positive or negative one to the long-term fiscal well-being of the City of Citrus Heights (City); that is, whether the Northwest Reserve Area development will generate adequate revenues to meet the costs of providing City services to the new area.

The Northwest Reserve Area is adjacent to the western boundary of the city limits, north of Antelope Road, and east of Roseville Road. There are 289 single-family residential units in the Northwest Reserve Area. In addition, the Northwest Reserve Area includes three vacant parcels totaling 6.8 acres zoned commercial, a 1.1-acre parcel with a water tank, and a 1.8-acre park.

The Analysis includes current land uses and assumes the development of the vacant commercial parcels as Neighborhood Commercial retail space. It is based on the Fiscal Year (FY) 2005–06 City final budget, current tax regulations and statutes, and general assumptions shown in the appendices of this Analysis.

ANALYSIS ASSUMPTIONS

The Analysis includes an important revenue assumption that will be determined during the annexation process. The assumption is the projected allocation of the property tax revenues between the City and Sacramento County (County). The fiscal analysis uses the property tax allocation terms matching the current Assembly Bill (AB) 8 allocation factors related to Proposition 13 for the County and other taxing entities. Through FY 2021–22 the City has agreed to pay the County an amount equal to its annual property tax revenue in payment of the City's revenue-neutrality obligation. This agreement does not extend to any annexations occurring after the City's incorporation.

The Analysis is based on the assumption that the City and County will negotiate a new tax sharing agreement for the Northwest Annexation Area. Based on the City's share of property tax that would have been allocated in the absence of the revenue-neutrality obligation, this Analysis estimates the County receiving 70 percent of the available property tax revenue, net of allocations to other taxing entities and before the allocation of Educational Revenue Augmentation Fund (ERAF), and the City receiving the remaining 30 percent. Based on this 70/30 split, after the ERAF allocation, the City would receive 6.8 percent of property tax revenue from the Northwest Reserve Area.

The Analysis is based on the assumption that the three vacant parcels zoned for commercial development will be developed adding nearly 150,000 square feet of Neighborhood Commercial retail space. The results of the Analysis will vary if development assumptions change from those on which this Analysis is based. The variability of commercial construction prices directly affects the amount of property tax revenue generated by the affected service providers, as well as the levels of anticipated sales tax revenues.

The Analysis does not include any sales tax revenues attributable to the existing residents of the Northwest Reserve Area. The spending patterns of the existing residents will not change as a result of annexation. It is interesting to note that based on a Market Support Analysis (**Table B-5A**), the residents of the Northwest Reserve Area are estimated to account for more than \$3 million in taxable sales in the City or approximately \$32,000 of City General Fund sales and use tax revenue.

The actual fiscal impacts presented in this Analysis will vary depending on changes in the City budget. The FY 2005–06 budget includes the last year of a contract between the City and County to provide police services. In FY 2006–07 the City will discontinue the contract with the County and begin providing police services through the City's own police department. Police service represents the largest cost in the City's budget. The timing of this Analysis did not permit inclusion of any cost impacts resulting from this change in the provision of police services.

Each revenue item is estimated based on current State legislation and current County resolution or ordinance. Future changes by either State legislature or the County can affect the revenues estimated in this Analysis.

FISCAL IMPACT SUMMARY

The Analysis projects that proposed development will result in a net fiscal surplus for the City (i.e., revenues will be sufficient to fund expenditures for this project).

The City's projected cumulative revenues and expenditures based on the FY 2005–06 budget for General Fund and Street Maintenance–related funds are summarized in **Table 1**.

The anticipated surplus to the City's General Fund at the current levels of all general fund city services is due to two primary reasons: sales and use taxes related to the development of the three vacant commercial parcels, and the City negotiating a share of property taxes from the existing single-family residences. However, as illustrated in

Table 2, without the development of the three currently vacant commercial parcels in the Northwest Reserve Area, this Analysis would report a fiscal deficit of \$103,000.

Table 1
Fiscal Impact

	General Fund	Street Funds	Total
Revenues	\$276,378	\$41,954	\$318,332
Expenditures	\$226,279	\$51,650	\$277,929
Surplus/(Deficit)	\$50,099	(\$9,696)	\$40,403

Table 2
Fiscal Impact—Without Development of Vacant Commercial Parcels

	General Fund	Street Funds	Total
Revenues	\$96,529	\$41,954	\$138,483
Expenditures	\$198,530	\$43,172	\$241,702
Surplus/(Deficit)	(\$102,001)	(\$1,218)	(\$103,219)

ORGANIZATION OF THE REPORT

This report is divided into these two chapters:

- **Chapter I** is the executive summary; and
- **Chapter II** summarizes the fiscal impact of the Northwest Reserve Area.

This report also contains four appendices:

- **Appendix A** includes a summary of the fiscal impacts and general study assumptions, and details the project area land uses, population, and employees;
- **Appendix B** includes detailed revenue-estimating figures and projected annual revenues;
- **Appendix B** includes expenditure-estimating figures and projected annual expenditures; and
- **Appendix D** includes supporting tables for revenue estimates:

II. FISCAL IMPACT ASSUMPTIONS AND METHODOLOGY

INTRODUCTION AND SUMMARY

This chapter describes the methodology and assumptions used to determine the potential fiscal impact of the proposed new annexation. The objective of this Analysis is to estimate whether the proposed annexation, including future development, will generate adequate revenues to meet the costs of providing City General Fund operation and maintenance services to the Northwest Reserve Area; that is, whether the net effect likely will be a positive or negative one to the fiscal well-being of the City.

The Northwest Reserve Area consists of 289 single-family residential units, three vacant parcels totaling 6.8 acres zoned commercial, a 1.1-acre parcel with a water tank, and a 1.8-acre park. The Analysis is based on the assumption that the commercial parcels will be developed as Neighborhood Commercial retail space. If this development assumption is changed, results of the Analysis will vary. In addition, the Analysis is based on the assumption that the City will negotiate a new property tax sharing agreement with the County for the Northwest Reserve Area.

The Analysis is based on the current adopted FY 2005–06 City budget, current tax regulations and statutes, and general assumptions shown in the appendices of this Analysis.

METHODOLOGY

A fiscal impact model was developed based on the FY 2005–06 City budget. Specific revenues and expenditures affected by the proposed annexation of the Northwest Reserve Area were identified, and forecasting methodologies were developed. These methodologies use an average-cost approach to estimate City expenditures for all City services.

For revenues, a marginal revenue approach is used, augmented by average revenue estimates. Marginal revenue forecasts are used for property tax, sales tax, real property–transfer tax, and Motor Vehicle License Fees (VLF), for which revenue generation estimates could be simulated. An average revenue approach is used for all other revenue sources. Property tax revenue projections include the State-mandated revenue shifts from the estimated City’s share of property tax revenue to the State’s ERAF.

As part of the passage of Proposition 57 in March 2004, $\frac{1}{4}$ of the 1-percent Bradley-Burns sales tax revenue will be exchanged for an equal dollar amount of property tax revenue. This Analysis is based on the assumption that the net fiscal revenue impact will be

revenue neutral over the long-term. The Property Tax in-lieu of Sales Tax is included in the Sales and Use Tax revenue category.

As part of the Final FY 2004–05 State budget, the Governor signed Senate Bill (SB) 1096 and AB 2115, replacing 100 percent of County VLF revenues, except for the “Program Realignment” funding, and approximately 87.5 percent of City VLF revenues with an equal dollar amount of property tax revenues. The new Vehicle Fee Property Tax Compensation Fund will increase in future years based on the change in the gross taxable assessed valuation (AV) in each municipal jurisdiction. Over the long term, this process will favor those agencies experiencing an AV growth rate higher than their population growth rate. However, State law does not include increases in a city’s assessed value that are the result of annexation. Therefore, this Analysis does not include the current assessed value of the proposed Northwest Reserve Area in the Property Tax in-lieu of VLF calculation.

FISCAL IMPACT SUMMARY

City revenues and expenses are impacted by both additional residents and new employees associated with development of the vacant commercial properties. The City’s FY 2005–06 adopted budget includes General Fund revenues of \$30.9 million and General Fund expenditures at approximately \$28.0 million. Street Maintenance–related revenues, outside the City’s General Fund, are \$4.3 million and expenditures are \$4.9 million.

City Revenues

Sales and use taxes are the largest revenue sources to the City’s General Fund from the Northwest Reserve Area, accounting for approximately 55 percent of total new revenues. Property tax (18 percent) and VLF (13 percent) are the other significant sources of new revenue.

City Expenses

The police department is the largest City cost item, accounting for approximately 56 percent of total General Fund expenditures. Non-departmental expenses represent more than 19 percent of General Fund expenditures. Non-departmental expenses include the Revenue Neutrality payment to the County and a State Budget Deficit Contribution. These costs are not projected to be impacted by the proposed annexation and are, therefore, not included in this Analysis. Of the remaining 25 percent of General Fund expenditures, no department represents more than 6 percent of the annual expenditures.

The City receives fire protection services through the Sacramento Metropolitan Fire District and Parks and Recreation services through the Sunrise Recreation and Parks District. The proposed annexation should not have a material impact on the cost or level of services provided by these independent districts.

As shown on **Table 1**, proposed residential development in the Northwest Reserve Area will result in a cumulative net fiscal surplus for the City (i.e., development-generated revenues will be sufficient to fund expenditures for this project). However, as is shown on **Table 2**, while the General Fund would have a \$50,000 annual surplus, the Street Funds would have a \$10,000 deficit. This results in a net surplus attributable to the Northwest Reserve Area of \$40,000.

The anticipated surplus to the City's General Fund at the current levels of all general fund city services is due to two primary reasons: sales and use taxes related to the development of the three vacant commercial parcels, and the City negotiating a property tax sharing agreement with the County that covers the existing single-family residences. These factors result in revenues accruing to the City at a level that more than offsets the marginal increase in City expenditures to serve the Northwest Reserve Area.

ASSUMPTIONS

GENERAL ASSUMPTIONS

Revenues and expenses are impacted by both residents and employees. A persons-served methodology that accounts for both residents and employees is used to estimate the impact of revenues and expenses impacted by both groups. Persons-served methodology is defined as the population plus half the employees.

The City's population data were provided by the State Department of Finance (DOF). Total employees in the City were estimated by EPS based on employee estimates from the United States Census Bureau.

REVENUE IMPACTS

The City's FY 2005–06 final budget estimates the total General Fund revenues at approximately \$31 million.

The General Fund's largest current revenue source is sales and use taxes, accounting for 41 percent of total General Fund revenues. Other significant revenue sources affected by the proposed annexation include property tax and the State VLF revenues.

Property tax, sales and use taxes, real property-transfer tax, and VLF in-lieu revenues are projected using a marginal cost simulation approach. All other revenues are estimated either on a per-resident basis or on a per-person-served basis.

The City is projected to receive \$276,000 annually as a result of the proposed annexation. The most significant new revenues are sales and use taxes associated with development of three currently vacant parcels. If this commercial development does not occur, the General Fund revenues estimated in this Analysis would be reduced by more than \$107,000 and would result in a General Fund deficit of approximately \$57,000. In addition, if this commercial development does not occur, the assumed property tax and VLF revenues would be substantially reduced. Without any new development in the annexation area, this Analysis would report a fiscal deficit of \$103,000.

PROPERTY TAX

Property taxes currently contribute 11 percent of the City's General Fund revenues. However, through FY 2021–22 the City has agreed to pay the County an amount equal to its annual property tax revenue in payment of the City's revenue-neutrality obligation. This agreement does not extend to any annexations occurring after the City's incorporation.

The Analysis is based on the assumption that the City and County will negotiate a new tax sharing agreement for the Northwest Reserve Area. Based on the City's share of property tax that would have been allocated in the absence of the revenue-neutrality obligation, this Analysis estimates the County receiving 70 percent of the available property tax revenue, net of allocations to other taxing entities and before the allocation of ERAF, and the City receiving the remaining 30 percent. Based on this 70/30 split, after the ERAF allocation, the City would receive 6.8 percent (\$69,000) of property tax revenue from the Northwest Reserve Area.

The taxable value per residential unit is based on the average property value for the 289 existing single-family residential units as reported by the County Assessor. Similarly, the value of the water tank parcel was derived from County Assessor data. The taxable value for commercial property is determined by estimating building square footage and applying per-square-foot values based on land use type. In this Analysis, the three vacant commercial parcels are assumed to be Neighborhood Commercial retail space.

SALES AND USE TAX

The sales and use tax estimation method estimates an increase of more than \$20 million in taxable sales in the City generated by the development of approximately 150,000 square feet of new Neighborhood Commercial retail space. However, because the area is served by existing similar retail projects in the City, it is estimated that only 50 percent of these sales will result new taxable sales.

The sales tax estimation method also includes a market demand calculation to estimate taxable sales attributable to the residents of the Northwest Reserve Area. However, because this annexation will not result in any new residential development and the purchasing patterns of the existing residents in the annexation area are already established, the only market demand–related taxable sales in this Analysis are attributable to the new employees created by the Neighborhood Commercial retail space. It is interesting to note that based on the market demand analysis (**Table B-5A**), existing area residents account for more than \$3 million of annual taxable sales in the City, or almost \$32,000 of sales and use tax revenues.

Of the total \$107,000 of sales and use tax attributable to the annexation of the Northwest Reserve Area, \$43,000 is from property tax in-lieu of sales tax. Based on SB 1096, as amended by AB 2115, $\frac{1}{4}$ of the 1-percent sales tax revenue (0.25 percent) is exchanged for an equal dollar amount of property tax revenue.

VLF

As part of the final FY 2004–05 State budget, the Governor signed SB 1096 and AB 2115, replacing 100 percent of County VLF revenues, except for the Program Realignment funding, and approximately 87.5 percent of City VLF revenues with an equal dollar amount of property tax revenues. The new Vehicle Fee Property Tax Compensation Fund will increase in future years based on the change in the gross taxable AV in each municipal jurisdiction. Over the long term, this process will favor those agencies experiencing an AV growth rate higher than their population growth rate. However, State law does not include increases in a city's assessed value that are the result of annexation. Therefore, this Analysis does not include the current assessed value of the proposed annexation area in the Property Tax in-lieu of VLF calculation.

The Analysis also has discounted the City's VLF revenues to account for an upcoming change in methodology. While the Analysis is based on the FY 2005–06, beginning in FY 2007–08 the State's formula for calculating the City's VLF allocation will change significantly. Currently, as a City incorporated for fewer than 10 years, the VLF is calculated based on three times the City's voting population. Beginning in FY 2007–08,

the State allocation will be based on the City's population. It is anticipated that this will result in a 32-percent reduction in VLF revenue. The Analysis uses the lower per-capita based amount to estimate the change in VLF attributable to the Northwest Reserve Area.

EXPENDITURE IMPACTS

The City's adopted FY 2005–06 budget estimates total General Fund expenditures of approximately \$28 million. The City's annual service costs affected by the proposed annexation include the cost of providing services, such as police protection, public works (including non-General Fund street maintenance), Community Development, and general government and city administration.

The police department is the largest City cost item, accounting for approximately 56 percent of total General Fund expenditures. Non-departmental expenses represent more than 19 percent of General Fund expenditures. Non-departmental expenses include the Revenue Neutrality payment to the County and a State Budget Deficit Contribution. These costs are not projected to be impacted by the proposed annexation and are, therefore, not included in this Analysis. Of the remaining 25 percent of General Fund expenditures, no department represents more than 6 percent of the annual expenditures.

A cost multiplier is derived for each City expenditure by taking each department's FY 2005–06 budgeted net costs and dividing by the relevant service category to obtain a per-unit expenditure level. City services were determined to be impacted either on a per-capita or a per-person-served basis. A per-person-served basis of costing services is used to take into account that businesses (and their employees) have a fiscal impact on many City services, but at a lower level than residential development's impact. Selected City cost elements, including Non-Operating Expenses in Non-department and Operating Transfers, were not included in the Analysis.

The FY 2005–06 budget includes the last year of a contract between the City and County to provide police services. In FY 2006–07 the City will discontinue the contract with the County and will begin providing police services through the City's own police department. The timing of this Analysis did not permit the inclusion of any cost impacts resulting from this change in the provision of police services.



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APPENDICES

APPENDIX A: FISCAL IMPACT SUMMARY AND
ASSUMPTION TABLES

APPENDIX B: REVENUE-ESTIMATING TABLES

APPENDIX C: EXPENDITURE-ESTIMATING TABLES

APPENDIX D: SUPPORTING REVENUE



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APPENDIX A

FISCAL IMPACT SUMMARY AND ASSUMPTION TABLES

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Table A-1
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Revenue and Expenditure Summary, General and Street Funds

Fund/Revenue or Expenditure Type	Northwest Reserve
GENERAL FUND	
<u>Annual General Fund Revenues</u>	
Property Tax	\$68,827
Sales and Use Tax	\$106,756
Utility Users Tax	\$21,660
Franchise Taxes	\$5,746
Business Licenses	\$0
Other Licenses and Permits	\$12,307
Property Transfer Tax	\$4,560
Motor Vehicle in Lieu Fees	\$50,775
Fines and Forfeitures	\$5,746
Investment Revenue	\$0
Other Revenue	\$0
Interfund Transfers In	\$0
Subtotal General Fund Revenues	\$276,378
EXPENDITURES	
<u>Annual General Fund Expenditures</u>	
City Council	\$2,784
City Attorney	\$2,419
General Management	\$4,941
Economic Development/City Information	\$5,974
Administrative Services	\$3,149
Finance	\$8,017
Community Development	\$17,664
General Services	\$9,208
Police	\$163,083
Non-Departmental	\$9,039
Operating Transfers Out	N/A
Subtotal General Fund Expenditures	\$226,279
GENERAL FUND SURPLUS/(DEFICIT)	\$50,099
STREET FUNDS	
Revenues	\$41,954
Expenditures	\$51,650
<u>STREET FUNDS SURPLUS/(DEFICIT)</u>	<u>(\$9,696)</u>
	<i>"summary"</i>

Table A-2
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
General Assumptions

Item	Assumption
General Assumptions	
Fiscal Year of Analysis	2005-06
Year Dollars Discounted to	2006
Inflation (Discount) Rate [1]	3.5%
Legislated Property Tax Escalation Rate	2.0%
Property Appreciation Rate [2]	4.5%
Property Turnover Rate (% per year)	
Residential - Single-Family	10.0%
Residential - Multifamily	10.0%
Nonresidential	5.0%
General Demographic Characteristics	
Citrus Heights Population [3]	86,883
Citrus Heights Employees	18,731
City of Citrus Heights Persons Served [4]	96,249

"gen_assumps"

Source: California Department of Finance, U.S. Census, and EPS.

[1] The discount rate is the factor used in expressing future revenues and costs in current year dollars.

[2] Assumes a real estate market appreciation that is 1% above inflation in the general price level.

[3] California Department of Finance data for January 1, 2006.

[4] Persons served is defined as total population plus half of total employees.

Table A-3
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Land Uses

Land Use	Assumptions	Acreage	Dwelling Units	Commercial Square Feet
Residential Land Uses	<i>Units/Acre</i>			
Single Family Residential		N/A	289	
Nonresidential Land Uses	<i>FAR [1]</i>			
Neighborhood Commercial	50%	6.8		148,548
Water Tank		1.1		N/A
Nonresidential Land Uses Total		7.9		148,548
Total All Land Uses		N/A	289	148,548

"land_uses"

Source: Sacramento County Assessors Office and EPS

[1] Floor Area Ratio of 50% includes a reduction of 15% for streets, storm drains and other right of way needs and a 35% reduction for parking, landscaping, etc.

Table A-4
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Land Use Assumptions (2005\$)

Land Use	Unit	Dwelling Units/ Building Space (Sq. ft.)	Secured Value per Unit/Sq. Ft. [1]	Unsecured Value per Unit/Sq. Ft. [2]	Turnover Rate	Persons per DU [3]	Sq. Ft. per Employee
Residential Development							
Single Family Residential	Dwelling Unit	289	\$223,917		10%	2.91	-
Nonresidential Development							
Neighborhood Commercial	Square Feet	148,548	\$225	\$20	5%	-	450
Water Tank	Square Feet	N/A	N/A	N/A	N/A	-	N/A

"lu_assumps"

Source: 2000 U.S. Census Occupied Structures, Data Sets H30, H31 and H33 and EPS

[1] Sacramento County Assessor data provided by the City of Citrus Heights.

[2] Unsecured value per square foot refers to taxable property located in the retail or service commercial space.

[3] See Table A-6

Table A-5
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Residential and Employee Population by Land Use Category

Land Use	Assumptions	Residents	Employees	Total
<u>Residential Population</u>				
	<i>Persons/Dwelling Unit</i>			
Single Family Residential	2.91	841	0	841
Total Annual Residential Population		841	0	841
<u>Employment</u>				
	<i>Square Feet/Employee</i>			
<u>Commercial/Retail</u>				
Neighborhood Commercial	450		330	330
Water Tank	N/A		0	0
Total Employment			330	330
Total Persons Served [1]		841	165	1,006

"pop_empl"

Note: Totals may not add because of rounding.

Source: EPS

[1] "Total Persons Served" is defined as 100% of residential population and 50% of employees.

Table A-6
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Persons per Dwelling Unit

Item	Detached Housing Units	Attached Housing Units	Mobile Homes	Multifamily (2 to 50+ Units)	Average All Units
H30 Total Units	19,346	3,533	1,879	10,163	--
H31 Vacant Housing Units	375	169	65	819	--
Occupied Housing Units	18,971	3,364	1,814	9,344	--
H33 2000 Census Population	55,174	7,582	2,824	18,789	--
Persons per Housing Unit - 2000 Census	2.91	2.25	1.56	2.01	2.52

"persons_du"

Source: 2000 U.S. Census Occupied Structures, Data Sets H30, H31 and H33 and EPS



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APPENDIX B

REVENUE-ESTIMATING TABLES

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Table B-1
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Revenue-Estimating Procedures

Revenues	Estimating Procedure	Table/ Reference	FY 2005-06 Revenues	Population or Persons Served	Revenue Multiplier
<u>GENERAL FUND</u>					
Property Tax [1]	Case Study	Table B-3	\$3,537,000	N/A	N/A
Sales and Use Tax	Case Study		\$12,625,000	N/A	N/A
Utility Users Tax	Per Capita	Table B-5	\$2,239,000	86,883	\$25.77
Franchise Taxes	Persons Served		\$550,000	96,249	\$5.71
Business Licenses	[2]	Table B-4 Table B-3 / Table B-6	\$300,000	N/A	N/A
Other Licenses and Permits	Persons Served		\$1,178,000	96,249	\$12.24
Property Transfer Tax [3]	Case Study		\$200,000	N/A	N/A
Motor Vehicle in Lieu Fees	Case Study		\$8,002,250	N/A	N/A
Fines and Forfeitures	Persons Served		\$550,000	96,249	\$5.71
Investment Revenue	[2]		\$300,000	N/A	N/A
Other Revenue	[2]		\$484,000	N/A	N/A
Interfund Transfers In	[2]		\$888,685	N/A	N/A
Subtotal General Fund Revenues			\$30,853,935		
<u>Street Funds (Non-General Fund)</u>	Per Capita		\$4,336,765	86,883	\$49.92

"rev_est_procedures"

Source: City of Citrus Heights FY 2005-06 Adopted Budget and EPS.

[1] Through Fiscal Year 2021-2022 the City of Citrus Heights has agreed to pay Sacramento County an amount equal to the annual property tax revenue in payment of the City's revenue neutrality obligation. This agreement does not extend to any annexations occurring after City Heights' incorporation. This analysis assumes that the City and County will split property taxes from this annexation on a 50/50 basis.

[2] This revenue source is not expected to be affected by the annexation and is, therefore, not evaluated in this analysis.

[3] Property Transfer Tax is included in "Other Revenue" in the Citrus Heights Budget.

Table B-2
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Project Revenues

Revenue	Northwest Reserve
<u>GENERAL FUND</u>	
Annual General Fund Revenues	
Property Tax [1]	\$68,827
Sales and Use Tax [2]	\$106,756
Utility Users Tax	\$21,660
Franchise Taxes	\$5,746
Business Licenses	\$0
Other Licenses and Permits	\$12,307
Property Transfer Tax	\$4,560
Motor Vehicle in Lieu Fees [3]	\$50,775
Fines and Forfeitures	\$5,746
Investment Revenue	\$0
Other Revenue	\$0
Interfund Transfers In	\$0
Subtotal Annual General Fund Revenues	\$276,378
<u>STREET FUNDS</u>	\$41,954
<i>"revenues"</i>	

- [1] Assumes a 50/50 split of County General Fund Property tax.
- [2] Sales Tax from new neighborhood Commercial development only. Annexation will not change the spending patterns of the existing area residents. Includes Property Tax in Lieu of Sales Tax.
- [3] Includes Property Tax in Lieu of Motor Vehicle License Fees as authorized by SB 1096 as amended by AB 2115.

Table B-3
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Property Tax Revenues

Land Use	Assumptions	Formula	Northwest Reserve
Adjusted Assessed Value (2005\$) [1]		a	\$101,332,563
Property Tax (1% of Assessed Value)	1.00%	b = a * 1.00%	\$1,013,326
Estimated Property Tax Allocation [2]			
Citrus Heights	6.79%	c = b * 6.79%	\$68,827
Other Agencies/ERAF	93.21%	d = b * 93.21%	\$944,499
Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)			
Total Citywide Assessed Value [3]		e	\$5,191,107,721
Assessed Value with Full Buildout		a	\$101,332,563
Assessed Value of Existing Parcels		f	\$64,938,327
Assessed Value of Vacant Parcels at Buildout		g = a - f	\$36,394,236
Modified Assessed Value [4]		h = e + g	\$5,227,501,957
Percent Change in AV		i = (h - e) / e	0.70%
Property Tax In-Lieu of VLF	\$6,199,801	j = i * \$6,199,801	\$43,466
Source: City of Citrus Heights, and EPS.			"prop_tax"

[1] For assumptions and calculation of adjusted assessed value, see **Table D-2**.
[2] For assumptions and calculation of the estimated property tax allocation, refer to **Table D-1**.
[3] Total secured and unsecured assessed value for the City for 2005-2006, provided by Sacramento County.
[4] Senate Bill 1096 (SB 1096), as amended by Assembly Bill 2115 (AB 2115) excludes the existing Assessed Value of annexed areas in the calculation of Property Tax In-Lieu of VLF.

Table B-4
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Real Property Transfer Tax

Description	Source/ Assumption	Transfer Tax [1]
Rate per \$1,000 of Assessed Value [2]	\$0.55	
Turnover rate		
Residential	10%	
Non-residential	5%	
Percentage of Sales Transaction in Cash	95.0%	
Assessed Value		
Residential		
Single Family Residential	\$64,712,013	\$3,559
Residential Subtotal		\$3,559
Nonresidential		
Neighborhood Commercial	\$36,394,236	\$1,001
Water Tank	N/A	N/A
Nonresidential Subtotal		\$1,001
Total Transfer Tax		\$4,560

"transfer_tax"

Source: California City Finance and EPS

[1] Formula for Transfer Tax - Assessed Value/1000 * Rate per \$1,000 of Assessed Value * Turnover rate.

[2] Transfer Tax Rate of \$1.10 per \$1,000 of assessed value is split evenly between the City of Citrus Heights and Sacramento County.

Table B-5
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Sales and Use Tax Revenues

Item	Assumptions	Northwest Reserve
Taxable Sales from Market Support and On-Site Retail		
Taxable Sales from Market Support [1]	Table B-5A	\$277,289
Net Taxable Sales Captured from On-Site Retail Development [1]	Table B-5B	\$10,398,353
Total Taxable Sales from Market Support and On-Site Retail		\$10,675,642
Annual Sales Tax Revenue		
Bradley Burns Sales Tax Rate	1.0000%	
Estimated Proposition 172 Sales Tax Factor [2]	<u>0.0000%</u>	
Subtotal Estimated Local Sales Tax Rate	1.0000%	
Less Property Tax in Lieu of Sales Tax Rate (SB 1096/AB 2115) [3]	<u>-0.2500%</u>	
Total Annual Sales Tax Revenue [3]	0.7500%	\$80,067
Annual Property Tax in Lieu of Sales Tax (SB 1096/AB 2115) [3]	0.2500%	\$26,689

"sales_tax"

Source: California State Board of Equalization, California City Finance and EPS.

[1] Since the annexation area is already developed sales tax from existing area residents is not included in this Fiscal Analysis. Taxable Sales from Market Support is from employees of new Commercial Development.

[2] The City of Citrus Heights does not receive an allocation of Proposition 172 Public Safety Sales Tax revenues.

[3] Based on Senate Bill 1096 as amended by Assembly Bill 2115 which states 1/4 of the 1 percent sales tax revenue (.2500 percent) will be exchanged for an equal dollar amount of property tax revenue.

Table B-5A
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Taxable Sales, Hybrid Market Support Method

Item	Assumption	Northwest Reserve
Annual Taxable Sales from Market Support (New Households plus Employment)		
<u>Taxable Sales from Area Households</u>		
Average Annual Household Income [1]		
Single Family Residential	\$55,434	
Taxable Retail Expenditures as a % of HH Inc. [2]		
Single Family Residential	27%	
Taxable Retail Expenditures per Household		
Single Family Residential	\$14,967	
Taxable Sales from Area Households		
Single Family Residential		\$4,325,515
Estimated Retail Capture Residents	75%	
Total Taxable Sales from Area Households [3]		\$3,244,136
<u>Taxable Sales from New Employment</u>		
Average Daily Taxable Sales per New Empl.	\$7.00	
Work Days per Year	240	
Estimated Capture in Citrus Heights from New Empl.	50%	
Employees Living Outside Fiscal Study Areas	100%	
New Employees		
New Taxable Sales from Employees [4]	330	\$277,289

"sales_tax_a"

Source: U.S. Department of Labor, Bureau of Labor Statistics, University of Wisconsin-Milwaukee Employment and Training Institute (2002 U.S. Census Consumer Expenditure Survey) and EPS.

- [1] See **Table D-3**. Household income based on mortgage qualification guidelines.
[2] Derived from Bureau of Labor Statistics (2003) data.
[3] Since the annexation area is already developed sales tax from existing area residents is not included in this Fiscal Analysis. This calculation is provided for information only.
[4] "Taxable Sales from New Employees" is calculated by multiplying daily sales per new employee by the number of work days per year, the estimated capture of Sales within Citrus Heights and the cumulative number of new employees. Discounted 10% to avoid double counting new employees that are City residents.

Table B-5B
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Taxable Sales, Adjusted Retail Space Method

Item	Assumption	Formula	Northwest Reserve
Annual Taxable Sales from On-Site Retail Development			
Total Square Feet Built		<i>a</i>	148,548
Annual Sales per Square Feet [1] Neighborhood Commercial	\$310	<i>b</i>	
Taxable Retail Sales Factor [2] Neighborhood Commercial	45%	<i>c</i>	
Annual Taxable Sales per Sq. Ft. (Rounded) Neighborhood Commercial	\$140	<i>d = b * c</i>	
Annual Taxable Sales From On-Site Retail Development Neighborhood Commercial		<i>e = a * d</i>	\$20,796,706
Subtotal Taxable Sales from On-Site Retail Development			\$20,796,706
Estimated Citrus Heights Capture Rate of New Taxable Sales	50%	<i>f</i>	
Total New Taxable Sales		<i>g = e * f</i>	\$10,398,353
"sales_tax_b"			

Source: Urban Land Institute and EPS.

[1] Sales per square foot figures shown are an average of shopping centers in the Western U.S. from *Dollars & Cents of Shopping Centers*; 2004, Urban Land Institute

[2] This figure represents the percentage of total sales, which are subject to sales tax. These percentages are based on prior EPS experience.

Table B-6
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated VLF based on Population

	Formula	
FY2005-2006 VLF Allocation	a	\$1,197,822
Registered Voters Factor	b	137,739
Per Capita Rate	$c = a / b$	\$8.70
Citrus Heights Population	d	86,883
VLF Allocation Based on Population	$e = c * d$	\$755,562

"vlf_est"

Source: California State Controller's Office and EPS.



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APPENDIX C

EXPENDITURE-ESTIMATING TABLES

Table C-1	Expenditure-Estimating Procedure	C-1
Table C-2	Estimated Annual Annexation Area Expenditures	C-2

Table C-1

Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Expenditure-Estimating Procedure

Category	Estimating Procedure	Adjusted Net FY 2005-06 Expenditures	Population or Persons Served	Cost Multiplier per	
				Resident	Employee
<u>General Fund</u>					
Annual General Fund Expenditures					
City Council	Per Capita	\$287,828	86,883	\$3.31	\$1.66
City Attorney	Per Capita	\$250,000	86,883	\$2.88	\$1.44
General Management	Per Capita	\$510,793	86,883	\$5.88	\$2.94
Economic Development/City Information	Persons Served	\$571,833	96,249	\$5.94	\$2.97
Administrative Services	Per Capita	\$325,532	86,883	\$3.75	\$1.87
Finance	Per Capita	\$828,753	86,883	\$9.54	\$4.77
Community Development	Per Capita	\$1,825,872	86,883	\$21.02	\$10.51
General Services	Per Capita	\$951,844	86,883	\$10.96	\$5.48
Police	Persons Served	\$15,609,672	96,249	\$162.18	\$81.09
Non-Departmental					
Operating Expenses	Per Capita	\$934,354	86,883	\$10.75	\$5.38
Non-operating Expenses [1]	[2]	\$4,484,462	NA	NA	NA
Operating Transfers Out	[2]	\$1,383,315	NA	NA	NA
Subtotal Annual General Fund Expenditures		\$27,964,258		\$236.20	\$118.10
Street Funds (Non-General Fund) [3]		\$4,943,758	96,249	\$51.36	\$25.68

^aexp est. procedures"

"exp_est_procedures"

Source: City of Citrus Heights FY 2005-06 Adopted Budget and EPS.

[1] Includes \$3,537,000 Revenue Neutrality Payment to Sacramento County and State Budget Deficit Contribution of \$947,462.

[2] This expenditure category is not expected to be affected by the annexation and is therefore not evaluated in this analysis.

[3] Street Funds include operating costs for Street Maintenance funded with Gas Tax and/or SB325 Sales Tax (TDA) revenues.

Table C-2
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Annexation Area Expenditures

Expense Category	Northwest Reserve
<u>GENERAL FUND</u>	
Annual General Fund Expenditures	
City Council	\$2,784
City Attorney	\$2,419
General Management	\$4,941
Economic Development/City Information	\$5,974
Administrative Services	\$3,149
Finance	\$8,017
Community Development	\$17,664
General Services	\$9,208
Police	\$163,083
Non-Departmental	
Operating Expenses	\$9,039
Non-operating Expenses	N/A
Operating Transfers Out	N/A
Subtotal Annual General Fund Exp.	\$226,279
<u>STREET FUNDS</u>	\$51,650
<i>"expenditures"</i>	



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APPENDIX D

SUPPORTING REVENUE

Table D-1	Preliminary Property Tax Allocations on Annexation.....	D-1
Table D-2	Assessed Valuation	D-2
Table D-3	Calculation of Property Tax Split.....	D-3
Table D-4	Average Income Calculation for Residential Housing Units	D-4

Table D-1
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Preliminary Property Tax Allocations on Annexation

Fund	Fund Title	"TRA 054-412" Distribution	Proposed Tax Exchange	
			City of Citrus Heights	Sacramento County
Proposed Property Tax Sharing Agreement for Annexations				
Subject to Annexation Agreement				
	County General	40.64410%	30.00000%	70.00000%
Unchanged in Annexation Agreement				
	Los Rios Comm. College	3.37399%		
	San Juan Unified	26.89232%		
	Countywide Equaliz	0.12117%		
	Sacramento Wtr Agency	2.02763%		
	County Library	1.88761%		
	County Roads	0.09155%		
	Sylvan Cemetery	0.00000%		
	Sacramento Metro Fire	18.90298%		
	Sunrise Park	4.45109%		
	Juvenile Hall	0.05116%		
	Regional Occup Center	0.08886%		
	Infant Dev-Phys Handic	0.00539%		
	Infant Dev-Mentally Ha	0.00539%		
	Children's Inst	0.41468%		
	County Supt-Admin	0.23965%		
	Sacto-Yolo Mosquito	0.80243%		
Educational Revenue Relief Fund (ERAF) [1]			55.7042%	
Total Gross Property Tax Rates			6.7921%	
Source: EPS			"city_annex_share"	

[1] Average ERAF shift for Sacramento County.

Table D-2
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Assessed Valuation

Item	Assessed Value	
	Existing	Potential Buildout
<u>Residential</u>		
Single Family Residential	\$64,712,013	\$64,712,013
Total Residential Assessed Value	\$64,712,013	\$0
<u>Nonresidential</u>		
Neighborhood Commercial [1] Water Tank	\$226,314	\$36,394,236 \$226,314
Total Nonresidential Assessed Value	\$226,314	\$36,620,550
Total Assessed Value (2005\$)	\$64,938,327	\$101,332,563
"av"		

Source: EPS.

[1] There are currently three parcels within the Northwest Reserve Annexation Area that are zoned for Commercial use. These parcels are currently vacant. Assessed value assumes buildout and is calculated using the values on **Table A-3**.

**Table D-3
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Calculation of Property Tax Split**

Item	Source	Formula	Amount
City-wide Assessed Value	Table B-3	a	\$5,191,107,721
Property Tax (1% of Assessed Value)		$b = a * 1\%$	\$51,911,077
Citrus Heights FY 2005-2006 Property Tax Revenue	Table B-1	c	\$3,537,000
Property Tax Revenue Percent of City-wide Property Taxes		$d = c / a$	6.81357%
Assessed Value of Northwest Annexation Area	Table D-2	e	\$101,332,563
Property Tax (1% of Assessed Value)		$f = e * 1\%$	\$1,013,326
Estimated New Property Tax Revenue		$g = f * d$	\$69,044
County General Fund Share of Property Tax	Table D-1	$h = 40.64410\%$	40.64410%
Estimated County Property Tax Revenue before ERAF	Table D-1	$i = h * f$	\$411,857
ERAF Allocation	Table D-1	$j = 55.70420\%$	55.7042%
Estimated County Property Tax Revenue net of ERAF and before Annexation		$k = i * j$	\$229,422
Recommended Property Tax Split			
City Share of Property Taxes [1]		$l = g / k$	30.000000%
County Share of Property Taxes [1]		$m = 1 - l$	70.000000%

"tax_split"

Source: EPS

[1] Rounded to whole percentage point.

Prepared by EPS

15478 NW Reserve4.xls 7/11/2006

Table D-4
Northwest Reserve Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Average Income Calculation for Residential Housing Units

Item	Amount
<u>Average Income Calculation for Single Family Residential</u>	
Estimated Average Home Value	\$223,917
Total Annual Mortgage, Insurance and Tax Payments [1]	\$18,478
Approximate Household Income [2]	\$55,434
"income_calc"	

Source: EPS

[1] Based on a 6.5 percent, 30 year fixed rate mortgage with a 20 percent down payment and 2% for annual taxes and insurance.

[2] Assumes mortgage lending guidelines allow no more than 33% of income dedicated to mortgage payments, taxes and insurance.



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MEMORANDUM

To: Janet Ruggerio, *City of Citrus Heights Community Development Director*

From: Richard Davis

Subject: Roseville Pointe Annexation Area Fiscal Impact Analysis Update; EPS #15478

Date: September 14, 2007

An Administrative Draft Fiscal Impact Analysis (Original Analysis) of the Roseville Pointe Annexation Area (previously referred to as the Northwest Reserve Annexation Area) was prepared for the City of Citrus Heights (City) by Economic & Planning Systems, Inc., (EPS) in July 2006. The objective of the Original Analysis was to estimate whether the proposed annexation would generate adequate revenues to meet the costs of providing City General Fund and Street Fund operation and maintenance services to the annexation area.

EPS has updated the Original Analysis to reflect recently enacted State legislation (Assembly Bill [AB] 1602) that impacts the allocation of Vehicle License Fee (VLF) revenues, and at the City's request, EPS revised the City/Sacramento County (County) property tax sharing assumptions to reflect recent discussions between the City and the County and has eliminated the assumption that three vacant, commercial zoned parcels in the Roseville Pointe Annexation Area would be developed as Neighborhood Commercial retail. The results presented in the updated analysis (2007 Analysis) are based on the assumption that these parcels will remain vacant.

In addition to the fiscal impact of AB 1602 and the impact the revised assumptions will have on the City's General and Street Funds, this memorandum also briefly addresses the impact the Roseville Pointe annexation will have on two special assessment districts and the need to fund improvements to bring the condition of Roseville Road up to City standards.

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2007 ANALYSIS ASSUMPTIONS

The Roseville Pointe Annexation Area is adjacent to the western boundary of the Citrus Heights city limits. There are 289 single-family residential units in the proposed annexation area. In addition, the Roseville Point Annexation Area includes three vacant parcels totaling 6.8 acres zoned commercial, a 1.1-acre parcel with a water tank, and a 1.8-acre park. The Original Analysis was based on the assumption that the vacant commercial parcels would be developed, adding nearly 150,000 square feet of Neighborhood Commercial retail space. Because the future development of the vacant commercial parcels is uncertain, the 2007 Analysis is based on the assumption that these parcels will remain vacant.

The Original Analysis also was based on the assumption that the City would negotiate a new property tax sharing agreement with the County for the Roseville Pointe Annexation Area. The Original Analysis was based on the assumption that approximately 30 percent of the current County share of the ad valorem property tax would be allocated to the City. The 30-percent estimate in the Original Analysis was based on the City's budgeted revenue neutrality payment to the County. Based on actual revenue neutrality payment information provided by the City's Finance Department, the City appears to be credited with approximately 35 percent of property taxes generated in the City. In addition, based on initial discussions between the City and the County, the renegotiated tax sharing agreement could be closer to a 50/50 split; therefore, this 2007 Analysis is based on the assumption that after annexation, 50 percent of the property taxes currently allocated to the County from Roseville Pointe would be allocated to the City.

At the time the Original Analysis was prepared, state law excluded the existing assessed value of new annexation areas in the calculation of a city's allocation of Property Tax In-lieu of VLF revenue. In October 2006, the State enacted AB 1602, which provides for an increased per capita allocation of VLF revenues to mitigate the lower allocation of Property Tax In-lieu of VLF revenues. The 2007 Analysis includes the new AB 1602-related VLF revenues.

All other assumptions from the Original Analysis remain unchanged in the 2007 Analysis. The fiscal impact model continues to be based on the Fiscal Year (FY) 2005–06 City budget; therefore, all financial data is expressed in 2006 dollars.

2007 FISCAL IMPACT ANALYSIS

GENERAL FUND

As summarized on the following table, the Original Analysis projected that the Roseville Pointe Annexation Area would provide a net annual fiscal surplus to the City's General Fund. That is, General Fund revenues generated from the annexation area would exceed the expenses incurred to provide municipal services by approximately \$50,000, or \$173 per residential unit. This favorable result was attributed primarily to the increase in property and sales taxes from development of the vacant parcels as Neighborhood Retail. At the time the Original Analysis was prepared, EPS estimated that without development of new retail space on the vacant parcels, the City's General Fund would experience a deficit of approximately \$100,000, or \$353 per residential unit.

Comparison of Annual General Fund Fiscal Impact Results

	Original Analysis		2007 Analysis
	With New Retail Development	Without New Retail Development	
Revenues	\$276,378	\$96,529	\$171,275
Expenditures	\$226,279	\$198,530	\$198,530
Surplus/(Deficit)	\$50,099	(\$102,001)	(\$27,255)
Surplus/(Deficit) Per Residential Unit	\$173	(\$353)	(\$94)

PROPERTY TAX SHARING

The 2007 Analysis projects a \$27,000 annual General Fund deficit, or \$94 per unit. The change from a reported surplus in the Original Analysis to a deficit in the 2007 Analysis is the result of the revised assumption that the vacant commercially zoned parcels will not be developed. The impact of not including development of the vacant commercially zoned parcels is somewhat offset by the revised City/County property tax sharing assumption. As noted previously, the Original Analysis was based on the assumption that the County's allocation of the 1 percent ad valorem property tax would, after annexation, be split with the City. The Original Analysis was based on the assumption that 30 percent would be allocated to the City and 70 percent would continue to be allocated to the County. The 2007 Analysis is based on the assumption that these property tax revenues will be split 50/50 between the City and the County. If the 30/70 assumption used in the Original Analysis was used in the 2007 Analysis, the reported annual General Fund deficit would increase to approximately \$58,000, or \$199 per residential unit. Using the 35/65 property tax split that more closely mirrors the City's

share before the revenue neutrality payment, the deficit would be approximately \$50,000, or \$173 per residential unit.

The following table highlights the results of the Fiscal Impact Analysis under different property tax sharing alternatives.

Comparison of Annual General Fund Fiscal Impact Results by Alternative Property Tax Sharing Scenarios

	Alternative City/County Property Tax Sharing Scenarios			
	50%/50%	30%/70%	35%/65%	0%/100%
Revenues	\$171,275	\$140,974	\$148,549	\$95,523
Expenditures	\$198,530	\$198,530	\$198,530	\$198,530
Surplus/(Deficit)	(\$27,255)	(\$57,556)	(\$49,980)	(\$103,007)
Surplus/(Deficit) Per Residential Unit	(\$94)	(\$199)	(\$173)	(\$356)

IMPACT OF AB 1602

In addition to the revised property tax sharing assumption, the 2007 Analysis includes an estimate of the impact of AB 1602 on the City's VLF revenues. In October 2006, the State enacted AB 1602, which provides a supplemental per capita allocation of VLF revenues based on the existing residential population of an annexation area. AB 1602 established the per capita rate for FY 2004–05 at \$50.00 and included provisions for annual escalation of the per capita rate based on the percentage growth in the State's total VLF revenues and the percentage growth of the State's population residing in incorporated cities. Because the 2007 Analysis is based on FY 2005–06 data, EPS estimated the FY 2005–06 supplemental VLF per capita rate would be \$51.28.¹ The provisions of AB 1602 result in an estimated annual increase of approximately \$43,000 in the City's VLF revenues after annexation of Roseville Pointe.

DEVELOPMENT OF VACANT PARCELS

As previously discussed, the 2007 Analysis eliminated the assumption that the three vacant commercially zoned parcels would be developed as Neighborhood Commercial retail; however, there is the potential that some portion of these three vacant parcels could be developed as a public storage facility. This type of development would not result in any significant additional sales tax but would increase the assessed value of the property. Based on the current assessed value of an existing public storage facility

¹ This estimate was developed consistent with the provisions of AB 1602 and is based on historical VLF and population growth rates.

located on Verner Avenue near Greenback Lane, EPS estimated the potential change in assessed value if a public storage facility was built. The County Assessor estimates the current assessed value of the three vacant commercially zoned parcels at approximately \$1.9 million. The comparison public storage facility has an assessed value of \$2.9 million. Increasing the estimated assessed value of the three vacant parcels by \$1.0 million would increase the City's property tax revenues by approximately \$1,100. This would reduce the reported projected annual General Fund deficit to \$26,000, or \$90 per residential unit.

STREET FUND

The changes in the impact on the Street Fund between the Original Analysis and the 2007 Analysis are not as significant as the impact on General Fund projections. Because the revenue projections are based on a per capita multiplier, and there is no change in the estimated population of the annexation area, the revenue projection remains unchanged at approximately \$42,000 annually; however, as a result of eliminating the commercial development assumption, expenditures—which are estimated based on a per persons served² factor—are nearly \$8,500 lower in the 2007 Analysis. This reduction in estimated cost virtually eliminates the annual Street Fund deficit of \$9,700, or \$34 per residential unit, reported in the Original Analysis.

Comparison of Annual Street Fund Fiscal Impact Results

	Original Analysis	Updated Analysis
Revenues	\$41,954	\$41,954
Expenditures	\$51,650	\$43,172
Surplus/(Deficit)	(\$9,696)	(\$1,218)
Surplus/(Deficit) Per Residential Unit	(\$34)	(\$4)

ASSESSMENT DISTRICTS AND ROSEVILLE ROAD IMPROVEMENTS

The Roseville Point Annexation Area is subject to two County special assessments: the County Landscaping District Zone 4 provides landscape maintenance for the public right-of-ways, and County Services Area 1 Zone 1 (CSA-1) is responsible for street lights and highway safety services.

² Persons Served is defined as 100 percent of residential population and 50 percent of employees.

The City currently provides landscaping-related services through its own assessment districts; therefore, it is anticipated that, upon annexation to the City, the Roseville Pointe area also will annex to the City's landscaping districts. City staff estimates the cost to provide landscape maintenance to the public rights-of-way would cost approximately \$20,000 annually. Currently, the residential property owners in Roseville Pointe pay an annual assessment of \$42.50 to the County Landscaping District Zone 4 generating approximately \$12,000. If the current County landscaping assessment is transferred to the City, it would result in an annual operating deficit of approximately \$8,000. The annual assessment would need to increase by approximately \$37.50 (to \$70.00) per residential unit to fully mitigate this deficit. A change in the assessment level would require a vote of the existing home owners.

Because the City also is in CSA-1 (Zone 3), it is likely that no change would occur with the annexation of Roseville Pointe; therefore, the current assessment for CSA-1 of \$17.88 would remain unchanged.

The Fiscal Impact Analysis estimates the cost to maintain streets and roads in the annexation area based on an average per capita rate for the entire City. This methodology provides a reasonable estimate of costs if the streets in the annexation area are in a comparable condition to those throughout the City. One area of concern related to the proposed annexation is the anticipated expense to bring Roseville Road up to City standards. City staff estimates that necessary improvements to Roseville will cost approximately \$1 million. Rehabilitation of Roseville Road to City standards will be approximately \$640,000 and an additional \$365,000 will be needed for safety related improvements.

City of Citrus Heights Proposed Sphere of Influence Greenback Gateway Area





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FINAL REPORT

GREENBACK GATEWAY ANNEXATION FISCAL IMPACT ANALYSIS

Prepared for:

City of Citrus Heights

Prepared by:

Economic & Planning Systems, Inc.

August 9, 2006

EPS #15478

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Greenback Gateway Annexation Fiscal Impact Analysis August 9, 2006

This fiscal impact analysis was prepared by Economic & Planning Systems, Inc., (EPS) a firm specializing in real estate economics, regional economics, public finance, and land use policy. The report (EPS Project #15478) was commissioned by the City of Citrus Heights.

Tim Youmans served as principal-in-charge and oversaw all aspects of the assignment. Dave Sanders served as project manager and conducted the fiscal impact analysis.

The analyses, opinions, recommendations, and conclusions of this report are EPS's informed judgment based on market and economic conditions as of the date of this report. Changes in the market conditions or the economy could change or invalidate the conclusions contained herein. The contents of this report are based, in part, on data from secondary sources. While it is believed that these sources are accurate, EPS cannot guarantee their accuracy. The findings herein are based on economic considerations and, therefore, should not be construed as a representation or as an opinion that government approvals for development can be secured. Conclusions and recommended actions contained in this report should not be relied on as sole input for final business decisions regarding current and future development and planning, nor utilized for purposes beyond the scope and objectives of the current study.

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I. EXECUTIVE SUMMARY

INTRODUCTION

This Fiscal Impact Analysis (Analysis) evaluates the fiscal impact of the proposed Greenback Gateway annexation (Greenback Gateway Area). The objective of the Analysis is to determine whether the net effect of annexation and future development is likely to be a positive or negative one to the long-term fiscal well-being of the City of Citrus Heights (City); that is, whether the Greenback Gateway Area development will generate adequate revenues to meet the costs of providing City services to the new area.

The Greenback Gateway Area is adjacent to the southwestern boundary of the city limits, along Greenback Road, east of Interstate 80. Currently, the Greenback Gateway Area has two large residential developments: the Verner Oaks Apartments, consisting of 268 one- and two-bedroom apartments, and the Country Squire Mobilodge Mobile Home Park, consisting of 175 spaces for manufactured homes. The area also includes three existing commercial enterprises: Century Theatres, Public Storage, and the East Lawn Cemetery. In addition, the Greenback Gateway Area includes three vacant parcels totaling 6.6 acres zoned for business/professional office space, and a commercially zoned 2.6-acre parcel that is being developed as Neighborhood Commercial retail space. There is one additional vacant 0.9-acre parcel in the Greenback Gateway Area that is zoned residential.

The Analysis includes current land uses and assumes development of the vacant business/professional parcels as office space and full buildout of the commercial retail space. Because potential development of the vacant residential parcel is unknown, this Analysis is based on the assumption that it will continue to be vacant. The Analysis is based on the Fiscal Year (FY) 2005–06 City final budget, current tax regulations and statutes, and general assumptions shown in the appendices of this Analysis.

ANALYSIS ASSUMPTIONS

The Analysis includes an important revenue assumption that will be determined during the annexation process. The assumption is the projected allocation of the property tax revenues between the City and Sacramento County (County). The Analysis uses the property tax allocation terms matching the current Assembly Bill (AB) 8 allocation factors related to Proposition 13 for the County and other taxing entities. Through FY 2021–22 the City has agreed to pay the County an amount equal to its annual property tax revenue in payment of the City's revenue neutrality obligation. This agreement does not extend to any annexations occurring after the City's incorporation.

The Analysis is based on the assumption that the City and County will negotiate a new tax sharing agreement for the Greenback Gateway Area. Based on the City's share of property tax that would have been allocated in the absence of the revenue neutrality obligation, this Analysis estimates the County receiving 70 percent of the available property tax revenue, net of allocations to other taxing entities and before the allocation of Educational Revenue Augmentation Fund (ERAF), and the City receiving the remaining 30 percent. Based on this 70/30 split, after the ERAF allocation, the City would receive 6.8 percent of property tax revenue from the Greenback Gateway Area.

The Analysis is based on the assumption that the three vacant parcels zoned for business/professional office space will be developed adding nearly 145,000 square feet of new office space. The Analysis also is based on the assumption that the Neighborhood Commercial development that is in process will add 57,000 square feet of retail space. The results of the Analysis will vary if development assumptions change from those on which this Analysis is based. The variability of commercial construction prices directly affects the amount of property tax revenue generated by the affected service providers, as well as the levels of anticipated sales tax revenues.

The Analysis does not include any sales tax revenues attributable to the existing residents of the Greenback Gateway Area. The spending patterns of the existing residents will not change as a result of annexation. It is interesting to note that based on a Market Support Analysis (**Table B-5A**) the residents of the Greenback Gateway Area are estimated to account for nearly \$3 million in taxable sales in the City or approximately \$30,000 of City General Fund sales and use tax revenue.

The actual fiscal impacts presented in this Analysis will vary depending on changes in the City budget. The FY 2005–06 budget includes the last year of a contract between the City and County to provide police services. In FY 2006–07 the City will discontinue the contract with the County and begin providing police services through the City's own police department. Police service represents the largest cost in the City's budget. The timing of this study did not permit the Analysis to include any cost impacts resulting from this change in the provision of police services.

Each revenue item is estimated based on current State legislation and current County resolution or ordinance. Future changes by either State legislature or the County can affect the revenues estimated in this study.

FISCAL IMPACT SUMMARY

The Analysis projects that proposed development will result in a modest fiscal deficit for the City (i.e., revenues will not be sufficient to fund expenditures for this project).

The City's projected cumulative revenues and expenditures based on the FY 2005–06 budget for the General Fund and Street Maintenance–related funds are summarized below in **Table 1**.

Table 1
Fiscal Impact

	General Fund	Street Funds	Total
Revenues	\$204,550	\$40,788	\$245,338
Expenditures	\$249,883	\$59,348	\$309,231
Surplus/(Deficit)	(\$45,333)	(\$18,560)	(\$63,893)

Most of the Greenback Gateway Area is already developed. It is, therefore, not surprising that the fiscal model indicates a small fiscal deficit. The annexation area includes no new residential units, the existing commercial development does not produce significant sales and use tax revenues, and only one new, but relatively small, Neighborhood Commercial center is included that will generate any new sales and use tax revenues. The identified deficit would have been greater except for three revenue-related factors. The Neighborhood Commercial parcels will provide a modest level of new sales and use tax revenue, the City negotiating a share of property tax for existing and future development in the project area, and the increase in assessed values by development of the Neighborhood Commercial retail space and Business/Professional Office space will result in an increased allocation of property tax in-lieu of Vehicle License Fees (VLF).

It should be noted, as illustrated in **Table 2**, without the development of the currently vacant retail and office commercial parcels in the Greenback Gateway Area, this Analysis would report a larger fiscal deficit of \$134,000.

Table 2
Fiscal Impact—Without Development of Vacant Commercial Parcels

	General Fund	Street Funds	Total
Revenues	\$74,842	\$40,788	\$115,630
Expenditures	\$204,571	\$45,504	\$250,075
Surplus/(Deficit)	(\$129,729)	(\$4,716)	(\$134,444)

ORGANIZATION OF THE REPORT

This report is divided into these two chapters:

- **Chapter I** is the executive summary; and
- **Chapter II** summarizes the fiscal impact of the Greenback Gateway Area.

This report also contains four appendices:

- **Appendix A** includes a summary of the fiscal impacts, general study assumptions, and details the project area land uses, population, and employees;
- **Appendix B** includes the detailed revenue-estimating figures and projected annual revenues;
- **Appendix C** includes expenditure-estimating figures and projected annual expenditures; and
- **Appendix D** includes supporting tables for revenue estimates.

II. FISCAL IMPACT ASSUMPTIONS AND METHODOLOGY

INTRODUCTION AND SUMMARY

This chapter describes the methodology and assumptions used to determine the potential fiscal impact of the proposed new annexation. The objective of this Analysis is to estimate whether the proposed annexation, including future development, will generate adequate revenues to meet the costs of providing City General Fund operation and maintenance services to the annexation area; that is, whether the net effect likely will be a positive or negative one to the fiscal well-being of the City.

The Greenback Gateway Area consists of approximately 104 acres that already are primarily developed with both residential and commercial land uses. Of the 104 acres, about 10 acres are vacant parcels. The existing residential development comprises the 268-unit Verner Oaks Apartments, the 175-space Country Squire Mobilodge Mobile Home Park, and two single-family residences. The existing commercial property includes the Century Theatres, a Public Storage facility, and the East Lawn Cemetery. There are three vacant parcels totaling 6.6 acres zoned for business/professional office space and a 2.6-acre parcel that is being developed as Neighborhood Commercial retail space. There is one additional vacant 0.9-acre parcel in the proposed annexation area that is zoned residential.

The Analysis is based on the assumption that the vacant commercial parcels will be developed as currently zoned. If this development assumption is changed, results of the Analysis will vary. In addition, the Analysis is based on the assumption that the City will negotiate a new property tax sharing agreement with the County for the Greenback Gateway Area.

The Analysis is based on the current adopted FY 2005–06 City budget, current tax regulations and statutes, and general assumptions shown in the appendices of this Analysis.

METHODOLOGY

A fiscal impact model was developed based on the FY 2005–06 City budget. Specific revenues and expenditures affected by the proposed annexation of the Greenback Gateway Area were identified, and forecasting methodologies were developed. These methodologies use an average-cost approach to estimate City expenditures for all City services.

For revenues, a marginal revenue approach is used, augmented by average revenue estimates. Marginal revenue forecasts are used for property tax, sales tax, real property-transfer tax and VLF, for which revenue generation estimates could be simulated. An average revenue approach is used for all other revenue sources. Property tax revenue projections include the State-mandated revenue shifts from the estimated City's share of property tax revenue to the State's ERAF.

As part of the passage of Proposition 57 in March 2004, $\frac{1}{4}$ of the 1-percent Bradley-Burns sales tax revenue will be exchanged for an equal dollar amount of property tax revenue. This Analysis is based on the assumption that the net fiscal revenue impact will be revenue neutral over the long-term. The Property Tax in-lieu of Sales Tax is included in the Sales and Use Tax revenue category.

As part of the Final FY 2004–05 State budget, the Governor signed Senate Bill (SB) 1096 and AB 2115, replacing 100 percent of County VLF revenues, except for the "Program Realignment" funding, and approximately 87.5 percent of City VLF revenues with an equal dollar amount of property tax revenues. The new Vehicle Fee Property Tax Compensation Fund will increase in future years based on the change in the gross taxable assessed valuation (AV) in each municipal jurisdiction. Over the long term, this process will favor those agencies experiencing an AV growth rate higher than their population growth rate. However, State law does not include increases in a city's assessed value that are the result of annexation. Therefore, this Analysis does not include the current assessed value of the proposed annexation area in the Property Tax in-lieu of VLF calculation.

FISCAL IMPACT SUMMARY

City revenues and expenses are impacted by both additional residents and the new employees associated with development of the vacant commercial properties. The City's FY 2005–06 adopted budget includes General Fund revenues of \$30.9 million and General Fund expenditures at approximately \$28.0 million. Street Maintenance-related revenues, outside the City's General Fund, are \$4.3 million and expenditures are \$4.9 million.

City Revenues

Property tax (22 percent), VLF (23 percent), and sales and use taxes (22 percent) are the largest new revenue sources that will accrue to the City's General Fund from the Greenback Gateway Area.

City Expenses

The Police Department is the largest City cost item, accounting for approximately 56 percent of total General Fund expenditures. Non-departmental expenses represent more than 19 percent of General Fund expenditures. Non-departmental expenses include the Revenue Neutrality payment to the County and a State Budget Deficit Contribution. These costs are not projected to be impacted by the proposed annexation and are, therefore, not included in this Analysis. Of the remaining 25 percent of General Fund expenditures, no department represents more than 6 percent of the annual expenditures.

The City receives fire protection services through the Sacramento Metropolitan Fire District and Parks and Recreation services through the Sunrise Recreation and Parks District. The proposed annexation should not have a material impact on the cost or level of services provided by these independent districts.

As shown on **Table 1**, the proposed residential development in the Greenback Gateway Area will result in a cumulative net fiscal deficit for the City (i.e., development-generated revenues will not be sufficient to fund expenditures for this project). The General Fund is projected to have a deficit of \$45,000, and the Street Maintenance Funds project, a nearly \$19,000 deficit. This results in a net deficit attributable to the Greenback Gateway Area of \$64,000.

The anticipated deficit to the City's General Fund at the current levels of all general fund City services is due to two primary reasons: sales and use taxes, which account for 41 percent of the City's General Fund revenues, represents only 22 percent of the new revenue that will accrue to the General Fund as a result of this annexation; and revenues supporting street maintenance activities outside the General Fund are not projected to grow sufficiently to meet the increased costs to support both the existing and new development. The projected deficit would be greater; however, as previously noted, the Analysis is based on the assumption that the City will negotiate a new property tax sharing agreement with the County that covers both existing and new development in the annexation area.

ASSUMPTIONS

GENERAL ASSUMPTIONS

Revenues and expenses are impacted by both residents and employees. A persons-served methodology that accounts for both residents and employees is used to estimate

the impact of revenues and expenses impacted by both groups. Persons-served methodology is defined as the population plus half the employees.

The City's population data were provided by the State Department of Finance. Total employees in the City were estimated by EPS based on employee estimates from the United States Census Bureau.

REVENUE IMPACTS

The City's FY 2005–06 final budget estimates the total General Fund revenues at approximately \$31 million.

The largest current revenue source of the General Fund is sales and use taxes accounting for 41 percent of total General Fund revenues. Other significant revenue sources affected by the proposed annexation include property tax and the State VLF revenues.

Property tax, sales and use taxes, real property–transfer tax, and VLF in-lieu revenues are projected using a marginal cost simulation approach. All other revenues are estimated either on a per-resident basis or on a per-person-served basis.

The City's General Fund is projected to receive \$205,000 in additional revenue annually as a result of the proposed annexation. A significant source of new revenue is sales and use taxes associated with the development of the Neighborhood Commercial retail space. If this commercial development does not occur, the General Fund revenues estimated in this Analysis would be reduced by more than \$33,000 and would increase the projected General Fund deficit to \$78,000. In addition, if this retail development and the development of the Business/Professional Office space do not occur, the assumed property tax and VLF revenues would be substantially reduced. Without any new development, the total deficit related to the Greenback Gateway Area would be more than \$134,000.

PROPERTY TAX

Property taxes currently contribute 11 percent of the City's General Fund revenues. However, through FY 2021–22, the City has agreed to pay the County an amount equal to its annual property tax revenue in payment of the City's revenue-neutrality obligation. This agreement does not extend to any annexations occurring after the City's incorporation.

The Analysis is based on the assumption that the City and County will negotiate a new tax sharing agreement for the Greenback Gateway Area. Based on the City's share of property tax that would have been allocated in the absence of the revenue-neutrality obligation, this Analysis estimates the County receiving 70 percent of the available property tax revenue, net of allocations to other taxing entities and before the allocation of ERAF, and the City receiving the remaining 30 percent. Based on this 70/30 split, after the ERAF allocation, the City would receive 6.8 percent (\$53,000) of property tax revenue from the Greenback Gateway Area.

The taxable value for the existing residential and commercial properties is the value reported by the County Assessor. The taxable value for the undeveloped commercial parcels is determined by estimating building square footage and applying per-square-foot values based on land use type.

SALES AND USE TAX

The sales and use tax estimation method estimates an increase of nearly \$8 million in taxable sales in the City generated by the development of approximately 57,000 square feet of new Neighborhood Commercial retail space. However, because the area is served by existing similar retail projects in the City, it is estimated that only 50 percent of these sales will result in new taxable sales.

The sales tax estimation method also includes a market-demand calculation to estimate taxable sales attributable to the residents of the Greenback Gateway Area. However, because this annexation will not result in any new residential development and the purchasing patterns of the existing residents are already established, the only market demand-related taxable sales in this Analysis are attributable to the new employees created by the Neighborhood Commercial retail space. It is interesting to note that based on the market demand analysis, the existing residents account for approximately \$3 million in taxable sales in the City or almost \$30,000 of sales and use tax revenues.

Of the total \$84,000 of sales and use tax attributable to the Greenback Gateway Area, \$21,000 is from property tax in-lieu of sales tax. Based on SB 1096, as amended by AB 2115, $\frac{1}{4}$ of the 1-percent sales tax revenue (0.25 percent) is exchanged for an equal dollar amount of property tax revenue.

VLF

As part of the final FY 2004–05 State budget, the Governor signed SB 1096 and AB 2115, replacing 100 percent of County VLF revenues, except for the Program Realignment

funding, and approximately 87.5 percent of City VLF revenues with an equal dollar amount of property tax revenues. The new Vehicle Fee Property Tax Compensation Fund will increase in future years based on the change in the gross taxable AV in each municipal jurisdiction. Over the long term, this process will favor those agencies experiencing an AV growth rate higher than their population growth rate. However, State law does not include increases in a city's assessed value that are the result of annexation. Therefore, this Analysis does not include the current assessed value of the Greenback Gateway Area in the Property Tax in-lieu of VLF calculation.

The Analysis also has discounted the City's VLF revenues to account for an upcoming change in methodology. While the Analysis is based on the FY 2005–06, beginning in FY 2007–08, the State's formula for calculating the City's VLF allocation will change significantly. Currently, because the City has been incorporated for fewer than 10 years, the VLF is calculated based on three times the City's voting population. Beginning in FY 2007–08, the State allocation will be based on the City's population. It is anticipated that this will result in a 32-percent reduction in VLF revenue. The Analysis uses the lower per capita-based amount to estimate the change in VLF attributable to the Greenback Gateway Area.

EXPENDITURE IMPACTS

The City's adopted FY 2005–06 budget estimates total General Fund expenditures of approximately \$28 million. The City's annual service costs affected by the proposed annexation include the cost of providing services such as police protection, public works (including non-General Fund street maintenance), community development, and general government and city administration.

The police department is the largest City cost item, accounting for approximately 56 percent of total General Fund expenditures. Non-departmental expenses represent more than 19 percent of General Fund expenditures. Non-departmental expenses include the Revenue Neutrality payment to the County and a State Budget Deficit Contribution. These costs are not projected to be impacted by the proposed annexation and are, therefore, not included in this Analysis. Of the remaining 25 percent of General Fund expenditures, no department represents more than 6 percent of the annual expenditures.

A cost multiplier is derived for each City expenditure by taking each department's FY 2005–06 budgeted net costs and dividing by the relevant service category to obtain a per-unit expenditure level. City services were determined to be impacted either on a per-capita or a per-person-served basis. A per-person-served basis of costing services is used to take into account that businesses (and their employees) have a fiscal impact on

many City services, but at a lower level than residential development's impact. Selected City cost elements, including Non-Operating Expenses in Non-department and Operating Transfers were not included in the Analysis.

The FY 2005–06 budget includes the last year of a contract between the City and County to provide police services. In FY 2006–07, the City will discontinue the contract with the County and will begin providing police services through the City's own police department. The timing of this study did not permit the Analysis to include any cost impacts resulting from this change in the provision of police services.



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APPENDICES

APPENDIX A: FISCAL IMPACT SUMMARY AND
ASSUMPTION TABLES

APPENDIX B: REVENUE-ESTIMATING TABLES

APPENDIX C: EXPENDITURE-ESTIMATING TABLES

APPENDIX D: SUPPORTING REVENUE



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APPENDIX A

FISCAL IMPACT SUMMARY AND ASSUMPTION TABLES

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Table A-1
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Revenue and Expenditure Summary, General and Street Funds

Fund/Revenue or Expenditure Type	Greenback Gateway
GENERAL FUND	
<u>Annual General Fund Revenues</u>	
Property Tax	\$52,616
Sales and Use Tax	\$44,168
Utility Users Tax	\$21,058
Franchise Taxes	\$6,602
Business Licenses	\$0
Other Licenses and Permits	\$14,141
Property Transfer Tax	\$2,494
Motor Vehicle in Lieu Fees	\$56,867
Fines and Forfeitures	\$6,602
Investment Revenue	\$0
Other Revenue	\$0
Interfund Transfers In	\$0
Subtotal General Fund Revenues	\$204,550
EXPENDITURES	
<u>Annual General Fund Expenditures</u>	
City Council	\$2,707
City Attorney	\$2,351
General Management	\$4,804
Economic Development/City Information	\$6,865
Administrative Services	\$3,062
Finance	\$7,795
Community Development	\$17,173
General Services	\$8,952
Police	\$187,387
Non-Departmental	\$8,788
Operating Transfers Out	N/A
Subtotal General Fund Expenditures	\$249,883
GENERAL FUND SURPLUS/(DEFICIT)	(\$45,333)
STREET FUNDS	
Revenues	\$40,788
Expenditures	\$59,348
<u>STREET FUNDS SURPLUS/(DEFICIT)</u>	(\$18,559)

"summary"

Table A-2
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
General Assumptions

Item	Assumption
General Assumptions	
Fiscal Year of Analysis	2005-06
Year Dollars Discounted to	2006
Inflation (Discount) Rate [1]	3.5%
Legislated Property Tax Escalation Rate	2.0%
Property Appreciation Rate [2]	4.5%
Property Turnover Rate (% per year)	
Residential - Single-Family	10.0%
Residential - Multifamily	10.0%
Nonresidential	5.0%
General Demographic Characteristics	
Citrus Heights Population [3]	86,883
Citrus Heights Employees	18,731
City of Citrus Heights Persons Served [4]	96,249

"gen_assumps"

Source: California Department of Finance, U.S. Census, and EPS.

- [1] The discount rate is the factor used in expressing future revenues and costs in current year dollars.
[2] Assumes a real estate market appreciation that is 1% above inflation in the general price level.
[3] California Department of Finance data for January 1, 2006.
[4] Persons served is defined as total population plus half of total employees.

Table A-3
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Land Uses

Land Use	Assumptions	Acreage [1]	Dwelling Units	Commercial Square Feet
Residential Land Uses				
	<i>Units/Acre</i>			
Single Family	1.38	1.5	2	
Vacant Lot- Zoned Residential	-	0.9	0	
Verner Oaks Apts	24.95	10.7	268	
Country Squire Mobilodge (MH Park)	7.89	22.2	175	
Total Residential		35.2	445	
Nonresidential Land Uses				
	<i>FAR [2]</i>			
Century Theatre		9.8		
East Lawn Cemetery		59.6		
Public Storage		3.4		
Business/Professional [3]	50%	6.6		144,619
Neighborhood Commercial [4]	50%	2.6		56,628
Nonresidential Land Uses Total		82.0		201,247
Total All Land Uses		104.2	445	201,247

"land_uses"

Source: Sacramento County Assessors Office and EPS

[1] Sacramento County Assessor data provided by the City of Citrus Heights and the Assessor's website.

[2] Floor Area Ratio.

[3] Includes two vacant parcels approved by Sacramento County for an Office Complex and one vacant parcel zoned Business/Professional.

[4] Includes one currently vacant parcel approved for a Neighborhood Commercial Project.

Table A-4
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Land Use Assumptions

Land Use	Unit	Dwelling Units/ Building Space (Sq. ft.)	Secured Value per Unit/Sq. Ft. [1]	Unsecured Value per Unit/Sq. Ft. [2]	Turnover Rate	Persons per DU [3]	Sq. Ft. per Employee
Residential Development							
Single Family	Dwelling Unit	2	\$172,933		10%	2.91	-
Vacant Lot- Zoned Residential	Dwelling Unit	0	\$151,342		10%	2.91	-
Verner Oaks Apts	Dwelling Unit	268	\$58,563		10%	2.01	-
Country Squire Mobilodge (MH Park)	Dwelling Unit	175	\$32,777		10%	1.56	-
Nonresidential Development							
Century Theatre	Square Feet	-			0%	-	
East Lawn Cemetery	Square Feet	-			0%	-	
Public Storage	Square Feet	-			0%	-	
Business/Professional	Square Feet	144,619	\$200	\$30	5%	-	350
Neighborhood Commercial	Square Feet	56,628	\$225	\$20	5%	-	450

"lu_assumps"

Source: 2000 U.S. Census Occupied Structures, Data Sets H30, H31 and H33 and EPS

- [1] Sacramento County Assessor data provided by the City of Citrus Heights.
[2] Unsecured value per square foot refers to taxable property located in the retail or service commercial space.
[3] See Table A-6

Table A-5
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Residential and Employee Population by Land Use Category

Land Use	Assumptions	Residents	Employees	Total
<u>Residential Population</u>				
	<i>Persons/Dwelling Unit</i>			
Single Family	2.91	6	0	6
Vacant Lot- Zoned Residential	2.91	0	0	0
Verner Oaks Apts	2.01	539	0	539
Country Squire Mobilodge (MH Park)	1.56	272	0	272
Total Annual Residential Population		817	0	817
<u>Employment</u>				
	<i>Square Feet/Employee</i>			
<u>Commercial/Retail</u>				
Century Theatre			110	110
East Lawn Cemetery			23	23
Public Storage			5	5
Business/Professional	350		413	413
Neighborhood Commercial	450		126	126
Total Employment			677	677
New Employment [2]			539	
Total Persons Served [1]		817	338	1,155
Source: EPS				
"pop_empl"				

[1] "Total Persons Served" is defined as 100% of residential population and 50% of employees.
[2] Does not include employees from existing businesses (Century Theatre, East Lawn Cemetery and Public Storage).

Table A-6
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Persons per Dwelling Unit

Item	Detached Housing Units	Attached Housing Units	Mobile Homes	Multifamily (2 to 50+ Units)	Average All Units
H30 Total Units	19,346	3,533	1,879	10,163	--
H31 Vacant Housing Units	375	169	65	819	--
Occupied Housing Units	18,971	3,364	1,814	9,344	--
H33 2000 Census Population	55,174	7,582	2,824	18,789	--
Persons per Housing Unit - 2000 Census	2.91	2.25	1.56	2.01	2.52

Source: 2000 U.S. Census Occupied Structures, Data Sets H30, H31 and H33 and EPS

"persons_du"



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APPENDIX B

REVENUE-ESTIMATING TABLES

Table B-1	Revenue-Estimating Procedures	B-1
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Table B-1
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Revenue-Estimating Procedures

Revenues	Estimating Procedure	Table/ Reference	FY 2005-06 Revenues	Population or Persons Served	Revenue Multiplier
<u>GENERAL FUND</u>					
Property Tax [1]	Case Study	Table B-3	\$3,537,000	N/A	N/A
Sales and Use Tax	Case Study	Table B-5	\$12,625,000	N/A	N/A
Utility Users Tax	Per Capita		\$2,239,000	86,883	\$25.77
Franchise Taxes	Persons Served		\$550,000	96,249	\$5.71
Business Licenses	[2]		\$300,000	N/A	N/A
Other Licenses and Permits	Persons Served		\$1,178,000	96,249	\$12.24
Property Transfer Tax [3]	Case Study	Table B-4	\$200,000	N/A	N/A
Motor Vehicle in Lieu Fees	Case Study	Table B-3 / Table B-6	\$8,002,250	N/A	N/A
Fines and Forfeitures	Persons Served		\$550,000	96,249	\$5.71
Investment Revenue	[2]		\$300,000	N/A	N/A
Other Revenue	[2]		\$284,000	N/A	N/A
Interfund Transfers In	[2]		\$888,685	N/A	N/A
Subtotal General Fund Revenues			\$30,653,935		
<u>Street Funds (Non-General Fund)</u>	Per Capita		\$4,336,765	86,883	\$49.92

"rev_est_procedures"

Source: City of Citrus Heights FY 2005-06 Adopted Budget and EPS.

[1] Through Fiscal Year 2021-2022 the City of Citrus Heights has agreed to pay Sacramento County an amount equal to the annual property tax revenue in payment of the City's revenue neutrality obligation. This agreement does not extend to any annexations occurring after City Heights' incorporation. This analysis assumes that the City and County will split property taxes from this annexation on a 50/50 basis.

[2] This revenue source is not expected to be affected by the annexation and is, therefore, not evaluated in this analysis.

[3] Property Transfer Tax is included in "Other Revenue" in the Citrus Heights Budget.

Table B-2
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Project Revenues

Revenue	Greenback Gateway
<u>GENERAL FUND</u>	
Property Tax [1]	\$52,616
Sales and Use Tax [2]	\$44,168
Utility Users Tax	\$21,058
Franchise Taxes	\$6,602
Business Licenses	\$0
Other Licenses and Permits	\$14,141
Property Transfer Tax	\$2,494
Motor Vehicle in Lieu Fees	\$56,867
Fines and Forfeitures	\$6,602
Investment Revenue	\$0
Other Revenue	\$0
Interfund Transfers In	\$0
Subtotal Annual General Fund Revenues	\$204,550
<u>STREET FUNDS</u>	\$40,788
<hr/>	
<i>"revenues"</i>	

- [1] Assumes a 50/50 split of County General Fund Property tax.
[2] Sales Tax from new neighborhood Commercial development only.
Annexation will not change the spending patterns of the existing area residents. Includes Property Tax in Lieu of Sales Tax.

Table B-3
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Property Tax Revenues

Land Use	Assumptions	Formula	Greenback Gateway
Adjusted Assessed Value (2005\$) [1]		a	\$78,006,638
Property Tax (1% of Assessed Value)	1.00%	b = a * 1.00%	\$780,066
Estimated Property Tax Allocation [2]			
Citrus Heights	6.75%	c = b * 6.75%	\$52,616
Other Agencies/ERAF	93.25%	d = b * 93.25%	\$727,450
Property Tax In-Lieu of Motor Vehicle In-Lieu Fee Revenue (VLF)			
Total Citywide Assessed Value [3]		e	\$5,191,107,721
Assessed Value with Full Buildout		a	\$78,006,638
Assessed Value of Existing Parcels		f	\$36,341,498
Assessed Value of Vacant Parcels at Buildout		g = a - f	\$41,665,140
Modified Assessed Value [4]		h = e + g	\$5,232,772,861
Percent Change in AV		i = (h - e) / e	0.80%
Property Tax In-Lieu of VLF	\$6,199,801	j = i * \$6,199,801	\$49,761

Source: City of Citrus Heights, and EPS.

- [1] For assumptions and calculation of adjusted assessed value, see **Table D-2**.
[2] For assumptions and calculation of the estimated property tax allocation, refer to **Table D-1**.
[3] Total secured and unsecured assessed value for the City for 2005-2006, provided by Sacramento County.
[4] Senate Bill 1096 (SB 1096), as amended by Assembly Bill 2115 (AB 2115) excludes the existing Assessed Value of annexed areas in the calculation of Property Tax In-Lieu of VLF.

Table B-4
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Real Property Transfer Tax

Description	Source/ Assumption	Transfer Tax [1]
Rate per \$1,000 of Assessed Value [2]	\$0.55	
Turnover rate		
Residential	10%	
Non-residential [3]	5%	
Percentage of Sales Transaction in Cash	95.0%	
Assessed Value		
Residential		
Single Family	\$345,866	\$19
Vacant Lot- Zoned Residential	\$0	\$0
Verner Oaks Apts	\$15,694,971	\$863
Country Squire Mobilodge (MH Park)	\$5,735,933	\$315
Residential Subtotal		\$1,198
Nonresidential [3]		
Century Theatre	\$0	\$0
East Lawn Cemetery	\$0	\$0
Public Storage	\$0	\$0
Business/Professional	\$33,262,416	\$915
Neighborhood Commercial	\$13,873,860	\$382
Nonresidential Subtotal		\$1,296
Total Transfer Tax		\$2,494

"transfer_tax"

Source: California City Finance and EPS

[1] Formula for Transfer Tax - Assessed Value/1000 * Rate per \$1,000 of Assessed Value * Turnover rate.

[2] Transfer Tax Rate of \$1.10 per \$1,000 of assessed value is split evenly between the City of Citrus Heights and Sacramento County.

[3] This Fiscal Impact Analysis assumes no turnover of existing non-residential properties within the annexation area.

Table B-5
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Sales and Use Tax Revenues

Item	Assumptions	Greenback Gateway
Taxable Sales from Market Support and On-Site Retail		
Taxable Sales from Market Support [1]	Table B-5A	\$452,792
Net Taxable Sales Captured from On-Site Retail Development [1]	Table B-5B	\$3,963,960
Total Taxable Sales from Market Support and On-Site Retail		\$4,416,752
Annual Sales Tax Revenue		
Bradley Burns Sales Tax Rate	1.0000%	
Estimated Proposition 172 Sales Tax Factor [2]	<u>0.0000%</u>	
Subtotal Estimated Local Sales Tax Rate	1.0000%	
Less Property Tax in Lieu of Sales Tax Rate (SB 1096/AB 2115) [3]	<u>-0.2500%</u>	
Total Annual Sales Tax Revenue	0.7500%	\$33,126
Annual Property Tax in Lieu of Sales Tax (SB 1096/AB 2115) [3]	0.2500%	\$11,042

"sales_tax"

Source: California State Board of Equalization, California City Finance and EPS.

[1] Since the annexation area is already developed sales tax from existing area residents is not included in this Fiscal Analysis. Taxable Sales from Market Support is from employees of new Commercial Development.

[2] The City of Citrus Heights does not receive an allocation of Proposition 172 Public Safety Sales Tax revenues.

[3] Based on Senate Bill 1096 as amended by Assembly Bill 2115 which states 1/4 of the 1 percent sales tax revenue (.2500 percent) will be exchanged for an equal dollar amount of property tax revenue.

Table B-5A
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Taxable Sales, Hybrid Market Support Method

Item	Assumption	Greenback Gateway
Annual Taxable Sales from Market Support (Households plus Employment)		
<u>Taxable Sales from Area Households</u>		
Average Annual Household Income [1]		
Single Family	\$40,377	
Verner Oaks Apts	\$26,100	
Country Squire Mobilodge (MH Park)	\$42,000	
Taxable Retail Expenditures as a % of HH Inc. [2]		
Single Family	27%	
Verner Oaks Apts	27%	
Country Squire Mobilodge (MH Park)	27%	
Taxable Retail Expenditures per Household		
Single Family	\$10,902	
Verner Oaks Apts	\$7,047	
Country Squire Mobilodge (MH Park)	\$11,340	
Taxable Sales from Area Households		
Single Family		\$21,804
Verner Oaks Apts		\$1,888,596
Country Squire Mobilodge (MH Park)		\$1,984,500
Estimated Retail Capture Residents	75%	
Total Taxable Sales from Area Households [3]		\$2,921,175
<u>Taxable Sales from New Employment</u>		
Average Daily Taxable Sales per New Empl.	\$7.00	
Work Days per Year	240	
Estimated Capture in Citrus Heights from New Empl.	50%	
Employees Living Outside Fiscal Study Areas	90%	
New Employees	539	
New Taxable Sales from Employees [4]		\$452,792

"sales_tax_a"

Source: U.S. Department of Labor, Bureau of Labor Statistics, University of Wisconsin-Milwaukee Employment and Training Institute (2002 U.S. Census Consumer Expenditure Survey) and EPS.

[1] See **Table D-4**. Household income based on mortgage qualification guidelines.

[2] Derived from Bureau of Labor Statistics (2003) data.

[3] Since the annexation area is already developed sales tax from existing area residents is not included in this Fiscal Analysis. This calculation is provided for information only.

[4] "Taxable Sales from New Employees" is calculated by multiplying daily sales per new employee (does not include existing employees within the annexation area) by the number of work days per year, the estimated capture of Sales within Citrus Heights and the cumulative number of new employees. Discounted 10% to avoid double counting new employees that are City residents.

Table B-5B
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Taxable Sales, Adjusted Retail Space Method

Item	Assumption	Formula	Greenback Gateway
Annual Taxable Sales from On-Site Retail Development			
Total Square Feet Built		<i>a</i>	56,628
Annual Sales per Square Feet [1] Neighborhood Commercial	\$310	<i>b</i>	
Taxable Retail Sales Factor [2] Neighborhood Commercial	45%	<i>c</i>	
Annual Taxable Sales per Sq. Ft. (Rounded) Neighborhood Commercial	\$140	<i>d = b * c</i>	
Annual Taxable Sales From On-Site Retail Development Neighborhood Commercial		<i>e = a * d</i>	\$7,927,920
Subtotal Taxable Sales from On-Site Retail Development			\$7,927,920
Estimated Citrus Heights Capture Rate of New Taxable Sales	50%	<i>f</i>	
Total New Taxable Sales		<i>g = e * f</i>	\$3,963,960

"sales_tax_b"

Source: Urban Land Institute and EPS.

[1] Sales per square foot figures shown are an average of shopping centers in the Western U.S. from *Dollars & Cents of Shopping Centers*; 2004, Urban Land Institute

[2] This figure represents the percentage of total sales, which are subject to sales tax. These percentages are based on prior EPS experience.

Table B-6
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated VLF based on Population

	Formula	Amount
FY2005-2006 VLF Allocation	a	\$1,197,822
Registered Voters Factor	b	137,739
Per Capita Rate	$c = a / b$	\$8.70
Citrus Heights Population	d	86,883
VLF Allocation Based on Population	$e = c * d$	\$755,562

"vlf_est"

Source: California State Controller's Office and EPS.



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APPENDIX C

EXPENDITURE-ESTIMATING TABLES

Table C-1	Expenditure-Estimating Procedure	C-1
Table C-2	Estimated Annual Annexation Area Expenditures	C-2

Table C-1
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Expenditure-Estimating Procedure

Category	Estimating Procedure	Adjusted Net FY 2005-06 Expenditures	Population or Persons Served	Cost Multiplier per	
				Resident	Employee
<u>General Fund</u>					
Annual General Fund Expenditures					
City Council	Per Capita	\$287,828	86,883	\$3.31	\$1.66
City Attorney	Per Capita	\$250,000	86,883	\$2.88	\$1.44
General Management	Per Capita	\$510,793	86,883	\$5.88	\$2.94
Economic Development/City Information	Persons Served	\$571,833	96,249	\$5.94	\$2.97
Administrative Services	Per Capita	\$325,532	86,883	\$3.75	\$1.87
Finance	Per Capita	\$828,753	86,883	\$9.54	\$4.77
Community Development	Per Capita	\$1,825,872	86,883	\$21.02	\$10.51
General Services	Per Capita	\$951,844	86,883	\$10.96	\$5.48
Police	Persons Served	\$15,609,672	96,249	\$162.18	\$81.09
Non-Departmental					
Operating Expenses	Per Capita	\$934,354	86,883	\$10.75	\$5.38
Non-operating Expenses [1]	[2]	\$4,484,462	NA	NA	NA
Operating Transfers Out	[2]	\$1,383,315	NA	NA	NA
Subtotal Annual General Fund Expenditures		\$27,964,258		\$236.20	\$118.10
<u>Street Funds (Non-General Fund) [3]</u>					
	Persons Served	\$4,943,758	96,249	\$51.36	\$25.68

"exp_est_procedures"

Source: City of Citrus Heights FY 2005-06 Adopted Budget and EPS.

- [1] Includes \$3,537,000 Revenue Neutrality Payment to Sacramento County and State Budget Deficit Contribution of \$947,462.
[2] This expenditure category is not expected to be affected by the annexation and is therefore not evaluated in this analysis.
[3] Street Funds include operating costs for Street Maintenance funded with Gas Tax and/or SB325 Sales Tax (TDA) revenues.

Table C-2
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Estimated Annual Annexation Area Expenditures

Expense Category	Greenback Gateway
<u>GENERAL FUND</u>	
Annual General Fund Expenditures	
City Council	\$2,707
City Attorney	\$2,351
General Management	\$4,804
Economic Development/City Information	\$6,865
Administrative Services	\$3,062
Finance	\$7,795
Community Development	\$17,173
General Services	\$8,952
Police	\$187,387
Non-Departmental	
Operating Expenses	\$8,788
Non-operating Expenses	N/A
Operating Transfers Out	N/A
Subtotal Annual General Fund Exp.	\$249,883
<u>STREET FUNDS</u>	\$59,348

"expenditures"



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APPENDIX D

SUPPORTING REVENUE

Table D-1	Preliminary Property Tax Allocations on Annexation.....	D-1
Table D-2	Assessed Valuation	D-2
Table D-3	Calculation of Property Tax Split.....	D-3
Table D-4	Average Income Calculation for Residential Housing Units.....	D-4

Table D-1
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Preliminary Property Tax Allocations on Annexation

Fund	Fund Title	TRA 079-199 Distribution	Proposed Tax Exchange	
			City of Citrus Heights	Sacramento County
<i>Proposed Property Tax Sharing Agreement for Annexations</i>			30.0000%	70.0000%
<u>Subject to Annexation Agreement</u>				
	County General	40.36261%	12.1088%	28.2538%
<u>Unchanged in Annexation Agreement</u>				
	Rio Linda Union Elem	9.37801%		
	Grant Jt Union High	11.99326%		
	Los Rios Comm. College	3.35063%		
	Countywide Equaliz	0.12033%		
	Equalization Grant	5.89368%		
	Sacramento Wtr Agency	2.01358%		
	County Library	1.87453%		
	County Roads	0.09092%		
	Sylvan Cemetery	0.00000%		
	Sacramento Metro Fire	18.77206%		
	Sunrise Park	4.42026%		
	Juvenile Hall	0.05081%		
	Regional Occup Center	0.08824%		
	Infant Dev-Phys Handic	0.00535%		
	Infant Dev-Mentally Ha	0.00535%		
	Children's Inst	0.41181%		
	County Supt-Admin	0.23799%		
	Sacto-Yolo Mosquito	0.79688%		
	Dev Center Handicapped	0.13370%		
<u>Educational Revenue Relief Fund (ERAF) [1]</u>			55.7042%	
Total Gross Property Tax Rates		100.00000%	6.7451%	

"city_annex_share"

Source: EPS

[1] Average ERAF shift for Sacramento County.

Table D-2
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Assessed Valuation

Item	Existing	Assessed Value [1] Potential Buildout	Total
<u>Residential</u>			
Single Family	\$345,866		\$345,866
Vacant Lot- Zoned Residential		\$0	\$0
Verner Oaks Apts	\$15,694,971		\$15,694,971
Country Squire Mobilodge (MH Park)	\$5,735,933		\$5,735,933
Total Residential Assessed Value	\$21,776,770	\$0	\$21,776,770
<u>Nonresidential</u>			
Century Theatre	\$11,670,676		\$11,670,676
East Lawn Cemetery	\$0		\$0
Public Storage	\$2,894,052		\$2,894,052
Business/Professional		\$28,923,840	\$28,923,840
Neighborhood Commercial		\$12,741,300	\$12,741,300
Total Nonresidential Assessed Value	\$14,564,728	\$41,665,140	\$56,229,868
Total Assessed Value (2005\$)	\$36,341,498	\$41,665,140	\$78,006,638

"av"

Source: EPS.

[1] With the exception of Business/Professional and Neighborhood Commercial the assessed value for each land use is from Sacramento County Assessor. The Business/Professional and Neighborhood Commercial are currently vacant parcels. Assessed value assumes buildout and is calculated using the values on **Table A-3**.

**Table D-3
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Calculation of Property Tax Split**

Item	Source	Formula	Amount
City-wide Assessed Value	Table B-3	a	\$5,191,107,721
Property Tax (1% of Assessed Value)		$b = a * 1\%$	\$51,911,077
Citrus Heights FY 2005-2006 Property Tax Revenue	Table B-1	c	\$3,537,000
Property Tax Revenue Percent of City-wide Property Taxes		$d = c / a$	6.81357%
Assessed Value of Greenback Gateway Annexation Area	Table D-2	e	\$78,006,638
Property Tax (1% of Assessed Value)		$f = e * 1\%$	\$780,066
Estimated New Property Tax Revenue		$g = f * d$	\$53,150
County General Fund Share of Property Tax	Table D-1	$h = 40.36261\%$	40.36261%
Estimated County Property Tax Revenue before ERAF	Table D-1	$i = h * f$	\$314,855
ERAF Allocation	Table D-1	$j = 55.70420\%$	55.70420%
Estimated County Property Tax Revenue net of ERAF before Annexation		$k = i * j$	\$175,388
Recommended Property Tax Split			
City Share of Property Taxes [1]		$l = g / k$	30.000000%
County Share of Property Taxes [1]		$m = 1 - l$	70.000000%

Source: EPS

[1] Rounded to whole percentage point.

"tax_split"

Table D-4
Greenback Gateway Annexation Fiscal Impact Analysis
Fiscal Study Impact Analysis
Average Income Calculation for Residential Housing Units

Item	Amount
<u>Average Income Calculation for Single Family</u>	
Estimated Average Home Value	\$172,933
Total Annual Mortgage, Insurance and Tax Payments [1]	\$13,459
Approximate Household Income [2]	\$40,377
<u>Average Income Calculation for Verner Oaks Apts</u>	
Estimated Annual Rent [3]	\$8,700
Approximate Household Income [4]	\$26,100
<u>Average Income Calculation for Country Squire Mobilodge (MH Park)</u>	
Estimated Average Home Value [5]	\$100,000
Total Annual Mortgage, Insurance and Tax Payments [1]	\$8,000
Estimated Annual Space Rental [6]	\$6,000
Approximate Household Income [7]	\$42,000

"income_calc"

Source: EPS

- [1] Based on a 6.5 percent, 30 year fixed rate mortgage with a 20 percent down payment and 2% for annual taxes and insurance.
- [2] Assumes mortgage lending guidelines allow no more than 33% of income dedicated to mortgage payments, taxes and insurance.
- [3] Monthly rent at Verner Oaks Apartments are \$636 for one bedroom and \$815 for two bedroom.
- [4] Household Income for renters is based on an affordability guideline of three times the estimated annual rent.
- [5] A survey of resale listings for manufactured homes in the San Francisco Bay Area and Sacramento indicates sale prices can range from \$35,000 to just over \$200,000. For this analysis a mid-point of \$100,000 was used.
- [6] Estimated monthly space rental cost of \$500.
- [7] Assumes mortgage lending guidelines allow no more than 33% of income dedicated to mortgage payments, space rental, taxes and insurance.



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MEMORANDUM

To: Janet Ruggiero, *City of Citrus Heights Community Development Director*

From: Richard Davis

Subject: Greenback Gateway Annexation Area Fiscal Impact Analysis Update;
EPS #15478

Date: May 23, 2008

In August 2006, Economic & Planning Systems, Inc., (EPS) completed a Fiscal Impact Analysis (2006 Analysis) of the proposed annexation of the Greenback Gateway Annexation Area (Project Area). The objective of the 2006 Analysis was to estimate whether the proposed annexation would generate adequate revenues for the City of Citrus Heights (City) to meet the costs of providing City General Fund and Street Fund operation and maintenance services to the Project Area.

At the City's request, EPS has updated the 2006 Analysis to reflect changes in assumptions and information that affect the results presented in the 2006 Analysis. The updated analysis (2008 Analysis) includes these:

- The City's most recently adopted budget (Fiscal Year [FY] 2007–08);
- Revised land use and assessed value assumptions related to recent development of previously vacant parcels in the Project Area;
- Changes in State legislation affecting the allocation of Vehicle License Fee (VLF) revenue from the State to California cities; and
- A sensitivity analysis measuring the fiscal impact of an alternative City/Sacramento County (County) property tax sharing assumption.

2008 ANALYSIS ASSUMPTIONS

The Project Area is adjacent to the southwestern boundary of the City limits, along Greenback Road, and east of Interstate 80. Currently, the Project Area has two large residential developments: the Verner Oaks Apartments, consisting of 268 one- and two-bedroom apartments, and the Country Squire Mobilodge Mobile Home Park, consisting of 175 spaces for manufactured homes. At the time of the 2006 Analysis, the annexation area included three existing commercial enterprises: Century Theatres, Public Storage,

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BERKELEY

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fax: 810-841-9208

DENVER

phone: 303-623-3557
fax: 303-623-0040

and the East Lawn Cemetery. In addition, the Project Area included three vacant parcels totaling 6.6 acres zoned for business/professional office space and a commercially zoned 2.6-acre parcel.

Since the 2006 Analysis was prepared in August 2006, development of both the vacant business/professional office space and the commercially zoned parcel has been completed. These developments were anticipated when the 2006 Analysis was prepared, and the assessed value was estimated based on average values per square foot factors for general office and neighborhood retail land uses of comparable projects in the Sacramento Region. Now that these projects have been completed and placed on the Assessor's Roll, the actual assessed value is available. These values are used in this 2008 Analysis.

The actual assessed value of these recently completed projects is lower than the estimated assessed values used in the 2006 Analysis. Conversely, one of the major existing developments in the Project Area (Verner Oaks Apartments) increased in value by approximately 27 percent. This increase is significantly above the legislated appreciation rate of 2 percent and is likely the result of a change in ownership. As a result of these changes, the total assessed value for the entire Project Area is approximately 20 percent lower in the 2008 Analysis than was reported in the 2006 Analysis.

There remains one additional vacant 0.9-acre parcel in the Project Area that is zoned residential. As assumed in the 2006 Analysis, because this parcel is near an existing creek, the 2008 Analysis assumes that it is unlikely this parcel will be developed.

The 2006 Analysis also included the assumption that the City would negotiate a new property tax sharing agreement with the County for the Project Area. The 2006 Analysis was based on the assumption that approximately 30 percent of the current County share of ad valorem property tax would be allocated to the City. The 30-percent estimate in the 2006 Analysis was based on the City's budgeted revenue neutrality payment to the County. Based on actual revenue neutrality payment information provided by the City's Finance Department, the City is credited with approximately 38 percent of property taxes generated in the City. Therefore, this 2008 Analysis assumes the City will receive 38 percent of the 1-percent ad valorem property tax currently allocated to the County.

Based on initial discussions between the City and the County, the renegotiated tax sharing agreement could potentially be closer to a 50/50 split. The 2008 Analysis includes summary level results based on the assumption that after annexation, 50 percent of the property taxes currently allocated to the County from the Project Area would be allocated to the City.

At the time the 2006 Analysis was prepared, State law excluded the existing assessed value in an annexation area in the calculation of a city's allocation of Property Tax In-lieu of VLF revenue. In October 2006, the State enacted Assembly Bill (AB) 1602, which provides for an increased per capita allocation of VLF revenues to mitigate the impact of not including existing assessed value in the post-annexation calculation of Property Tax In-lieu of VLF revenues. The 2008 Analysis calculates the AB 1602-related post-annexation VLF revenues that would accrue to the City.

Finally, the 2008 Analysis was updated to include the City's most recently adopted budget (FY 2007–08). This budget reflects a significant change in how the City provides public safety services. The budget used in the 2006 Analysis (FY 2005–06) included the cost of the City's contract with the County Sheriff. The City has since shifted from contracting with the County for law enforcement services to providing it directly, and the FY 2007–08 budget reflects the costs associated with the City's Police Department. In addition, consistent with the updated budget, all financial data in the 2008 Analysis is expressed in 2007 dollars.

All other assumptions from the 2006 Analysis remain unchanged in the 2008 Analysis.

2008 ANALYSIS

GENERAL FUND

As summarized on the following table, the 2006 Analysis projected that the Project Area would generate a modest net annual fiscal deficit to the City's General Fund. That is, General Fund revenues generated from the annexation area would be less than the expenses incurred to provide municipal services by approximately \$45,000. This unfavorable result was attributed primarily to the lack of sales and use taxes generated from the Project Area.

The 2008 Analysis projects a \$47,000 annual General Fund deficit. While the 2008 Analysis includes updated assumptions and one methodological change, these results are virtually the same as those reported in the 2006 Analysis.

Comparison of Annual General Fund Fiscal Impact Results

	Original Analysis	2008 Analysis
Revenues	\$204,550	\$208,264
Expenditures	\$249,883	\$255,379
Surplus/(Deficit)	(\$45,333)	(\$47,115)

PROPERTY TAX SHARING

As noted previously, the total estimated assessed value of the Project Area is lower in the 2008 Analysis. However, as a result of the revised estimate of the City's current property tax share, the property taxes anticipated to be generated from the Project Area remain virtually unchanged. As noted previously, the 2006 Analysis was based on the assumption that the County's allocation of the 1-percent ad valorem property tax would, after annexation, be split with the City. The 2006 Analysis was based on the assumption that 30 percent would be allocated to the City and 70 percent would continue to be allocated to the County. In the 2008 Analysis, based on updated information from the City's Finance Department, it is now estimated that the City is credited with 38 percent of the property tax before the revenue neutrality payment. For comparison purposes, EPS has also estimated the fiscal impact if the City were to negotiate a 50/50 property tax split with the County and an estimate of the fiscal impact if no property taxes were to be allocated to the City.

The following table highlights the results of the 2008 Analysis under these alternative property tax sharing assumptions.

Comparison of Annual General Fund Fiscal Impact Results by Alternative Property Tax Sharing Scenarios

	Alternative City/County Property Tax Sharing Scenarios		
	38% : 62%	50% : 50%	0% : 100%
Revenues	\$208,264	\$225,094	\$154,970
Expenditures	\$255,379	\$255,379	\$255,379
Surplus/(Deficit)	(\$47,115)	(\$30,285)	(\$100,409)

PROPERTY TAX IN-LIEU OF VLF AND THE IMPACT OF AB 1602

At the time the 2006 Analysis was prepared, the State's methodology for calculating Property Tax In-Lieu of VLF did not include increases in a city's assessed value that were the result of annexation. Rather, only post-annexation changes in assessed value were included in the Property Tax In-Lieu of VLF calculation. The 2006 Analysis assumed the vacant commercial parcels would develop post-annexation; therefore, the estimated increase in assessed value that resulted from this development was included in the 2006 Analysis. Because the vacant parcels have now been developed and the 2008 Analysis assumes that no additional parcels in the Project Area will be developed, the 2008 Analysis eliminates the nearly \$50,000 increase in Property Tax In-lieu of VLF estimated in the 2006 Analysis.

In October 2006, after the 2006 Analysis was completed, the State enacted AB 1602, which provides an additional per capita allocation of VLF based on the existing residential population of an annexation area. While this additional allocation of VLF, as provided for in AB 1602, is scheduled to sunset in 2009, an estimate is included in this analysis because it is likely that the provisions of AB 1602 will be extended or an alternative and approximately equivalent revenue source will be substituted by the State. The per capita rate of \$54.29 used to calculate the supplemental VLF revenue was provided by a representative of the State Controller's Office. The provisions of AB 1602 result in an estimated annual increase of approximately \$44,000 in the City's VLF revenues after annexation of the Project Area. These additional revenues nearly offset the reduction in revenues from the revised Property Tax In-Lieu of VLF.

STREET FUND

The changes in the impact on the Street Fund between the 2006 Analysis and the 2008 Analysis are also not significant. The multipliers used in both the 2006 Analysis and the 2008 Analysis to calculate revenue and expenditure projections have been updated in the 2008 Analysis to reflect more recent information. However, the updated information did not result in a significant change. The 2006 Analysis forecasts an approximate \$18,000 deficit. The 2008 Analysis indicates a slight improvement with an approximate \$14,000 deficit.

Comparison of Annual Street Fund Fiscal Impact Results

	Original Analysis	2008 Analysis
Revenues	\$40,788	\$44,443
Expenditures	\$59,348	\$58,897
Surplus/(Deficit)	(\$18,559)	(\$14,453)



LAFCOs, General Plans, and City Annexations

February 7, 2012

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Edmund G. Brown, Jr,
Governor

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Introduction

“It is the intent of the Legislature that each commission ... establish written policies and procedures and exercise its powers ... in a manner consistent with those policies and procedures to encourage and provide planned, well-ordered, efficient urban development patterns with appropriate consideration of preserving open-space lands within those patterns...Among the purposes of a commission are discouraging urban sprawl, preserving open-space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances” (Gov. Code Section 56300 and 56301).

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as Amended,
Title 5, Division 3, Part 2, California Government Code

In 2000, the Legislature passed AB 2838 (Chapter 761, Statutes of 2000) making the broadest and most significant set of sweeping changes to local government reorganization law since the creation of Local Agency Formation Commissions (LAFCOs). In addition to renaming the act the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH Act”), AB 2838 affirmed and strengthened the role of LAFCO in helping shape the future physical and economic growth and development of the State, including, once again, the role of LAFCO in annexation proceedings.

To provide a primer on LAFCOs from a land use planning perspective, the Governor’s Office of Planning and Research (OPR), in cooperation with the California Association of Local Agency Formation Commissions (CALAFCO), has prepared this publication about the city annexation process, the California Environmental Quality Act (CEQA) and local general plans. The CKH Act provides opportunities for dovetailing the requirements of the Planning and Zoning, CEQA and annexation laws which, in turn, can promote efficiency in processing applications. OPR and CALAFCO also recognize that early consultation and collaboration between local agencies and LAFCO on annexations is a best practice that is encouraged in this publication, including coordination on CEQA review, general process and procedures, and fiscal issues.

Although the CKH Act addresses district formation, incorporation, and other types of changes of organization, this publication focuses on city annexations. Consequently, it is geared towards the non-LAFCO planner and city official and is not intended to be an in-depth, technical discussion of the CKH Act. OPR and CALAFCO offer best practice tips, relevant to current and emerging trends and topics in California land use law and the CKH Act. This publication is based upon OPR’s and CALAFCO’s reading of current State statute, recent case law, and the General Plan Guidelines, as updated by OPR. References are to the California Government Code unless otherwise indicated.

For a review of the CKH Act as it relates to California planning, zoning, and development laws, please refer to Guide to California Planning, 3rd Edition or Longtin’s California Land Use, 2nd Edition. These general references address planning, zoning, subdivisions, sign controls, and exactions, as well as LAFCO activities. For more general information about the role, structure, and powers of LAFCOs, refer to *It’s Time to Draw the Line: A Citizen’s Guide to LAFCOs* (May 2003).

Background: The Role of the LAFCO

The Knox-Nisbet Act, the Municipal Organization Act (MORGA), and the District Reorganization Act – three separate, but interrelated State laws – authorized local boundary changes and municipal reorganization, such as annexations, incorporations, and the creation of special districts. Long-standing difficulties in implementing and reconciling these distinct, and at times incompatible, laws led the Legislature to adopt the Cortese-Knox Local Government Reorganization Act. The Cortese-Knox Act combined these statutes into a single law, which eliminated duplicate and incompatible sections.

In 2000, the Legislature passed AB 2838 (Hertzberg), which was the most significant and comprehensive legislative reform to local government reorganization law since the 1963 statute that originally created LAFCOs in each county. Development of the legislation resulted from the recommendations of the Commission on Local Governance for the 21st Century. For more information on the Commission, please see their 2000 publication, *Growth Within Bounds*.

AB 2838 (Hertzberg, 2000), recognizes and affirms the important role that LAFCOs play in California in serving as an arm of the State, not only in the oversight of local government boundaries, but in evaluating and guiding the efficient, cost-effective, and reliable delivery of municipal services to California's citizenry. AB 2838 expanded the powers and duties of LAFCO, in its decision-making role in government organization changes, and its examination and guidance of municipal service location and extension timing. The CKH Act provides the framework for proposed city and special district annexations, incorporations/formations, consolidations, and other changes of organization. This law establishes a LAFCO in each county, empowering it to review, approve, or deny proposals for boundary changes and incorporations/formations for cities, counties, and special districts.

LAFCOs are composed of elected officials from the county and local cities, and a member of the general public. As of 2011, 29 of the 58 LAFCOs also have special district representation. In addition, some LAFCOs have special membership pursuant to the CKH Act.

The State delegates each LAFCO the power to review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposed annexations, reorganizations, and incorporations, consistent with written policies, procedures, and guidelines adopted by the commission. In granting these powers, the State has occupied the field of annexation law to the exclusion of local legislation. Therefore, a city or county cannot take actions which hinder or conflict with State annexation procedures. For this reason, a city cannot adopt a local ordinance which would allow city voters to pass sole judgment on proposed annexation proceedings (*Ferrini v. City of San Luis Obispo* (1983) 150 Cal.App.3d 239 and *L.I.F.E. v. City of Lodi* (1989) 213 Cal.App.3d 1139). A city also cannot circumvent annexation law or the LAFCO process and cannot provide new or extended services outside its jurisdictional boundaries unless approved by LAFCO under specified circumstances (Section 56133).

Best Practice Tip #1

If you have a controversial or complicated annexation proposal, talk to the LAFCO executive officer about "Terms and Conditions." LAFCO has broad authority to impose Terms and Conditions on annexations that can guide or influence which agency does what, where, when, and how as part of the annexation. Cities and other stakeholders can work with LAFCO to craft Terms and Conditions that address potential barriers to annexations.

Each LAFCO operates independently of the State and of local government agencies. However, LAFCO is expected to act within a set of State-mandated parameters encouraging "planned, well-ordered, efficient urban development patterns," the preservation of open-space lands, and the discouragement of urban sprawl. The Legislature has taken

care to guide the actions of the LAFCOs by providing Statewide policies and priorities (Section 56301), and by establishing criteria for the delineation of spheres of influence (SOIs) (Section 56425).

Local Government Role in Planning and Regulating Land Use

Local governments have the primary responsibility for planning and regulation of land uses. State law requires each city and county to prepare and adopt a “comprehensive, long-term general plan for the physical development” of the community. This general plan must cover all incorporated territory and should go beyond the city limits to include “any land outside its boundaries which ...bears relation to its planning” (Section 65300).

A city’s general plan is an important statement of the city’s future intent. It allows city officials to indicate to State agencies, local governments, and the public their concerns for the future of surrounding unincorporated lands. Since the general plan is a policy document with a long-term perspective, it may logically include adjacent territory the city ultimately expects to annex or to serve, as well as any area which is of particular interest to the city. The city’s SOI (which is established by the LAFCO) describes its probable physical boundaries and service area and can therefore be used as a benchmark for the maximum extent of the city’s future service area. The city may choose to plan for land uses beyond its SOI when coordinating plans with those of other jurisdictions (2003 General Plan Guidelines).

Through legislation and case law, the general plan has assumed the status of the “constitution for all future development” (*Citizens of Goleta Valley v. Board of Supervisors of the County of Santa Barbara* (1990) 52 Cal.3d 553). As a result, most local land use decision-making now requires consistency with the general plan. The same is true of public works projects (*Friends of B Street v. City of Hayward* (1980) 106 Cal.App.3d 988) and, in several cases, voter zoning initiatives (*Leshar Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531 and *Goleta*, supra).

Senate Bill 244 (Chapter 514, Statutes 2011, Wolk) amended general plan statutes to include planning for unincorporated disadvantaged communities. Cities, on or before the due date for the next adoption of its housing element, must review and update the land use element of their general plans to include the identification of unincorporated island or fringe communities within the city’s SOI, and to analyze for each identified community: (1) “water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies”; and (2) “benefit assessment districts or other financing alternatives that could make the extension of services to identified communities financially feasible” (Section 65302.10). SB 244 is discussed further in the “Disadvantaged Unincorporated Communities” section of this publication.

Annexations

Annexation is the means by which an existing city extends its corporate boundaries. In its most basic form, annexation can be considered a five-part process. The steps are generally outlined below. Please refer to the flowchart on page 23 for a visual outline of the process.

Pre-Application

An application may be filed with the LAFCO by petition of affected landowners or registered voters, or by resolution from the involved city. Prior to filing, the proponent should meet with the LAFCO executive officer to establish the minimum requirements for processing, and then meet with any affected special districts and agencies to agree upon a taxation scheme and needed property tax transfers. Unless determined to be statutorily or categorically exempt from CEQA, LAFCO's action is considered a "project" that is subject to CEQA review, and an initial study will be required. The CKH Act requires rezoning of the site by the affected city. This usually makes the city the "lead agency" for CEQA documents and the LAFCO a "responsible agency." The city should coordinate with the LAFCO early on in the application process to ensure LAFCO's action on the annexation is adequately covered by the CEQA document. In most cases, the city (or the private proponent) will be responsible for preparing the initial study and the environmental document with LAFCO input.

Best Practice Tip #2

Meet with the LAFCO executive officer as early as possible to discuss the annexation proposal, identify potential political, financial, or procedural "red flags," and understand the local LAFCO's application requirements. Section 56652 gives LAFCO broad authority to require data and information as part of the application. While application requirements vary between LAFCOs, typical application requirements include:

- Application form
- Filing and Processing Fees
- CEQA and rezoning documentation
- Map and metes and bounds legal description
- Plan for providing services (required by Section 56653)
- Property tax exchange resolutions
- Associated SOI amendments, if required

Application Filing and Processing

LAFCO has 30 days to review an annexation application and determine that it is complete for processing, or notify the applicant that the application is not complete. If an annexation application also includes the detachment of territory from a city or annexation to a special district, LAFCO must follow special procedures that provide the detaching city or annexing special district the opportunity to request termination of the proceedings by resolution (Sections 56751 and 56857). LAFCO must honor the request. When a local agency initiates annexation by resolution of application, it must submit a plan for providing services. At a minimum, the plan must address the type, level, range, timing, and financing of services to be extended, including requirements for infrastructure or other public facilities. Before the executive officer issues a certificate of filing, the involved city, county, and affected special districts are required to negotiate the allocation of property tax revenues during a 60-day mandatory negotiation period, unless extended to 90 days (Revenue & Taxation Code Section 99 and 71 Ops.Cal.Atty.Gen. 344 (1988)). If an agreement is not reached, Revenue and Taxation Code Section 99(e)(1) outlines an alternative negotiation, mediation, and arbitration process that is required by statute.

The law does not require they reach agreement at the end of this process. Nonetheless, if the city and county cannot reach an agreement on the exchange of property tax, an impasse will stall or could terminate the process (*Greenwood Addition Homeowners Association v. City of San Marino* (1993) 14 Cal.App.4th 1360). Without an agreement, the executive officer is prohibited from issuing a certificate of filing which is a precondition to LAFCO's consideration of an application for annexation; the application cannot proceed.

Once the application has been accepted as complete, the executive officer will issue a certificate of filing and set the proposal for commission consideration within 90 days. During the application process, LAFCO will work with the applicant and affected agencies to analyze the proposed annexation in light of the commission's State mandated evaluation criteria (Section 56668) and responsibilities, and its own locally adopted policies and procedures.

LAFCO Review and Consideration

LAFCO may approve, conditionally approve, or deny the proposed annexation. LAFCO cannot disapprove an annexation if it meets certain requirements (Section 56375(a)(4), including "island annexations" that are 150 acres or fewer in size (Section 56375.3). However, only in the latter case are protests required to be waived, if all criteria are met. The lead agency, whether it is the LAFCO or the involved city, must comply with CEQA requirements prior to the LAFCO's action. Within 30 days of the LAFCO's resolution, any person or affected agency may file a written request with the executive officer for reconsideration of the annexation proposal based on new or different facts that could not have been presented previously (Section 56895).

Protest Proceedings

Unless waived pursuant to Section 56375.3 as an island annexation, or in cases where landowners have provided written consent (56663)(a)(c) or have not objected after receiving notice of the commission's intent to waive protest proceedings (56663)(d), LAFCO, acting as the "conducting authority" in accordance with the requirements of the CKH Act, will hold a public protest hearing to determine whether the proposed annexation must be terminated, or approved with or without an election, to determine the proposal's outcome.

For annexations of inhabited territory (containing 12 or more registered voters), LAFCO must: 1) Terminate the proceedings if it receives protests from 50 percent or more of the registered voters within the territory; 2) Order the annexation subject to an election if it receives protests from either at least 25 percent, but less than 50 percent, of the registered voters residing in the affected territory or from at least 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory; or, 3) Order the annexation without an election if it receives protests from less than 25 percent of the registered voters or less than 25 percent of the number of owners of land owning less than 25 percent of the assessed value of land within the affected territory.

For annexations of uninhabited territory (containing fewer than 12 registered voters), the LAFCO must: 1) Terminate

Best Practice Tip #3

Annexation attempts can fail if the affected city and county cannot reach agreement on a property tax split. In the early planning stages, the applicant should ascertain if a master property tax exchange agreement exists between the affected city and the county, and if there are concerns about the likelihood of a property tax exchange agreement. Property tax exchange agreements can be structured to address fiscal and related issues.

Best Practice Tip #4

There are examples around the State of annexations that have involved pre-annexation agreements and development agreements by cities, counties, and landowners/developers that align the timing and structure of the annexation process relative to the city and/or county entitlement and development phasing process.

the proceedings if it receives protests from landowners owning 50 percent or more of the assessed value of the land within the territory; or, 2) Order the change of organization or reorganization if it receives protests from owners of land who own less than 50 percent of the total assessed value of land within the affected territory. If the proposal is terminated, the executive officer will issue a certificate of termination of proceedings and no new annexation may be proposed on the site for at least one year, unless the LAFCO waives the limitation upon finding that the limitation is detrimental to the public interest (Section 57090). When an election is required, registered voters residing within the affected territory are entitled to vote on the issue of annexation (Section 57142).

Final Certification

When the LAFCO executive officer is satisfied that all elements of the CKH Act have been properly addressed, and that all conditions have been met, the executive officer will issue a certificate of completion. The annexation is not complete until it has been certified by the executive officer (Section 57200). The commission may establish an “effective date” for the annexation. Alternatively, the effective date will be the date the certificate of completion is recorded by the County Recorder (Section 57202). Once the annexation is recorded, there is no administrative recourse except by legal challenge.

Consistent Annexations

State law does not mandate that annexations conform to local general plans beyond requiring that “the decision of the [LAFCO] commission with regard to a proposal to annex territory to a city shall be based upon the general plan and rezoning of the city” (56375)(a)(7). However, the commission will also consider “consistency with the city or county general and specific plans” when appropriate (Section 56668(g)). Nonetheless, the statutes contain numerous references that attempt to link local land use and open-space policies, including Williamson Act contracts, to the annexation process (Sections 56300, 56375, 56377, 56425). Accordingly, the commission should attempt to harmonize local planning policies with the intent of the State legislation. Where there is a clear conflict, such as incompatibility between city and county general plans, the State precepts should prevail.

The factors that the LAFCO must consider in reviewing annexation proposals include, but are not limited to, the following (Section 56668):

- a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.
- b) The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.
- c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.
- d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities in Section 56377.
- e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.
- f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.
- g) A regional transportation plan adopted pursuant to Section 65080, and its consistency with city or county general and specific plans.
- h) The SOI of any local agency which may be applicable to the proposal being reviewed.

Best Practice Tip #5

As of 2008, LAFCOs must consider regional transportation plans and sustainable communities strategies (SB 375, Chapter 728, Statutes of 2008); the timely availability of water supplies; regional housing needs assessment (RHNA) allocations; and the promotion of environmental justice. Check with your LAFCO for local policies and procedures that may exist to address these factors and others listed in Section 56668. It is also good practice to include LAFCO consideration of these factors in the lead agency's CEQA document.

- i) The comments of any affected local agency or other public agency.
- j) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.
- k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.
- l) The extent to which the proposal will affect a city or cities, and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.
- m) Any information or comments from the landowner or owners, voters, or residents of the affected territory.
- n) Any information relating to existing land use designations.
- o) The extent to which the proposal will promote environmental justice. As used in this subdivision, “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Island Annexations

Under Government Code Section 56375(a)(4), a LAFCO is required to approve a city’s request to annex land adjacent to its borders when the commission finds that any of the following circumstances exist:

- a) The land is substantially surrounded by the city or the Pacific Ocean, is substantially developed or developing, is not prime agricultural land, is designated for urban growth in the city’s general plan, and is not within the SOI of another city.
- b) The land is located within an urban service area designated by the LAFCO, is not prime agricultural land, and is designated for urban growth in the city’s general plan.
- c) The land meets the criteria for unincorporated islands under Section 56375.3.

Best Practice Tip #6

Before proceeding with a small island annexation, verify the effective sunset date of Section 56375.3. The current sunset date is January 1, 2014.

Best Practice Tip #7

The Attorney General has opined that, for annexations that include protest procedures, such procedures satisfy the voter approval requirements of Proposition 218 where the annexation is conditioned on a tax, assessment or fee being extended to the affected territory (82 Ops.Cal.Atty.Gen. 180 (1999)). To date, however, there has been no Attorney General Opinion or court decision on whether the voter requirements of Proposition 218 apply to small island annexations under Section 56375.3, for which protest proceedings are expressly waived. Before proceeding with a small island annexation, talk to your local LAFCO executive officer about the application of Proposition 218 to your proposal.

Island annexations under Section 56375.3 must be approved by LAFCO, with or without terms and conditions, and protest proceedings must be waived. This special provision was added to the Cortese-Knox Act in 2000 with the passage of AB 1555 (Chapter 921, Statutes of 1999), a bill sponsored by the League of California Cities to streamline

“small island annexations” (islands 150 acres or less) that are in the interest of the public welfare. The bill included a “sunset” date for these special provisions. The sunset date was previously extended by the Legislature. The current sunset date is January 1, 2014.

Best Practice Tip #8

Talk to your local LAFCO executive officer about local policies or procedures the LAFCO may have adopted to address the implementation of legislative changes to the CKH Act, like SB 244 (Wolk, 2011).

Disadvantaged Unincorporated Communities

On October 7, 2011, Governor Edmund G. Brown, Jr. signed SB 244 (Wolk) into law (Chapter 513, Statutes of 2011) making changes to the CKH Act related to “disadvantaged unincorporated communities.” The legislative intent of this law is “to encourage investment in these communities and address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits” within them. A disadvantaged unincorporated community is defined in the CKH Act (Section 56033.5) as “inhabited territory...or as determined by commission policy, that constitutes all or a portion of a disadvantaged community as defined by Section 79505.5 of the Water Code,” which states, “a community with an annual median household income that is less than 80 percent of the Statewide annual median household income.”

SB 244 made several changes to the CKH Act:

1. It prohibits LAFCO from approving an annexation to a city of any territory greater than 10 acres, or as determined by commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the proposed annexation area unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the LAFCO. However, an application to annex a contiguous disadvantaged unincorporated community is not required if a prior application for annexation of the same community has been made within the preceding five years or if the commission finds that a majority of residents of the community are opposed to annexation.
2. For an update of a sphere of influence of a city or district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection that occurs after July 1, 2012, LAFCO must consider the present and probable need for public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence. The commission may assess the feasibility of governmental reorganization of agencies to further the goals of orderly development and efficient and affordable service delivery.
3. LAFCO must include, in its statement of written determinations of municipal service reviews considerations relating to disadvantaged unincorporated communities within or contiguous to an agency’s sphere of influence.

Spheres of Influence and Municipal Service Reviews

Spheres of Influence

LAFCOs exercise both regulatory and planning functions. While annexations are a regulatory act, LAFCOs' major planning task is the establishment, periodic review, and update of SOIs for the various governmental bodies within their jurisdictions. As described by Section 56076, the SOI is "a plan for the probable physical boundaries and service area of a local government agency as determined by the commission." In establishing, amending, or updating a SOI, a LAFCO must consider and make written determinations with regard to the following factors (Section 56425(e)):

1. The present and planned uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and the adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence (SB 244 (Chapter 513, Statutes of 2011)).

The SOI is an important benchmark because it defines the primary area within which urban development is to be encouraged (Section 56425). In a 1977 opinion, the California Attorney General stated that an agency's SOI should "serve like general plans, serve as an essential planning tool to combat urban sprawl and provide well planned efficient urban development patterns, giving appropriate consideration to preserving prime agricultural and other open-space lands" (60 Ops.Cal.Atty.Gen. 118). Like general plans, SOIs may be reviewed and updated from time to time, or upon request by any person or local agency. SOIs may also be reviewed and updated following significant changes in regional or State policy that may affect an existing SOI, such as the adoption of a Sustainable Communities Strategy consistent with Senate Bill 375 (Chapter 728, Statutes of 2008). The CKH Act provides that every five years, LAFCO shall, as necessary, review and update each local agency's SOI under LAFCO jurisdiction.

The California Appellate Court holds that SOIs must be adopted before an annexation to the affected city or district can be considered. (*Resource Defense Fund v. LAFCO* (1983) 138 Cal.App.3d 987). Depending on local policy, some LAFCOs consider SOI amendments and associated annexations separately. Section 56427 requires LAFCO to send notice of pending annexation hearings to those affected agencies whose SOIs contain territory within the proposal.

LAFCO has sole responsibility for establishing a city's SOI. For cities with territory in more than one county, the LAFCO in the county having the greater portion of the entire assessed value of all taxable property within the

city has exclusive jurisdiction to determine the city's SOI and conduct municipal service reviews (Placer County LAFCO v. Nevada County LAFCO (2006) 135 Cal.App.4th 793). Further, the LAFCO is not required to establish an SOI that is greater than the city's existing boundaries. LAFCO may take joint action to approve an annexation while at the same time amending the city's SOI. (City of Agoura Hills v. LAFCO (1988) 198 Cal.App.3d 480).

LAFCO officials and local decision-makers recognize the logical assumption that the lands lying within the SOI are those that the city may someday propose to annex. If the city finds that annexing an area outside its SOI would be in the public interest, it should first request that its SOI be amended to include that area.

City-County Coordination in Spheres of Influence

Counties possess sole land use jurisdiction over unincorporated territory whether located outside or inside of a city's SOI. When the Legislature passed AB 2838, it recognized that, as the future service provider of unincorporated land in a city's SOI, the city should have an opportunity to address how land in the SOI is planned for and developed in anticipation of future annexation. This has both physical and fiscal ramifications for cities as future service providers. Before a city submits an application to LAFCO to update its SOI, the city and county shall meet in an effort to reach agreement on the SOI boundaries and the development standards and planning and zoning requirements within the SOI (Section 56425(b)).

Best Practice Tip #9

The CKH Act encourages collaboration among LAFCOs, cities, counties, landowners, and other local agencies to balance the timing and location of development within SOIs, including the establishment of SOIs in concert with long-range land use planning and annexations in concert with development entitlements and the extension of services. This is consistent with the legislative intent of the CKH Act to promote orderly development, discourage urban sprawl, preserve open space and prime agricultural lands, provide housing for persons and families of all incomes, and encourage the efficient extension of governmental services.

Under a separate but related provision of the CKH Act, LAFCO has the authority to review and comment on the extension of services into previously unserved, unincorporated territory, whether inside or outside of a city's SOI, including the creation of new service providers to extend "urban type development" into previously unserved, unincorporated territory (Section 56434). This provision of the CKH Act is scheduled to sunset on January 1, 2013.

Municipal Service Reviews

Another major change to LAFCO law from AB 2838 was the requirement for LAFCO to conduct municipal service reviews (MSRs) before or in conjunction with the establishment or update of SOIs (Section 56430). MSRs are conducted by geographic area or countywide and include a comprehensive review of all agencies that provide the services LAFCO identifies. As part of its review, LAFCO can evaluate alternatives for improving efficiency and affordability of infrastructure and service delivery. LAFCO is required to make seven written determinations for MSRs:

Best Practice Tip #10

If your city is preparing or updating a general plan, housing element, utilities master plan, or major facilities expansion that might affect your city's SOI or service delivery operations, consider coordinating early on with the LAFCO executive officer to share data and analysis related to MSRs.

1. Growth and population projections for the affected area.
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence.
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.
4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

A major benefit of MSRs to local agencies is the creation and maintenance by LAFCO of countywide data as it relates to the seven MSR determinations. For more information about MSRs, please refer to OPR's 2003 publication, *LAFCO Municipal Service Review Guidelines*.

Prezoning

A city must prezone unincorporated territory that the city expects to annex in the future, or present evidence satisfactory to LAFCO that the existing development entitlements on the territory are vested or are already at build-out and are consistent with the city's general plan. The proposed zoning must be consistent with the city general plan and a public hearing must be held. LAFCO may not, however, dictate the specific zoning to be applied by the city.

There are two advantages to prezoning. First, the city will have zoning in effect immediately upon annexation. Local residents will thereby have prior knowledge of the land use regulations that would affect them should annexation occur. Second, prezoning serves as notice to the LAFCO of the city's intentions regarding its adjacent areas. As such, upon annexation of the territory, the city is restricted for a period of two years after the annexation's effective date from amending the general plan designation and zoning for the territory that is a departure from the prezoning. This restriction may be waived if the city makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitates a departure from the prezoning.

In order to be effective, the prezoning must be consistent with the city general plan. In at least one instance, the Appellate Court upheld a LAFCO's authority to deny an annexation where a city had prezoned a site agricultural, but where the "ultimate intended use" as represented on the general plan was residential and industrial. The conversion to agricultural land had conflicted with adopted LAFCO policy. (*City of Santa Clara v. LAFCO* (1983) 139 Cal. App.3d 923).

Environmental Review

Both case law and the CEQA Guidelines support the applicability of CEQA to annexations and to related SOI amendments. The environmental document should be prepared early in the process and should address all aspects of the project, not merely the annexation.

In 1975, the California Supreme Court held in a Ventura County case that annexations are to be considered projects under CEQA and are subject to environmental analysis. Where the LAFCO had “proceeded as if CEQA did not exist” its decision was enjoined until an EIR could be prepared. The Supreme Court drew similarities between the purposes of CEQA and the annexation laws then in effect, requiring that the LAFCO harmonize these purposes through the preparation of an EIR (*Bozung v. LAFCO* (1975) 13 Cal.3d 263).

The CEQA Guidelines define a project as the whole of an action, not the separate governmental actions that may be necessary to complete it. Ideally, a single environmental document will be prepared to address the annexation as well as all related general plan amendments, rezoning, SOI, or other proposals. The CEQA document should include an evaluation of the environmental effects from future development of the affected annexation territory based on what would be allowed under the existing or proposed general plan and zoning provisions. The document should address,

among other concerns, the policy issues raised in Sections 56301 and 56375. If the EIR identifies one or more significant environmental impacts and the annexation is approved, the LAFCO and the city will be responsible for making findings pursuant to Sections 15091 and 15093 of the CEQA Guidelines justifying their actions.

Best Practice Tip #11

If your project may directly or indirectly trigger the need for future LAFCO approval (e.g., annexations or SOI amendments), coordinate CEQA review early on with the LAFCO executive officer to ensure the CEQA document adequately addresses LAFCO’s requirements as a responsible agency. Future LAFCO actions should be clearly identified in the project description and list of approvals required by other agencies.

The courts have had differing opinions over the application of CEQA to SOI determinations. In *City of Livermore v. LAFCO* (1986) 183 Cal.App.3d 531, the court held that CEQA was invoked when the Alameda County LAFCO changed the guidelines it used for determining SOIs. However, the court in *City of Agoura Hills v. LAFCO* (1988) 198 Cal.App.3d 480 concluded that establishing an SOI was not automatically a project under CEQA. According to *Agoura Hills v. LAFCO*, the Court held that, “the fact that SOIs are recognized as important factors in annexations does not compel the conclusion that they are per se ‘projects’ subject to CEQA.” The Agoura court did not dismiss the possibility that under other circumstances, an SOI determination could be a project.

Environmental documents prepared for annexations should also address all related rezonings or general plan amendments (*Bozung v. LAFCO*, supra; *Pistoresi v. City of Madera* (1982) 138 Cal.App.3d 284). Conversely, when rezoning is proposed the environmental document should discuss the effects of annexation. For example, in *Rural Landowners Association v. City Council* (1983) 143 Cal.App.3d 1013, the court held that an EIR prepared for a rezoning and general plan amendment was insufficient because it failed to consider the issue of the related annexation that was then in progress. Amending the SOI may also be subject to CEQA if significant effects are possible (63 Ops.Cal.Atty.Gen. 758 (1980)). The city proposing an annexation must provide the LAFCO sufficient information to satisfy the environmental analysis requirements (*City of Santa Clara v. LAFCO*, supra).

When rezoning is proposed as part of an annexation request, the city is deemed the lead agency for CEQA purposes (Section 15051 of the CEQA Guidelines). As lead agency, the city will be responsible for preparing the necessary environmental document.

Local agencies, which can use categorical exemptions under the CEQA Guidelines for annexations, should use them carefully. If the annexation will result in extending utilities beyond the level required to serve existing development, the categorical exemption under CEQA Guidelines Section 15319 cannot be employed (*Pistoresi v. City of Madera*, supra; *City of Santa Clara v. LAFCO*, supra). Use of Section 15319 is limited to when: (1) development already exists at the density allowed by the current zoning or rezoning; (2) the utilities which may be required for the ultimate use will not serve more than the development in existence at the time of annexation; and (3) the annexation consists of individual small parcels of the minimum size for those facilities which are included in Section 15303 of the CEQA Guidelines.

Summary

This summarizes the preceding points:

1. General Plan Consistency

Annexations should be part of the community's comprehensive plan for the community's future. Annexation should occur in an orderly and logical manner, consistent with both the city general plan and with State mandates, regarding service delivery and the conservation of agricultural and open-space lands.

If the annexation area has not been included or addressed in the city general plan, then an amendment to the plan should be considered. When evaluating the proposal for consistency with the plan, special consideration should be given to the annexation's impacts on existing and planned public services, agricultural and open-space lands, city housing supplies for all economic levels, and the adopted SOI.

2. Sphere of Influence

If the area proposed for annexation lies outside of the city's SOI, then a request to amend the city's SOI must occur prior to or concurrent with filing the annexation request with the LAFCO. The SOI proposal should be addressed in the environmental document.

3. Environmental Analysis

The environmental document prepared for the annexation should be comprehensive in scope. That is, necessary rezoning and related applications should be evaluated as part of the project even though they may not be under consideration for some time. It should be possible to use a single environmental document to address the whole project, including any SOI amendments and/or annexations involving cities and/or special districts.

4. Prezoning

Prior to annexation, the site should be prezoned to be consistent with the city general plan. Prezoning hearings can alert the city to opposition or to issues of particular concern prior to the filing of an application with the LAFCO. The prezoning, general plan amendment (if necessary), and comprehensive environmental document should be completed before the annexation proposal is submitted to the LAFCO for consideration. When prezoning is involved, the city is the lead agency for purposes of CEQA.

5. LAFCO Application

When the city initiates an annexation, it should provide the LAFCO with as much information about the project as possible. This would include general plan, prezoning, environmental analysis data, and the plan for providing services. If the environmental document prepared for prezoning or general plan amendment proposal is comprehensive, the LAFCO should be able to use it for the annexation, thereby streamlining the process. Annexation proponents should meet with the LAFCO executive officer prior to filing an application, in order to review the LAFCO application requirements.

6. Public Review

The city should encourage public review and comment at every stage of the process. While the CKH Act provides opportunities for review at the LAFCO and city hearing levels, the general plan and rezoning procedures offer additional opportunities for input. Early public response is helpful in assessing public sentiment and identifying areas of concern.

City hearings should be coordinated if feasible. Addressing more than one topic at each hearing may clarify the intent and the ramifications of the overall project. Candidates for combined city hearings are: rezoning and general plan amendment; and rezoning, general plan, and resolution of application initiating proceedings. Ask the involved LAFCO whether it is possible to combine hearings.

At the same time, both city and LAFCO hearings can be educational. They offer an opportunity to explain annexation procedures and the responsibilities of the city and the LAFCO. For example, residents are sometimes confused about the implications of annexations to property taxes, or the ability of a city, under certain circumstances, to annex territory without an election (Section 56375(d)). When appropriate, invite the LAFCO executive officer to city hearings on annexations or related city actions to address frequently asked questions about the process or effects of annexations.

Conclusion

Both the city and the LAFCO have a responsibility to see that the proposed expansion of corporate limits complies with the procedures laid out in the CKH Act, adopted LAFCO policies, and the two State policies iterated at the beginning of this publication. It is important that the city and the LAFCO coordinate the annexation process through cooperation and mutual discussion. When considering the annexation proposal, both the city and the LAFCO should look beyond the immediate and examine the future impacts of the total project on city services, sources of tax revenue, historic growth trends, and neighboring communities and cities. LAFCOs can provide cities with a great deal of information about the annexation process and the enabling legislation.

Table of Cases Cited

Bozung v. LAFCO
(1975) 13 Cal.3d 263

Citizens of Goleta Valley v. Board of Supervisors of the County of Santa Barbara
(1990) 52 Cal.3d 553

City of Agoura Hills v. LAFCO
(1988) 198 Cal.App.3d 480

City of Livermore v. LAFCO
(1986) 183 Cal.App.3d 531

City of Santa Clara v. LAFCO
(1983) 139 Cal.App.3d 923

Ferrini v. City of San Luis Obispo
(1983) 150 Cal.App.3d 239

Friends of B Street v. City of Hayward
(1980) 106 Cal.App.3d 988

Greenwood Addition Homeowners Association v. City of San Marino
(1993) 14 Cal.App.4th 1360

Leshner Communications, Inc. v. City of Walnut Creek
(1990) 52 Cal.3d 531

L.I.F.E. v. Lodi
(1989) 213 Cal.App.3d 1139

Pistoresi v. City of Madera
(1982) 138 Cal.App.3d 284

Resource Defense Fund v. LAFCO
(1983) 138 Cal.App.3d 987

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(1983) 143 Cal.App.3d 1013

OPINIONS OF THE ATTORNEY GENERAL

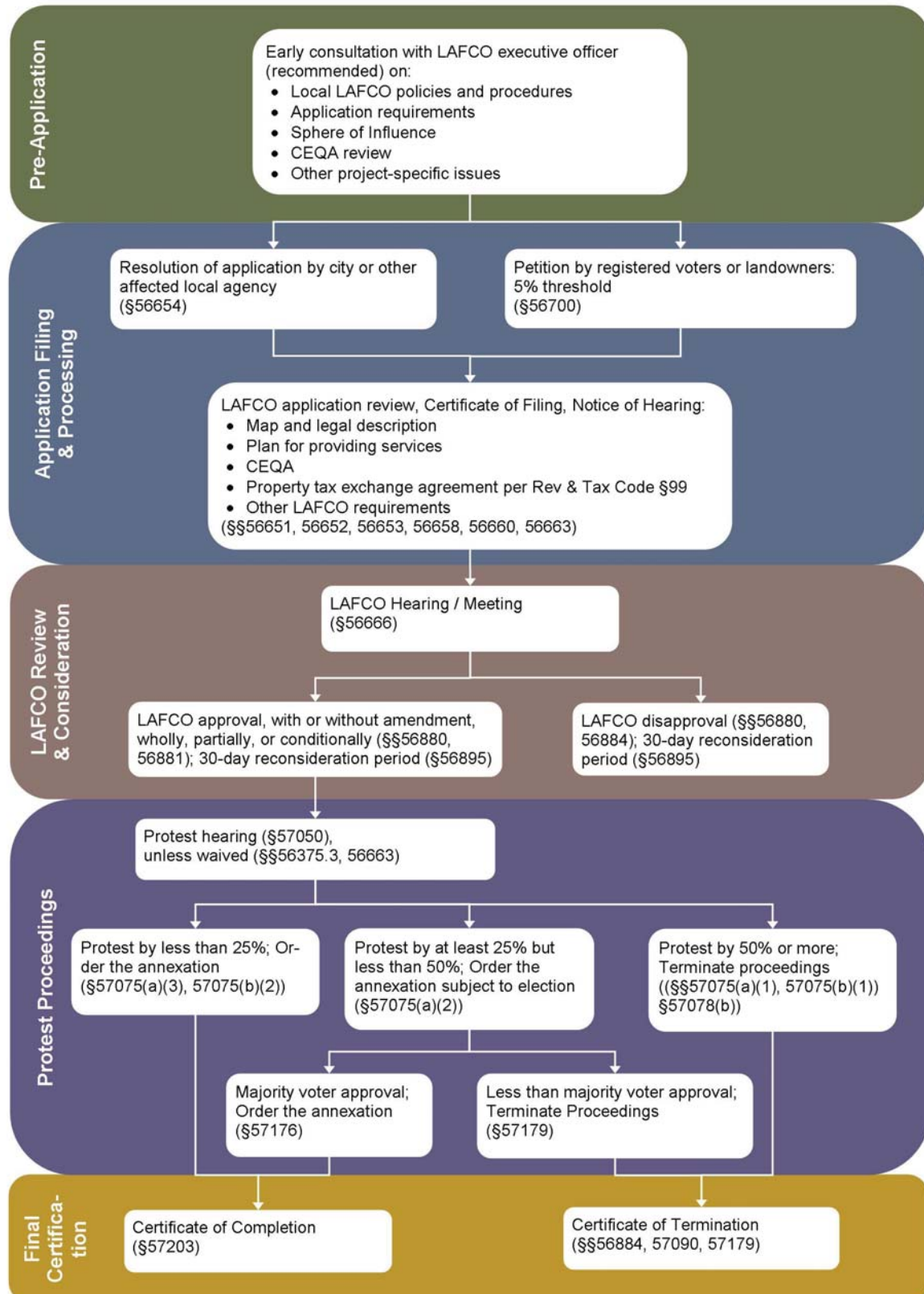
60 Ops.Cal.Atty.Gen 118 (1977)

63 Ops.Cal.Atty.Gen 758 (1980)

71 Ops.Cal.Atty.Gen 344 (1988)

82 Ops.Cal.Atty.Gen. 180 (1999)

Annexation Process Flowchart





CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT MEMORANDUM

DATE: September 22, 2022

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Regina Cave, General Services Director
Leslie Blomquist, City Engineer

SUBJECT: Considerations and Options for Pavement Restoration Strategies

Summary and Recommendation

At the May 10, 2022 Strategic Planning Meeting, the City Council established an objective to evaluate options for pavement and restoration strategies. This staff report is intended to serve as a discussion item for the City Council's consideration and opportunity for the Council to provide direction.

Staff recommends Council review the staff report, receive a staff presentation and provide direction to staff to proceed with developing long term planning of citywide pavement restoration plans.

Fiscal Impact

There is no fiscal impact related to this action. Project funds will continue to be programmed on a two-year cycle consistent with the City's budget process. As the City approaches revenue neutrality and Council elects to allocate general fund dollars to support the city's street repair efforts, those funds will be allocated towards projects that align with Council's goal of improving the city's overall pavement conditions. In Fiscal Year (FY) 2022-23, the City is forecasted to spend an estimated \$2,900,000 in street repairs from five non-General Fund sources. The City's long-range budget forecasting model projects increasing street repairs by \$2,000,000 in FY 2023-24 and to \$4,000,000 starting in FY 2024-25 going forward using General Fund dollars. This is expanded upon later in the staff report.

Background and Analysis

In 2019, Council authorized an agreement to update the City's pavement management system (PMS). The system currently in place (Streetsaver) is widely used throughout the industry to more accurately track real-time conditions of public infrastructure, including pavement, sidewalks, striping, signage, and other safety amenities. The purpose of updating the PMS was and is to help provide better tools to understand not only the condition of the City's assets but also for planning and strategizing how to better maximize staff's efforts when it comes to preventative maintenance of streets. Attached is a current list of the City's maintained streets with assigned Pavement Condition Index (PCI).

The City's existing network of streets includes a mixture of residential, collector and arterial roadways. The data maintained in the PMS is updated regularly and upon completion of capital projects that alter or improve pavement conditions. As a network, the city's PCI averages 51, and has declined by 3 points since the PMS update in 2019. Historically, streets selected for street resurfacing have typically been residential classifications and with lower PCI's, with many of these streets serving lower traffic volumes. This approach has been largely based on limited available funding resources for road projects in general, as well as project locations that do not qualify for federal or state grants, including all residential streets. Current funding sources available to support the City's resurfacing program include Gas Tax, Measure A Maintenance, and SB1 Funds, which are an extension of the Gas Tax program. In June 2022, a Mid-Cycle Update provided to Council included a 10-Year Financial Forecast, tentatively allocating general funds to annual street repairs beginning in Fiscal Year 2023/2024.

In recognizing the challenges the City has with an extensive maintenance backlog, not just with pavement but with various transportation assets, it is necessary to re-evaluate the City's approach to road repairs and prioritization of streets. Under the current model used by the City, road repairs and repaving is prioritized by streets with the lowest Pavement Condition Index (PCI) often resulting in courts and neighborhood streets receiving the greatest focus. As discussed at the most recent Strategic Planning Retreat, City Council and staff feel that this strategy should be reevaluated to consider approaches to ensure infrastructure maintenance investments are experienced by a greater number of residents and business district customers. By strategizing infrastructure maintenance projects geographically or by roadways that are experienced by more users rather than by lowest PCI, the City can deliver projects more efficiently, increase coordination with other stakeholders, address roads that serve more users and maximize use of City funds. This shift in approach would also look to focus a significant amount of available dollars on addressing arterials and collectors that may not necessarily be viable candidates for federal or state grants.

The data contained within the city's PMS includes varying pavement restoration applications to addressing pavement conditions. Recommendations of how to address each street is specific to the PCI, which is dynamic and changes as time passes and the conditions of the pavement worsen. By addressing the City's roads systematically to include preventative maintenance and not limiting projects to just full reconstruction, staff can work on extending the life of streets in a more fiscally responsible approach.

The following table is an estimate of available and eligible funds for the next five years beginning in FY 2023/2024, noting that several of these funding sources have specific criteria on how the funds can be utilized, such as Community Development Block Grant (CDBG) funds for improvements within specific target areas or in conjunction with Americans with Disabilities Act (ADA) facilities:

Funding Source	FY 2023/2024	FY 2024/2025	FY 2025/2026	FY 2026/2027	FY 2027/2028
CDBG	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000
Gas Tax	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000
General Funds	\$2,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
Measure A	\$500,000	\$500,000	\$550,000	\$550,000	\$600,000
SB1	\$1,900,000	\$2,000,000	\$2,100,000	\$2,200,000	\$2,300,000
Stormwater Utility Funds	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Total Estimate:	\$5,410,000	\$7,510,000	\$7,660,000	\$7,760,000	\$7,910,000

The estimates provided above are conservative estimates of future revenues. It is important to note that while these funds have generally supported resurfacing and complete streets projects, they do not necessarily reflect funding available for just pavement restoration projects. Based upon anticipated future grant funded projects, some of the above noted funding sources will be needed to augment various capital projects, either as matching funds and/or additional contributing funds as project delivery approaches. Such anticipated projects may include but are not San Juan Complete Streets and Old Auburn Road Complete Streets, both of which are planned for delivery in the next five years.

New Strategic Pavement Approach for City Council Discussion and Consideration

The approach outlined in this section of the staff report would be a new alternative that serves as a more strategically focused approach to street infrastructure than the current model provides for. The proposed approach would result in more road miles paved or maintained at a higher standard as arterials and collectors would receive more focus than they do under the current model.

As staff works to focus on a project delivery approach that achieves balance with all modes of transportation, improves safety around schools and high traffic areas, and supports the City's vital commercial and business districts, the following are points for Council's discussion and consideration, with the intent on developing as a five year deliverable plan:

- Program 50% or more of available annual funds to address pavement, safety and accessibility along arterials and collectors that are not foreseeably considered for competitive grant funding.
- Program remaining funds on residential streets, strategizing by districts or grouped Neighborhood Associations within districts to concentrate efforts, maximize use of funds and reduce impacts on residents and services.
- Prioritize streets that can be coordinated with other stake holders, such as utilities or shared jurisdictional roadways.
- Increase use of preventative maintenance strategies to help increase overall PCI and extend useful life of the network.
- Maintain flexibility to shift priorities based on safety, unforeseeable conditions, or opportunities to combine projects or programs.

In addition to the City's aging infrastructure, many of the local utilities have been actively working on long term plans to extensively repair and replace their systems. As with all areas of road construction, utility coordination is paramount to ensuring the City's investments are not compromised by non-city projects shortly after improvement have been made. By developing a long term, strategically planned approach to addressing the City's streets, staff can reduce utility conflicts and deliver better results to the community.

As a result of Council's direction on this item, staff will return at a later date to seek Council approval on site-specific locations recommended for resurfacing and ancillary improvements, as well as provide information on anticipated timelines for delivery.

Attachment

- 1) Citywide PCI street list.

City of Citrus Heights
Pavement Condition Index - Sorted by Name

StreetID	SectionID	StreetName	BegLocation	EndLocation	Length (ft)	Width (ft)	Area (sf)	PCI
ACORCT	S010	ACORN CREEK COURT	OAK WOOD HILLS CIR	CUL-DE-SAC	333	26	10731	34
ADOBCT	S010	ADOBE CASA COURT	SPERRY DRIVE	CUL-DE-SAC	407	26	10582	38
AHRECT	S010	AHRENTZEN COURT	ALAVOS COURT	CUL-DE-SAC	234	26	6084	44
ALBACT	S010	ALBA COURT	TWIN OAKS AVENUE	CUL-DE-SAC	824	26	21424	33
ALBUST	S010	ALBURY STREET	BROOKCREST WAY	AMBERWICK WAY	670	26	17420	39
ALLECT	S010	ALLENE CREEK COURT	ORELLE CREEK COURT	CUL-DE-SAC	136	26	5446	8
ALLEDT	S010	ALLENWOOD COURT	DANA BUTTE WAY	END (S)	572	26	17662	30
ALMAWY	S010	ALMA MESA WAY	DANA BUTTE WAY	DANA BUTTE WAY	1282	26	33332	67
ALMAWY	S020	ALMA MESA WAY	DANA BUTTE WAY	SAN COSME DRIVE	275	26	7150	90
ALMAWY	S030	ALMA MESA WAY	SAN COSME DRIVE	CUL-DE-SAC	365	26	9490	90
ALMAXY	S010	ALMADEN WAY	MADISON AVE (W)	ALTA VISTA LANE	1060	38	40280	29
ALMOAV	S010	ALMONDWOOD AVENUE	SYLVAN ROAD	SYLVAN GLEN WAY	1438	26	37388	62
ALONCT	S010	ALONDRA COURT	PATTON AVENUE	CUL-DE-SAC	215	26	9529	27
ALTADR	S010	ALTA SUNRISE DRIVE	SUNRISE BLVD	END	481	42	20202	33
ALTALN	S010	ALTA VISTA LANE	END (W)	CELINE DRIVE	1446	42	60732	43
ALYSCT	S010	ALYSSA COURT	HEATHERINGTON WAY	CUL-DE-SAC	110	50	6266	35
AMBEWY	S010	AMBERWICK WAY	ALBURY STREET	HOSAC WAY	2242	26	58292	31
AMSECT	S010	AMSELL COURT	MENKE WAY	CUL-DE-SAC	542	42	16882	17
AMSTAV	S010	AMSTERDAM AVENUE	ANTELOPE ROAD	VALERIANA AVENUE	585	36	21060	54
AMSTAV	S015	AMSTERDAM AVENUE	VALERIANA AVENUE	END	920	36	33120	21
AMSTAV	S020	AMSTERDAM AVENUE	GINGERBLOSSOM DRIVE	END	815	26	21190	81
ANDRCT	S010	ANDRE COURT	WACHTEL WAY	CUL-DE-SAC	292	26	9665	32
ANNECT	S010	ANNE MARIE COURT	CHARLAIS WAY	CUL-DE-SAC	429	26	13311	63
ANNWCT	S010	ANNWOOD COURT	BROCKWOOD WAY	END (E)	561	26	17472	37
ANSBDR	S010	ANSBROUGH DRIVE	WINLOCK AVENUE	TAREYTON WAY	590	26	15340	25
ANSLCT	S010	ANSLEY COURT	CANDELABRA DRIVE	END	348	26	11838	80
ANTERD	S010	ANTELOPE ROAD (E)	MANGO TREE WAY	SAYBROOK DRIVE	913	37	33781	66
ANTERD	S020	ANTELOPE ROAD (E)	SAYBROOK DRIVE	POMPEI COURT	932	28	26096	60
ANTERD	S030	ANTELOPE ROAD (E)	POMPEI COURT	TUPELO DRIVE	641	35	22435	56
ANTERD	S040	ANTELOPE ROAD (E)	TUPELO DRIVE	GARDEN GATE DRIVE	2736	35	95760	46
ANTERD	S050	ANTELOPE ROAD (E)	GARDEN GATE DRIVE	AMSTERDAM AVENUE	1657	31	51367	58
ANTERD	S060	ANTELOPE ROAD (E)	AMSTERDAM AVENUE	POPLAR AVENUE	355	31	11005	44
ANTERD	S070	ANTELOPE ROAD (E)	POPLAR AVENUE	LAUPPE LANE	690	44	30360	43
ANTERD	S080	ANTELOPE ROAD (E)	LAUPPE LANE	OAKWOOD LANE	554	29	16066	60
ANTERD	S090	ANTELOPE ROAD (E)	OAKWOOD LANE	AUBURN BLVD	1123	29	32567	72
ANTERD	S100	ANTELOPE ROAD (E)	AUBURN BLVD	MARIPOSA AVENUE	2671	28	74788	58
ANTERD	S110	ANTELOPE ROAD (E)	MARIPOSA AVENUE	SUNRISE BLVD	2809	28	78652	65
ANTERD	S120	ANTELOPE ROAD (E)	SUNRISE BLVD	OLD AUBURN ROAD	1403	27	37881	61
ANTWRD	S010	ANTELOPE ROAD (W)	OLD AUBURN ROAD	WONDER STREET	886	29	25694	76
ANTWRD	S020	ANTELOPE ROAD (W)	WONDER STREET	SUNRISE BLVD	573	27	15471	71
ANTWRD	S030	ANTELOPE ROAD (W)	SUNRISE BLVD	WATSON WAY	435	27	11745	66

City of Citrus Heights
Pavement Condition Index - Sorted by Name

StreetID	SectionID	StreetName	BegLocation	EndLocation	Length (ft)	Width (ft)	Area (sf)	PCI
ANTWRD	S040	ANTELOPE ROAD (W)	WATSON WAY	MARIPOSA AVENUE	2438	28	68264	67
ANTWRD	S050	ANTELOPE ROAD (W)	MARIPOSA AVENUE	DEANTON COURT	617	27	16659	70
ANTWRD	S060	ANTELOPE ROAD (W)	DEANTON COURT	ORANGE AVENUE	1509	27	40743	60
ANTWRD	S070	ANTELOPE ROAD (W)	ORANGE AVENUE	AUBURN BLVD	472	28	13216	71
ANTWRD	S080	ANTELOPE ROAD (W)	AUBURN BLVD	ROSSWOOD DRIVE	2905	36	104580	55
ANTWRD	S090	ANTELOPE ROAD (W)	ROSSWOOD DRIVE	ROLLINGWOOD DRIVE	933	36	33588	54
ANTWRD	S100	ANTELOPE ROAD (W)	ROLLINGWOOD DRIVE	LICHEN DRIVE	2787	36	100332	39
ANTWRD	S110	ANTELOPE ROAD (W)	LICHEN DRIVE	ZENITH DRIVE	553	36	19908	48
ANTWRD	S120	ANTELOPE ROAD (W)	ZENITH DRIVE	SUMMERPLACE DRIVE	602	36	21672	53
ANTWRD	S130	ANTELOPE ROAD (W)	SUMMERPLACE DRIVE	SAYBROOK DRIVE	978	27	26406	61
ANTWRD	S140	ANTELOPE ROAD (W)	SAYBROOK DRIVE	LONEWOOD WAY	897	37	33189	64
ANTWRD	S150	ANTELOPE ROAD (W)	LONEWOOD WAY	CITY LIMITS (W)	420	37	15540	50
APACWY	S010	APACHE WAY	NAVION DRIVE	SKYLANE DRIVE	1212	26	31512	32
APLIC	S010	APLITE COURT	MICA WAY	CUL-DE-SAC	264	24	9849	59
APPLWY	S010	APPLEBY WAY	WESTBROOK DRIVE	END (W)	253	26	6578	84
APTOCI	S010	APTOS CIRCLE	RICONADA DRIVE	RICONADA DRIVE	951	32	30432	56
ARCADR	S010	ARCADIA DRIVE	GREENBACK LANE	SUNRISE BLVD	1830	26	47580	33
ARCACT	S010	ARCARO COURT	LONGDEN CIRCLE	CUL-DE-SAC	202	26	7005	93
ARENCT	S010	AREND COURT	HOLLAND AVENUE	CUL-DE-SAC	174	66	11949	14
ARGODR	S010	ARGO DRIVE	OLD AUBURN ROAD	ARCARO COURT	1083	26	28158	23
ARGODR	S020	ARGO DRIVE	OLD AUBURN ROAD	WEDDELL CT	172	36	6192	51
ASHMST	S010	ASHMONT STREET	STONEHAND AVENUE	BURNTWOOD WAY	775	36	27900	39
ASPGW	S010	ASPEN GARDENS WAY	STOCK RANCH ROAD	ASPEN RANCH COURT	1455	26	37830	82
ASPGCT	S010	ASPEN GLEN COURT	ASPEN GARDENS WAY	WEST END	110	38	4180	81
ASPRCT	S010	ASPEN RANCH COURT	ASPEN GARDENS WAY	EAST END	495	28	13860	78
ASPVCT	S010	ASPEN VIEW COURT	ASPEN GARDENS WAY	EAST END	183	28	5124	84
ASPECT	S010	ASPENWOOD COURT	WILLOWCREEK WAY	CUL-DE-SAC	232	26	8822	43
ASTECT	S010	ASTER COURT	FIREWEED CIRCLE	CUL-DE-SAC	510	26	13260	37
ATOLCT	S010	ATOLL COURT	GREENLEAF DRIVE	CUL-DE-SAC	335	26	12536	76
AUBEBL	S010	AUBURN BLVD (E)	CITY LIMITS (E)	SHADOW LANE	1723	24	41352	57
AUBEBL	S020	AUBURN BLVD (E)	SHADOW LANE	DESIMONE LANE	581	24	13944	54
AUBEBL	S030	AUBURN BLVD (E)	DESIMONE LANE	GREENBACK LANE	467	24	11208	54
AUBEBL	S040	AUBURN BLVD (E)	GREENBACK LANE	DONEGAL DRIVE	2184	30	65520	50
AUBEBL	S050	AUBURN BLVD (E)	DONEGAL DRIVE	VAN MAREN LANE	2166	24	51984	49
AUBEBL	S060	AUBURN BLVD (E)	VAN MAREN LANE	CROSSWOODS PARKWAY	1208	26	31408	53
AUBEBL	S070	AUBURN BLVD (E)	CROSSWOODS PARKWAY	SAN TOMAS DRIVE	1300	26	33800	50
AUBEBL	S080	AUBURN BLVD (E)	SAN TOMAS DRIVE	CHIVALRY ROAD	2338	29	67802	47
AUBEBL	S090	AUBURN BLVD (E)	CHIVALRY ROAD	SYLVAN ROAD	1050	31	32550	59
AUBNBL	S010	AUBURN BLVD (N)	SYLVAN ROAD	MAPLE AVENUE	1400	24	33600	73
AUBNBL	S020	AUBURN BLVD (N)	MAPLE AVENUE	WILLOW WAY	265	24	6360	85
AUBNBL	S030	AUBURN BLVD (N)	WILLOW WAY	CARLETON LANE	808	24	19392	85

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AUBNBL	S040	AUBURN BLVD (N)	CARLETON LANE	COOK AVENUE	342	24	8208	72
AUBNBL	S050	AUBURN BLVD (N)	COOK AVENUE	PRATT AVENUE	431	24	10344	76
AUBNBL	S060	AUBURN BLVD (N)	PRATT AVENUE	SYCAMORE DRIVE	560	24	13440	75
AUBNBL	S070	AUBURN BLVD (N)	SYCAMORE DRIVE	ANTELOPE ROAD	585	24	14040	69
AUBNBL	S080	AUBURN BLVD (N)	ANTELOPE ROAD	WATSON WAY	327	24	7848	75
AUBNBL	S090	AUBURN BLVD (N)	WATSON WAY	CEDAR DRIVE	1290	27	34830	77
AUBNBL	S100	AUBURN BLVD (N)	CEDAR DRIVE	BAIRD WAY	827	24	19848	68
AUBNBL	S110	AUBURN BLVD (N)	BAIRD WAY	WALNUT DRIVE	483	24	11592	50
AUBNBL	S120	AUBURN BLVD (N)	WALNUT DRIVE	OAK GROVE AVENUE	350	24	8400	61
AUBNBL	S130	AUBURN BLVD (N)	OAK GROVE AVENUE	CHERRY GLEN AVENUE	666	24	15984	71
AUBNBL	S140	AUBURN BLVD (N)	CHERRY GLEN AVENUE	TWIN OAKS AVENUE	350	24	8400	59
AUBNBL	S150	AUBURN BLVD (N)	TWIN OAKS AVENUE	LINDEN AVENUE	661	23	15203	65
AUBNBL	S160	AUBURN BLVD (N)	LINDEN AVENUE	CITY LIMITS (N)	480	23	11040	79
AUBSBL	S010	AUBURN BLVD (S)	CITY LIMITS (N)	AUBURN OAKS COURT	1183	23	27209	60
AUBSBL	S020	AUBURN BLVD (S)	AUBURN OAKS COURT	BELLBROOK COURT	332	24	7968	67
AUBSBL	S030	AUBURN BLVD (S)	BELLBROOK COURT	SANDALWOOD DRIVE	553	24	13272	67
AUBSBL	S040	AUBURN BLVD (S)	SANDALWOOD DRIVE	ROLLINGWOOD DRIVE	614	24	14736	57
AUBSBL	S050	AUBURN BLVD (S)	ROLLINGWOOD DRIVE	GRAND OAKS BLVD	1374	24	32976	61
AUBSBL	S060	AUBURN BLVD (S)	GRAND OAKS BLVD	ANTELOPE ROAD	1474	24	35376	65
AUBSBL	S070	AUBURN BLVD (S)	ANTELOPE ROAD	PRATT AVENUE	1201	24	28824	74
AUBSBL	S080	AUBURN BLVD (S)	PRATT AVENUE	KANAI AVENUE	652	24	15648	79
AUBSBL	S090	AUBURN BLVD (S)	KANAI AVENUE	OLD AUBURN ROAD	2413	24	57912	77
AUBWBL	S010	AUBURN BLVD (W)	OLD AUBURN ROAD	CARRIAGE DRIVE	1177	30	35310	45
AUBWBL	S020	AUBURN BLVD (W)	CARRIAGE DRIVE	TANDEM COURT	553	30	16590	46
AUBWBL	S030	AUBURN BLVD (W)	TANDEM COURT	RAINTREE DRIVE	311	30	9330	43
AUBWBL	S040	AUBURN BLVD (W)	RAINTREE DRIVE	COACHMAN WAY	583	30	17490	49
AUBWBL	S050	AUBURN BLVD (W)	COACHMAN WAY	SAN TOMAS DRIVE	915	30	27450	46
AUBWBL	S060	AUBURN BLVD (W)	SAN TOMAS DRIVE	COBALT WAY	807	30	24210	41
AUBWBL	S070	AUBURN BLVD (W)	COBALT WAY	JANET DRIVE	501	30	15030	50
AUBWBL	S080	AUBURN BLVD (W)	JANET DRIVE	VAN MAREN LANE	1164	24	27936	50
AUBWBL	S090	AUBURN BLVD (W)	VAN MAREN LANE	CHATHAM WAY	413	46	18998	40
AUBWBL	S100	AUBURN BLVD (W)	CHATHAM WAY	HALIFAX STREET	1120	24	26880	51
AUBWBL	S110	AUBURN BLVD (W)	HALIFAX STREET	GREENBACK LANE	2894	25	72350	50
AUBWBL	S120	AUBURN BLVD (W)	GREENBACK LANE	DEVECCHI AVENUE	2344	25	58600	55
AUBWBL	S130	AUBURN BLVD (W)	DEVECCHI AVENUE	CITY LIMITS (E)	555	25	13875	51
AUBU	S010	AUBURN FRONTAGE	END (E)	COBALT WAY	1227	27	33129	92
AUBU	S020	AUBURN FRONTAGE	SAN TOMAS DRIVE	CARRIAGE DRIVE	2282	27	61614	30
AUBUCT	S010	AUBURN OAKS COURT	AUBURN BLVD	RUSCH DRIVE	1149	40	49385	28
AUBUWY	S010	AUBURN POINT WAY	MCCONNEL DRIVE	AUBURN WOODS DIVE	227	26	5902	35
AUBUDT	S010	AUBURN WIND COURT	MCCONNEL DRIVE	CUL-DE-SAC	256	26	6656	24
AUBUDR	S010	AUBURN WOODS DRIVE	END (S)	AUBURN BLVD	739	26	19214	13

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AUTUAV	S010	AUTUMN AVENUE	OAK FOREST STREET	RUSCH DRIVE	1060	26	27560	14
AUTUCT	S010	AUTUMN OAK COURT	SANDRIDGE WAY	CUL-DE-SAC	125	26	3250	30
AVALWY	S010	AVALOS WAY	PITALO WAY	TALBOT WAY	1299	26	33774	48
AWAYWY	S010	AWAY WAY	MARIPOSA AVENUE	MARIPOSA GLEN WAY	1080	26	28080	45
BAIRWY	S010	BAIRD WAY	AUBURN BLVD	CUL-DE-SAC	2058	18	40299	68
BANNCT	S010	BANNOCK COURT	TALBOT WAY	CUL-DE-SAC	161	20	3220	37
BARADR	S010	BARANGA DRIVE	KAPLAN WAY	WINLOCK AVENUE	420	26	10920	90
BARADR	S020	BARANGA DRIVE	WINLOCK AVENUE	COBALT WAY	1162	36	41832	89
BARCT	S010	BARNWOOD COURT	CAMPFIRE WAY	EAST END	220	28	6160	32
BARTWY	S010	BARTIG WAY	LINDA SUE	MAIDSTONE WAY	965	26	25090	79
BASACT	S010	BASALT COURT	MICA WAY	CUL-DE-SAC	227	23	8088	68
BASSWY	S010	BASSWOOD WAY	TREEBINE AVENUE	BUTTERNUT DRIVE	993	26	25818	72
BAUGCT	S010	BAUGH COURT	HOOPE DRIVE	CUL-DE-SAC	324	26	11214	49
BAYBCT	S010	BAYBERRY COURT	LARWIN DRIVE	CUL-DE-SAC	365	26	9490	49
BAYMWY	S010	BAYMORE WAY	SANDALWOOD COURT	END (S)	613	26	18728	90
BAYOWY	S010	BAYOAK WAY	BAYMORE WAY	RUSCH DRIVE	868	26	22568	64
BEARDR	S010	BEARDED IRIS DRIVE	OAK AVENUE	FIREWEED CIRCLE	300	36	10800	24
BEAUWY	S010	BEAUPRE WAY	MUIRWOOD WAY	MUIRWOOD WAY	1316	26	34216	43
BECKWY	S010	BECKWITH WAY	ESCALLONIA DRIVE	OLD RANCH ROAD	800	26	20800	41
BEGOCT	S010	BEGONIA COURT	SHADY CREST WAY	CUL-DE-SAC	197	66	14610	3
BELLCT	S010	BELLBROOK COURT	DEVILLE OAKS WAY	CUL-DE-SAC	223	20	6933	32
BELLDT	S010	BELLFLOWER COURT	WOODRUFF WAY	CUL-DE-SAC	156	26	4056	56
BERMWY	S010	BERMAN WALK WAY	WINTERGREEN DRIVE	END (W)	1520	26	39520	36
BETACT	S010	BETA COURT	SUMMERPLACE DRIVE	CUL-DE-SAC	244	26	9134	4
BIERST	S010	BIERSTON STREET	GLENHURST WAY	RUMFORD AVENUE	1325	26	34450	33
BIGACT	S010	BIG ARROW COURT	BLOWING WIND WAY	CUL-DE-SAC	470	26	14463	52
BIGLDR	S010	BIGLOW DRIVE	BLACKTHORNE WAY	SAYBROOK DRIVE	223	46	10258	27
BINEDR	S010	BINET DRIVE	GREENBACK LANE	MERCEDES AVENUE	972	43	41796	54
BIRCWY	S010	BIRCHGLADE WAY	DALY AVENUE	SAYBROOK DRIVE	1691	37	62567	62
BIRCCI	S010	BIRCHWOOD CIRCLE	OAK SPRING WAY	OAK SPRING WAY	1387	26	36062	37
BIRDST	S010	BIRDCAGE STREET	UPLANDS	GREENBACK LANE	4457	42	187194	79
BIRDST	S020	BIRDCAGE STREET	SUNHILL DRIVE	GREENBACK LANE	1056	42	44352	66
BITTWY	S010	BITTERBUSH WAY	CORNERSTONE WAY	ZENITH DRIVE	422	26	10972	69
BIXAAV	S010	BIX AVENUE	HILLTREE AVENUE	HILLTREE AVENUE	720	26	18720	90
BIXAAV	S020	BIX AVENUE	HILLTREE AVENUE	CUL-DE-SAC	1000	26	37300	24
BLACWY	S010	BLACK OAKS WAY	OAKBERRY WAY	RUSCH DRIVE	1207	26	31382	83
BLACCT	S010	BLACK WALNUT COURT	RED MAPLE WAY	CUL-DE-SAC	205	26	5330	25
BLACDR	S010	BLACKSTAR DRIVE	SUMMER PLACE DRIVE	ZENITH DRIVE	567	36	20412	71
BLACXY	S010	BLACKTHORNE WAY	TUPELO DRIVE	WOODGLADE AVENUE	2799	26	72774	20
BLANCT	S010	BLANDFORD COURT	KINGSMILL WAY	CUL-DE-SAC	299	26	10564	22
BLAYCT	S010	BLAYDEN COURT	OLD RANCH ROAD	CUL-DE-SAC	627	26	19092	13

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BLAZDR	S010	BLAZINGWOOD DRIVE	SAYBROOK DRIVE	CUL-DE-SAC	300	36	10800	23
BLOOWY	S010	BLOOM WAY	PRIMROSE DRIVE	LONGWOOD WAY	717	26	18642	44
BLOSCT	S010	BLOSSOM COURT	ALMONDWOOD AVENUE	END (N)	121	26	3146	61
BLOSDT	S010	BLOSSOM HILL COURT	TWIN OAKS AVENUE	CUL-DE-SAC	428	26	13201	36
BLOWWY	S010	BLOWING WIND WAY	FLAMING ARROW DRIVE	FLAMING ARROW DRIVE	955	26	24830	93
BLUEWY	S010	BLUE JAY WAY	GLEN TREE DRIVE	WOODCHUCK WAY	989	36	37159	40
BLUEXY	S010	BLUE OAK WAY	COAST OAK WAY	MOSS OAK AV	905	26	23530	23
BLUECT	S010	BLUE ROSE COURT	CUL-DE-SAC	FIREWEED CIRCLE	180	26	4680	12
BLUEYY	S010	BLUE SPRINGS WAY	LICHEN DRIVE	CITY LIMITS	2283	26	59358	23
BLUEDT	S010	BLUEBELL COURT	FIREWEED CIRCLE	CUL-DE-SAC	185	26	4810	33
BOGUWY	S010	BOGUE WAY	ENRIGHT DRIVE	CESSNA DRIVE	510	26	13260	16
BONHCI	S010	BONHAM CIRCLE	SUNHILL DRIVE	SUNHILL DRIVE	950	26	24700	27
BONIWY	S010	BONITA WAY	OLD AUBURN RD	MARETHA ST	1315	20	26300	95
BONIWY	S020	BONITA WAY	MARETHA ST	LARKSPUR AVENUE	1580	20	31600	58
BONNWX	S010	BONNIE OAK WAY	ORIAL OAK CT	CITY LIMITS	1980	26	51480	23
BONWWY	S010	BONWIT WAY	KAPLAN WAY	WINLOCK AVENUE	397	26	10322	79
BRAMWY	S010	BRAMBLE TREE WAY	CLOVERLEAF WAY	WILLOW TREE WAY	629	26	16354	84
BRANWY	S010	BRANCHWATER WAY	BRIMSTONE DRIVE	CRANBERRY COURT	1053	26	27378	38
BRANXY	S010	BRANTFORD WAY	WESTBROOK DRIVE	END (W)	110	34	3740	23
BRAYAV	S010	BRAYTON AVENUE	MARY ANN WAY	BROOKCREST WAY	450	26	11700	42
BRAYAV	S020	BRAYTON AVENUE	BROOKCREST WAY	END	1946	36	70056	68
BREECT	S010	BREE ANN COURT	CUL-DE-SAC	FOX HILLS DRIVE	330	26	10653	46
BREMDR	S010	BREMAN DRIVE	GREENBACK LANE	VAN MAREN LANE	2066	36	74376	21
BRIAWY	S010	BRIARTREE WAY	SUMMERPLACE DRIVE	ZENITH DRIVE	1003	26	26078	79
BRIAWY	S020	BRIARTREE WAY	ZENITH DRIVE	ZENITH DRIVE	1880	26	48880	50
BRIDWY	S010	BRIDGEMONT WAY	OAK BEND WAY	VAN MAREN LANE	726	26	18876	47
BRILCT	S010	BRILL COURT	CALVIN DRIVE	CUL-DE-SAC	301	26	7826	57
BRIMDR	S010	BRIMSTONE DRIVE	LICHEN DRIVE	ZENITH DRIVE	667	34	22678	75
BRITWY	S010	BRITTANY WAY	NORTHBRIDGE	YEOMAN WAY	859	26	22334	23
BROCDR	S010	BROCADE DRIVE	CALVIN DRIVE	CUL-DE-SAC	882	26	25722	69
BROCWY	S010	BROCKWOOD WAY	STONEHAND AVENUE	MESAVIEW DRIVE	2060	26	53560	33
BROKCT	S010	BROKEN ARROW COURT	INDIAN RIVER DRIVE	CUL-DE-SAC	332	20	9880	21
BROKDR	S010	BROKEN BOW DRIVE	INDIAN RIVER DRIVE	PRETTY GIRL COURT	676	26	17576	39
BROKWY	S010	BROKENFEATHER WAY	BLOWING WIND WAY	END	238	20	4760	89
BROOWY	S010	BROOKCREST WAY	SPICER DRIVE	ALBURY STREET	2230	26	57980	58
BROODR	S010	BROOKDALE DRIVE	OAK FOREST STREET	RUSCH DRIVE	1135	26	29510	26
BROOXY	S010	BROOKHAVEN WAY	BROOKTREE DRIVE	GREENBACK LANE	1576	26	40976	32
BROOCT	S010	BROOKNOLL COURT	ALBURY STREET	CUL-DE-SAC	75	26	1950	30
BROODT	S010	BROOKOVER COURT	BLUE JAY WAY	CUL-DE-SAC	437	26	13435	43
BROOET	S010	BROOKRIDGE COURT	DALMENY WAY	CUL-DE-SAC	685	26	20600	82
BROOER	S010	BROOKTREE DRIVE	GREENBACK LANE	HICKORYWOOD WAY	2508	42	105336	49

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BROUWY	S010	BROUGHAM WAY	CIRCLET WAY	CANDELABRA DRIVE	640	26	16640	60
BRUSCT	S010	BRUSHCREEK COURT	MOUNTAINSIDE DRIVE	CUL-DE-SAC	386	26	10036	62
BUCKWY	S010	BUCKHAVEN WAY	WICKHAM DRIVE	COTTINGHAM COURT	652	26	16952	73
BUNCCT	S010	BUNCHBERRY COURT	FIREWEED CIRCLE	CUL-DE-SAC	110	26	2860	48
BURIAV	S010	BURICH AVENUE	GREENBACK LANE	SAN PABLO DRIVE	1130	32	36160	66
BURNDR	S010	BURNHAM DRIVE	BINET DRIVE	END (N)	1617	36	58212	25
BURNCT	S010	BURNSIDE COURT	ESCALLONIA DRIVE	CUL-DE-SAC	244	26	9134	15
BURNWY	S010	BURNWOOD WAY	BLAZINGWOOD DRIVE	ASHMONT STREET	600	26	15600	11
BUTTDR	S010A	BUTTERNUT DRIVE	LICHEN DRIVE	RADFORD	3528	42	148176	38
BUTTDR	S010B	BUTTERNUT DRIVE	RADFORD	CITY LIMITS (E)	1440	42	60480	64
BUTTWY	S010	BUTTONWOOD WAY	TREELARK WAY	BASSWOOD WAY	1560	26	40560	46
CALCCT	S010	CAL COURT	PRIMROSE	CUL-DE-SAC	313	26	11964	19
CALECT	S010	CALESA COURT	GRANDBALL WAY	END (E)	145	34	6590	75
CALVDR	S010	CALVIN DRIVE	VAN MAREN LANE	CARRIAGE DRIVE	4362	42	183204	51
CAMEWY	S010	CAMEL ROCK WAY	HOOPE DRIVE	SAN COSME DRIVE	1234	26	32084	32
CAMMDR	S010	CAMMERAY DRIVE	POULSON STREET	COPPERWOOD DRIVE	955	26	24830	60
CAMOWY	S010	CAMOMILE WAY	GINGERBLOSSOM DRIVE	AMSTERDAM AVENUE	495	26	12870	25
CAMWY	S010	CAMPFIRE WAY	VAN MAREN LANE	COWBOY WAY	1689	26	43914	65
CAMSCT	S010	CAMSTOCK COURT	LARWIN DRIVE	CUL-DE-SAC	449	26	11674	31
CANALN	S010	CANADY LANE	OAK AVENUE	END (N)	1260	20	25200	12
CANDDR	S010	CANDELABRA DRIVE	VAN MAREN LANE	COBALT WAY	840	26	21840	26
CANDWY	S010	CANDLIGHT WAY	BROCADE DRIVE	MIDNIGHT WAY	2067	26	53742	48
CANDCT	S010	CANDY CONE COURT	CARMELWOOD DRIVE	CUL-DE-SAC	276	26	10260	76
CANEDR	S010	CANELO HILLS DRIVE	HOOPE DRIVE	SUNGARDEN DRIVE	1846	26	47996	55
CANEDR	S020	CANELO HILLS DRIVE	SUNGARDEN DRIVE	OAK AVE	1686	43	72498	28
CANECI	S010	CANEVALLEY CIRCLE	MOUNTAINSIDE DRIVE	MOUNTAINSIDE DRIVE	1483	26	38558	16
CANOCT	S010	CANOE BIRCH COURT	LARWIN DRIVE	CUL-DE-SAC	394	26	13034	57
CANYDR	S010	CANYON OAK DRIVE	OLD AUBURN ROAD	HOLLY OAK STREET	4910	37	181670	30
CAPRDR	S010	CAPRICORN DRIVE	PLEIDES AVENUE	MARIPOSA AVENUE	1624	26	42224	89
CARAWY	S010	CARANA WAY	FRANLA WAY	FRANLA WAY	812	26	21112	74
CARDCT	S010	CARDIGAN COURT	WESTBROOK DRIVE	CUL-DE-SAC	252	26	9438	38
CARLLN	S010	CARLETON LANE	AUBURN BLVD	263' E OF AUBURN BLVD	263	26	6838	56
CARLLN	S020	CARLETON LANE	263' E OF AUBURN BLVD	END	364	36	13984	39
CARLDR	S010	CARLOW DRIVE	BREMEN DRIVE	DONEGAL DRIVE	912	36	32832	33
CARMDR	S010	CARMELWOOD DRIVE	SUMMERPLACE DRIVE	LICHEN DRIVE	2457	36	88452	60
CAROAV	S010	CAROL AVENUE	SCRIBNER AVENUE	CEDAR AVENUE	475	26	12350	93
CARRDR	S010	CARRIAGE DRIVE	LAUPPE LANE	AUBURN BLVD	3650	42	153300	66
CARRCT	S010	CARRICK COURT	MENKE WAY	CUL-DE-SAC	486	26	15426	90
CASAWY	S010	CASA BELLA WAY	BONITA	MEADOWRIVER WAY	1205	26	31330	69
CASSWY	S010	CASSINI WAY	WESTCHESTER WAY	WINLOCK AVENUE	1012	26	26312	45
CASTCT	S010	CASTILIAN COURT	END	SPERRY DRIVE	380	26	9880	32

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CASTCI	S010	CASTLEBERRY CIRCLE	VILLAVIEW DRIVE	VILLAVIEW DRIVE	1077	26	28002	66
CASUCT	S010	CASUARINIA COURT	OAKBERRY WAY	CUL-DE-SAC	128	26	3328	30
CATADR	S010	CATALPA DRIVE	DRACENA DRIVE	CUL-DE-SAC	580	26	15080	65
CATAER	S010	CATAMARAN DRIVE	STANFORD OAK DRIVE	TUPELO DRIVE	1450	36	52200	91
CATBCI	S010	CATBOAT CIRCLE	CATAMARAN DRIVE	CATAMARAN DRIVE	881	26	22906	21
CAVADR	S010	CAVAN DRIVE	BREMAN DRIVE	DONEGAL DRIVE	1075	36	38700	28
CEDAWY	S010	CEDAR CREEK WAY	WILLOW CREEK DRIVE	END (S)	640	26	16640	35
CEDADR	S010	CEDAR DRIVE	AUBURN BLVD	CAROL AVENUE	1795	16	28720	34
CEDGCT	S010	CEDAR GARDEN COURT	CEDAR RANCH WAY	WEST END	123	28	3444	78
CEDPCT	S010	CEDAR PARK CT	RYAN TAYLOR WAY	WEST END	85	28	2380	78
CEDRDR	S010	CEDAR RANCH DRIVE	ASPEN GARDENS WAY	STOCK RANCH ROAD	1006	26	26156	80
CELEWY	S010	CELESTIAL WAY	CAPRICORN DRIVE	END (N)	910	26	27486	93
CELIDR	S010	CELINE DRIVE	ALTA VISTA LANE	END (N)	1069	42	44898	38
CENTCI	S010	CENTURION CIRCLE	BIX AVENUE	BIX AVENUE	1087	26	28262	78
CESSDR	S010	CESSNA DRIVE	CALVIN DRIVE	VOLTA WAY	575	26	14950	58
CESSDR	S020	CESSNA DRIVE	VOLTA WAY	ENRIGHT DRIVE	457	26	11882	35
CHALCT	S010	CHALLIS COURT	MARIPOSA GLEN WAY	CUL-DE-SAC	445	26	14456	44
CHANCT	S010	CHANCERY COURT	BIRDCAGE STREET	END (W)	205	26	5330	42
CHARWY	S010	CHARLENE WAY	HANSON AVENUE	END	561	26	16263	31
CHARAV	S010	CHARLOTTE AVENUE	GARRYANNA DRIVE	END	526	26	13676	43
CHARXY	S010	CHAROLAIS WAY	WES WAY	END (S)	570	26	14820	26
CHATWY	S010	CHATHAM WAY	MELBOURNE WAY	AUBURN BLVD	272	42	11424	58
CHECWY	S010	CHECKERBLOOM WAY	STACEY HILLS DRIVE	POPPYFIELD WAY	961	26	24986	75
CHELWY	S010	CHELTENHAM WAY	WESTBROOK DRIVE	TRENTON WAY	1304	26	33904	19
CHERCT	S010	CHERRY CREEK COURT	CHERRYTREE AVENUE	CUL-DE-SAC	696	26	18096	33
CHERAV	S010	CHERRY GLEN AVENUE	AUBURN BLVD	HOLLY DRIVE	1290	16	20640	78
CHERDT	S010	CHERRY LEAF COURT	END	CHERRY GLEN AVENUE	366	26	11589	41
CHERBV	S010	CHERRYTREE AVENUE	PEORIA DRIVE	BROOKTREE DRIVE	611	26	15886	67
CHESWY	S010	CHESHIRE WAY	VICEROY WAY	NORTHBRIDGE	672	26	17472	36
CHESDR	S010	CHESLINE DRIVE	LINDA SUE	SAN JUAN AVENUE	2000	42	84000	54
CHEVCT	S010	CHEVAL COURT	AMSTERDAM AVENUE	CUL-DE-SAC	147	26	5141	90
CHIPWY	S010	CHIPMUNK WAY	OLD AUBURN ROAD	CUL-DE-SAC	1851	26	50199	30
CHIPXY	S010	CHIPPING WAY	SPICER DRIVE	CHESLINE DRIVE	1490	26	38740	77
CHIVRD	S010	CHIVALRY ROAD	AUBURN BLVD	END (S)	700	36	25200	52
CHULDR	S010	CHULA VISTA DRIVE	MARIPOSA AVENUE	MARIPOSA AVENUE	1320	20	26400	70
CIRCWY	S010	CIRCLET WAY	COBALT WAY	WINLOCK AVENUE	2253	27	60831	79
CIRCDR	S010	CIRCUIT DRIVE	SYLVAN ROAD	MARIPOSA AVENUE	2084	26	54184	34
CIROCT	S010	CIRO COURT	WESTCHESTER WAY	CUL-DE-SAC	173	26	4498	36
CLAYDR	S010	CLAY BASKET DRIVE	INDIAN RIVER DRIVE	SHADOW HAWK DRIVE	648	26	16848	28
CLAYWY	S010	CLAYPOOL WAY	DAFFODIL WAY	VILLA OAK DRIVE	3644	26	94744	51
CLEACT	S010	CLEAR CREEK COURT	LARWIN DRIVE	CUL-DE-SAC	264	26	9654	74

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CLEADR	S010	CLEAR VIEW DRIVE	WATSON WAY	CUL-DE-SAC	1320	26	34320	54
CLOVWY	S010	CLOVERLEAF WAY	lichen drive	TREELEAF WAY	1850	26	48100	26
CLOVCT	S010	CLOVIS COURT	SOQUEL	CUL-DE-SAC	245	26	6370	23
COACWY	S010	COACHMAN WAY	AUBURN FRONTAGE	RAINTREE DRIVE	1003	26	26078	33
COASWY	S010	COAST OAK WAY	TWIN OAKS AVENUE	MOSS OAK AV	1041	26	27066	20
COBAWY	S010	COBALT WAY	AUBURN BLVD	CALVIN DRIVE	3647	42	153174	53
COBBWY	S010	COBBLESTONE WAY	GARDEN GATE DRIVE	HENNING DRIVE	400	26	10400	11
COBRCT	S010	COBRA COURT	BLACKSTAR DRIVE	CUL-DE-SAC	268	26	9758	31
COLLWY	S010	COLLEGIALLY WAY	BERMAN WALK WAY	CLAYPOOL WAY	238	26	6188	33
COMMDR	S010	COMMUNITY DRIVE	SYLVAN ROAD	MARIPOSA AVENUE	1936	26	50336	64
CONNCI	S010	CONNEMARA CIRCLE	DEWEY DRIVE	DEWEY DRIVE	1052	26	27352	53
CONODR	S010	CONOVER DRIVE	OLD AUBURN ROAD	NEWBRIDGE WAY	2148	26	55848	14
CONVWY	S010	CONVAIR WAY	NAVION DRIVE	SKYLANE DRIVE	1466	34	49844	26
COOKAV	S010	COOK AVENUE	AUBURN BLVD	MARIPOSA AVENUE	2544	34	86496	83
COPACT	S010	COPA COURT	SANDRIDGE WAY	CUL-DE-SAC	145	26	3770	25
COPPCT	S010	COPPER FOX COURT	LOCHER WAY	CUL-DE-SAC	183	26	6831	20
COPPD	S010	COPPER OAK COURT	LOCHER WAY	CUL-DE-SAC	390	26	10140	42
COPPDR	S010	COPPERWOOD DRIVE	CANELO HILLS DRIVE	FAIR OAKS BLVD	2035	26	52910	58
CORAWY	S010	CORAL OAK WAY	OLD AUBURN ROAD	GREENCREEK WAY	1577	26	41002	20
CORACT	S010	CORAL REEF COURT	GREENLEAF DRIVE	CUL-DE-SAC	238	26	10014	70
CORDCI	S010	CORDELIA CIRCLE	SANDALWOOD DRIVE	SANDALWOOD DRIVE	969	26	25194	22
CORKWY	S010	CORKOAKS WAY	OAKBERRY WAY	ROSSWOOD DRIVE	545	26	14170	31
CORNWY	S010	CORNERSTONE WAY	BRIARTREE WAY	CARMELWOOD DRIVE	983	26	25558	83
COROCT	S010	CORONET COURT	MINUET WAY	CUL-DE-SAC	153	26	7694	90
COTIWY	S010	COTILLION WAY	CANDLELIGHT WAY	BROCADE DRIVE	903	26	23478	85
COTSWY	S010	COTSWALD WAY	VICEROY WAY	VICEROY WAY	688	26	17888	45
COTTCT	S010	COTTINGHAM COURT	FESLER COURT	CUL-DE-SAC	116	26	5089	51
COTTWY	S010	COTTINGHAM WAY	HEREDIA COURT	FESLER COURT	1181	26	30706	75
COUNCT	S010	COUNTRY COVE COURT	ROSA VISTA	CUL-DE-SAC	265	26	8881	31
COUNWY	S010	COUNTRYWOOD WAY	GREENLEAF DRIVE	HICKORYWOOD WAY	297	26	7722	58
COVEDR	S010	COVENTRY DRIVE	SOMERSWORTH DRIVE	FALWORTH STREET	940	26	24440	36
COVECT	S010	COVEWOOD COURT	BROCKWOOD WAY	CUL-DE-SAC	416	26	12889	93
COWWY	S010	COWBOY WAY	CAMPFIRE WAY	SADDLE HORSE WAY	893	26	23218	73
CRAICT	S010	CRAIL COURT	SUNGARDEN DRIVE	CUL-DE-SAC	250	26	6500	42
CRANCT	S010	CRANBERRY COURT	BRANCHWATER WAY	CUL-DE-SAC	332	26	8632	33
CRANWY	S010	CRANFORD WAY	ESCALLONIA DRIVE	END	2515	26	65390	29
CRANDT	S010	CRANMORE COURT	CAMEL ROCK WAY	CUL-DE-SAC	250	26	6500	30
CREEWY	S010	CREEK HAVEN WAY	OAKCREEK WAY	END (W)	106	26	2756	89
CREECI	S010	CREEKCREST CIRCLE	OAKBROOK DRIVE	OAKBROOK DRIVE	1290	26	33540	30
CREEXY	S010	CREEKMONT WAY	STARFLOWER DRIVE	SUNWOOD WAY	1473	26	38298	93
CRESAV	S010	CRESTMONT AVENUE	TWIN OAKS AVENUE	CITY LIMITS	947	36	34092	20

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CRIPCT	S010	CRIPPLE OAK COURT	CANYON OAK DRIVE	CUL-DE-SAC	958	26	27698	24
CROSDR	S010	CROSS DRIVE	WOODMORE OAKS	OAK AVENUE	2665	22	58630	27
CROSCI	S010	CROSSWOODS CIRCLE	CROSSWOODS PARKWAY	CROSSWOODS PARKWAY	7062	42	296604	49
CROSPW	S010	CROSSWOODS PARKWAY	AUBURN BLVD	CROOSWOODS CIR	312	48	14976	35
CRUTCT	S010	CRUTCHFIELD COURT	PITALO WAY	CUL-DE-SAC	238	26	8179	70
CRUXDR	S010	CRUX DRIVE	WOODMORE OAKS	SUNGARDEN DRIVE	1300	42	54600	44
CUNAWY	S010	CUNANO WAY	TUPELO DRIVE	LAS LILAS COURT	225	30	6750	61
CURLCT	S010	CURLEW COURT	BLACK OAKS WAY	CUL-DE-SAC	301	26	11652	79
CUSHCT	S010	CUSHMAN COURT	VISTARIDGE DRIVE	CUL-DE-SAC	125	26	3250	42
CYPRDR	S010	CYPRESS POINT DRIVE	ALTA VISTA LANE	KINGSWOOD DRIVE	954	26	24804	39
DAFFWY	S010	DAFFODIL WAY	AUBURN BLVD	END	1138	26	31579	76
DALMWY	S010	DALMENY WAY	OLD RANCH ROAD	MENKE WAY	729	36	26244	27
DALAV	S010	DALY AVENUE	TUPELO DRIVE	BIRCHGLADE WAY	1118	42	46956	91
DANAWY	S010	DANA BUTTE WAY	CANELO HILLS DRIVE	SINGLE WAY	1770	26	46020	58
DANCCT	S010	DANCING CREEK COURT	BRIDGEMONT WAY	CUL-DE-SAC	206	26	7429	35
DANNCT	S010	DANNON COURT	OLD AUBURN ROAD	CUL-DE-SAC	429	26	13145	71
DAVICT	S010	DAVINDA COURT	SMOLEY WAY	CUL-DE-SAC	258	26	6708	27
DAWNCT	S010	DAWN VIEW COURT	TWIN WOOD WAY	CUL-DE-SAC	298	26	7748	28
DEANCT	S010	DEANTON COURT	ANTELOPE ROAD	CUL-DE-SAC	226	26	8861	32
DEARDR	S010	DEARBORN DRIVE	MERCEDES AVENUE	END (N)	130	36	4680	46
DEBBCT	S010	DEBBIE ANN COURT	GLEN ALTA WAY	END	263	26	8829	22
DEERDR	S010	DEERFIELD DRIVE	MUIRWOOD WAY	HIGHLAND AVENUE	756	32	24192	44
DEMTRCT	S010	DEMETER COURT	THALIA WAY	EAST END	131	28	3668	81
DENIWY	S010	DENIO WAY	END (W)	PATTERSON LANE	857	26	22282	25
DENTWY	S010	DENTON WAY	SUNHILL DRIVE	DENTON WAY	1798	32	57536	44
DERBCT	S010	DERBY COURT	WELLSBORO WAY	CUL-DE-SAC	190	26	8766	18
DESILN	S010	DESIMONE LANE	AUBURN BLVD	GREENBACK LANE	625	55	34375	44
DESICT	S010	DESIREE COURT	PIKES PEAK WAY	CUL-DE-SAC	366	26	11589	46
DEVEAV	S010	DEVECCHI AVENUE	CITY LIMITS	AUBURN BLVD	250	24	6000	70
DEVIWY	S010	DEVILLE OAKS WAY	SANDALWOOD COURT	AUBURN BLVD	826	26	21476	33
DEWDWY	S010	DEWDROP WAY	MISTY CREEK DRIVE	WILLOWLEAF DRIVE	227	26	5902	33
DEWNDR	S010	DEWEY DRIVE (N)	CITY LIMITS (S)	CONNEMARA CIRCLE	356	31	11036	36
DEWNDR	S020	DEWEY DRIVE (N)	CONNEMARA CIRCLE	CONNEMARA CIRCLE	293	29	8497	45
DEWNDR	S030	DEWEY DRIVE (N)	CONNEMARA CIRCLE	DUNMORE AVENUE	259	29	7511	47
DEWNDR	S040	DEWEY DRIVE (N)	DUNMORE AVENUE	STRATTON AVENUE	476	29	13804	39
DEWNDR	S050	DEWEY DRIVE (N)	STRATTON AVENUE	GREENLEAF DRIVE	493	29	14297	49
DEWNDR	S060	DEWEY DRIVE (N)	GREENLEAF DRIVE	SUMMER RAIN WAY	558	31	17298	43
DEWNDR	S070	DEWEY DRIVE (N)	SUMMER RAIN WAY	GREENBACK LANE	455	35	15925	47
DEWSDR	S010	DEWEY DRIVE (S)	GREENBACK LANE	GREENCREEK WAY	853	24	20472	40
DEWSDR	S020	DEWEY DRIVE (S)	GREENCREEK WAY	MEADOWCREEK WAY	210	25	5250	41
DEWSDR	S030	DEWEY DRIVE (S)	MEADOWCREEK WAY	WOODPARK WAY	269	25	6725	37

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DEWSDR	S040	DEWEY DRIVE (S)	WOODPARK WAY	CITY LIMITS (S)	1115	25	27875	38
DICUCT	S010	DICUS COURT	LICHEN DRIVE	CUL-DE-SAC	358	26	11139	7
DOGWY	S010	DOGWOOD WAY	GRAND OAKS BLVD	LESSER WAY	678	26	17628	86
DOLAWY	S010	DOLAN WAY	CALVIN DRIVE	CESSNA DRIVE	1506	26	39156	69
DONAWY	S010	DONALD WAY	TWIN OAKS AVENUE	END	500	30	15000	22
DONEDR	S010	DONEGAL DRIVE	AUBURN BLVD	VAN MAREN LANE	1424	42	59808	31
DORACT	S010	DORAL COURT	CYPRESS POINT DRIVE	END	470	26	12220	63
DOVECT	S010	DOVELA COURT	GRENOLA WAY	CUL-DE-SAC	123	26	5893	80
DOWAAV	S010	DOW AVENUE	MARETHA STREET	CUL-DE-SAC	326	26	8476	95
DOWNWY	S010	DOWN WAY	NORTHEAST CIRCLE	EASTGATE AVENUE	238	26	6188	17
DRACDR	S010	DRACENA DRIVE	SUNRISE BLVD	CUL-DE-SAC	950	26	24700	47
DUBLWY	S010	DUBLIN WY	LIMERICK WAY	CUL-DE-SAC	891	26	23166	81
DUDLST	S010	DUDLEY STREET	PRINCE STREET	PRINCE STREET	465	24	11160	65
DUNMAV	S010	DUNMORE AVENUE	DEWEY DRIVE	ALBURY STREET	1450	42	60900	22
DURHST	S010	DURHAM STREET	WINLOCK AVENUE	KITTERY AVENUE	907	26	23582	65
EASTAV	S010	EASTGATE AVENUE	SOUTHGROVE	MARIPOSA AVE	959	26	24934	69
EASTAV	S020	EASTGATE AVENUE	MARIPOSA AVE	END (W)	2141	26	55666	28
EASTWY	S010	EASTHAVEN WAY	GARDEN GATE DRIVE	MARINVALE DRIVE	750	26	19500	27
EBONCT	S010	EBONYWOOD COURT	BROCKWOOD WAY	CUL-DE-SAC	450	26	11700	22
ECTORD	S010	ECTON ROAD	MARIPOSA AVENUE	END (E)	440	26	11440	84
EDGECT	S010	EDGECLIFF COURT	NEWBRIDGE WAY	END	489	26	15504	11
EDWACT	S010	EDWARDS OAK COURT	WATSON WAY	CUL-DE-SAC	586	26	17309	37
ELSOWY	S010	EL SOL WAY	SPERRY DRIVE	LA LUNA COURT	950	26	24700	20
ELGICT	S010	ELGIN COURT	CLAYPOOL WAY	CUL-DE-SAC	205	26	5330	70
ELLACT	S010	ELLA COURT	SHAREEN WAY	CUL-DE-SAC	345	26	8970	25
ELLAWY	S010	ELLA WAY	SOUTH END	SHAREEN WY	187	26	4862	44
ELZACT	S010	ELZA COURT	HEATHERINGTON WAY	CUL-DE-SAC	199	26	7165	28
ENGLWY	S010	ENGLISH OAK WAY	GARRY OAK DRIVE	HOLM OAK WAY	790	26	20540	79
ENRIDR	S010	ENRIGHT DRIVE	CALVIN DRIVE	CESSNA DRIVE	2104	26	54704	57
ENVOWY	S010	ENVOY WAY	NORTHRIDGE	END (E)	742	26	22082	27
ERICCT	S010	ERICWOOD COURT	BROCKWOOD WAY	CUL-DE-SAC	650	26	16900	26
ESCAWY	S010	ESCALANTE WAY	CAMEL ROCK WAY	COPPERWOOD DRIVE	550	26	14300	43
ESCADR	S010	ESCALLONIA DRIVE	CITY LIMITS	STRENG AVENUE	1482	26	38532	48
EVARCT	S010	EVA RETTA COURT	SUNRISE BLVD	END (E)	395	26	15418	55
EVENWY	S010	EVENING WAY	ROLLINGWOOD BLVD	END (N)	1718	26	44668	65
FAINBL	S010	FAIR OAKS BLVD (N)	WOODMORE OAKS	STACEY HILLS DR	537	20	10740	77
FAINBL	S020	FAIR OAKS BLVD (N)	STACEY HILLS DRIVE	POPPYFIELD WAY	982	24	23568	72
FAINBL	S030	FAIR OAKS BLVD (N)	POPPYFIELD WAY	OAK AVENUE	1489	18	26802	69
FAINBL	S040	FAIR OAKS BLVD (N)	OAK AVENUE	ST. PHILOMENA WAY	1671	18	30078	74
FAINBL	S050	FAIR OAKS BLVD (N)	ST. PHILOMENA WAY	VILLA OAK DRIVE	307	26	7982	67
FAINBL	S060	FAIR OAKS BLVD (N)	VILLA OAK DRIVE	OLD AUBURN ROAD	670	20	13400	57

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FAISBL	S010	FAIR OAKS BLVD (S)	OLD AUBURN ROAD	WOODCHUCK WAY	1244	33	41052	74
FAISBL	S020	FAIR OAKS BLVD (S)	WOODCHUCK WAY	OAK AVENUE	1375	18	24750	74
FAISBL	S030	FAIR OAKS BLVD (S)	OAK AVENUE	SAN COSME DRIVE	1159	22	25498	70
FAISBL	S040	FAIR OAKS BLVD (S)	SAN COSME DRIVE	COPPERWOOD DRIVE	535	22	11770	70
FAISBL	S050	FAIR OAKS BLVD (S)	COPPERWOOD DRIVE	WOODMORE OAKS	1280	27	34560	66
FAIRWY	S010	FAIR WAY	TWIN OAKS AVENUE	END (N)	745	20	14900	49
FAIRWY	S020	FAIR WAY	TWIN OAKS AVENUE	END (S)	1268	20	25360	55
FAIRST	S010	FAIRYTALE STREET	KINGSMEN AVENUE	END	650	34	22100	77
FALLWY	S010	FALLWOOD WAY	TALLOW WOOD WAY	RUSCH DRIVE	766	26	19916	85
FALWST	S010	FALWORTH STREET	SOMERSWORTH DRIVE	KITTERY AVENUE	1134	26	29484	37
FARMWY	S010	FARMGATE WAY	END (N)	MARIPOSA AVENUE	2536	34	86224	50
FARMWY	S020	FARMGATE WAY	MARIPOSA AVENUE	BIRDCAGE STREET	2530	34	86020	76
FARMCT	S010	FARMHOUSE COURT	FARMGATE WAY	CUL-DE-SAC	303	26	10035	32
FARRCT	S010	FARR COURT	AWAY WAY	CUL-DE-SAC	200	26	5200	34
FASTCT	S010	FAST WATER COURT	BROKEN BOW DRIVE	END	155	20	3100	30
FELDCCT	S010	FELDSPAR COURT	OLIVINE AVENUE	CUL-DE-SAC	290	26	7540	71
FELIWY	S010	FELICITER WAY	MAUANA WAY	SAN SIMEON WAY	930	26	24180	77
FELICT	S010	FELIPE COURT	COBALT WAY	CUL-DE-SAC	130	26	3380	59
FERNCT	S010	FERNCREAK COURT	MOUNTAINSIDE DRIVE	CUL-DE-SAC	219	26	5694	39
FESLCT	S010	FESLER COURT	COTTINGHAM COURT	CUL-DE-SAC	313	26	10211	37
FIRECT	S010	FIRE STICK COURT	INDIAN RIVER DRIVE	CUL-DE-SAC	311	20	9460	14
FIREDT	S010	FIRE WATER COURT	INDIAN RIVER DRIVE	CUL-DE-SAC	240	20	4800	55
FIRECI	S010	FIREWEED CIRCLE	ASTER COURT	BEARDED IRIS DRIVE	2756	26	71656	46
FLAMDR	S010	FLAMING ARROW DR	VERNER AVENUE	INDIAN RIVER DRIVE	2727	30	81810	93
FLEEDR	S010	FLEETWOOD DR	MAIDSTONE WAY	CHESLINE DRIVE	1350	36	48600	44
FLORAV	S010	FLORABELLE AVENUE	VAN MAREN LANE	GARDEN GATE DRIVE	745	26	19370	38
FOOTWY	S010	FOOTMAN WAY	CARRIAGE DRIVE	CANDLELIGHT WAY	230	34	7820	36
FORBWY	S010	FORBS WAY	STACEY HILLS DRIVE	POPPYFIELD WAY	968	26	25168	93
FOREWY	S010	FOREST GLEN WAY	GLEN ALTA WAY	GARRY OAK DRIVE	460	26	11960	9
FOREXY	S010	FOREST OAK WAY	GARRY OAK DRIVE	CUL-DE-SAC	715	26	18590	27
FORGCT	S010	FORGETMENOT CT	MANGER WAY	END	313	26	8138	39
FOSQDR	S010	FOUNTAIN SQUARE DRIVE	GREENBACK LANE	STOCK RANCH ROAD	2360	40	94400	74
FOXHDR	S010	FOX HILLS DR	OAK AVENUE	SAGINAW WAY	810	26	21060	48
FOXGCT	S010	FOXGLOVE COURT	FIREWEED CIRCLE	CUL-DE-SAC	175	26	4550	23
FOXWCT	S010	FOXWOOD COURT	GOLDENWOOD CIRCLE	CUL-DE-SAC	431	26	13363	38
FRANWY	S010	FRANELA WAY	BARANGA DRIVE	COBALT WAY	1020	30	30600	74
FRESCT	S010	FRESNO COURT	KERSTEN STREET	CUL-DE-SAC	205	26	8120	71
GALEWY	S010	GALENA WAY	OLIVINE AVENUE	END (N)	500	24	12000	57
GALLCI	S010	GALLANT CIRCLE	CHIVALRY ROAD	CHIVALRY ROAD	1705	36	61380	51
GALWCT	S010	GALWAY COURT	LIMERICK WAY	CUL-DE-SAC	210	34	10545	34
GARDDR	S010	GARDEN GATE DRIVE	ANTELOPE RD	PURSLANE DR	433	60	25980	34

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GARDDR	S020	GARDEN GATE DRIVE	PURSLANE WAY	VAN MAREN LANE	2375	42	99750	33
GARDAV	S010	GARDENVINE AVENUE	END (W)	AMSTERDAM AVENUE	530	34	18020	71
GARDAV	S020	GARDENVINE AVENUE	GARDEN GATE DRIVE	CUL-DE-SAC	710	34	24140	82
GARRDR	S010	GARRY OAK DRIVE	OLD AUBURN ROAD	TWIN OAKS AVENUE	3646	34	123964	40
GARRER	S010	GARRYANNA DRIVE	END (W)	CANYON OAK DRIVE	2184	36	78624	38
GATECT	S010	GATESHEAD COURT	KINGSMILL WAY	CUL-DE-SAC	281	26	10096	74
GEOFCT	S010	GEOFFWOOD COURT	STONEHAND AVENUE	CUL-DE-SAC	252	36	10703	12
GEORCT	S010	GEORGETTE COURT	COBBLESTONE WAY	CUL-DE-SAC	100	66	6600	39
GEOWWY	S010	GEOWOOD WAY	SUNGARDEN DRIVE	MEADOWRIVER WAY	1017	26	26442	68
GERAWY	S010	GERARD WAY	ST. CLAIRE WAY	CHIPPING WAY	900	26	23400	76
GIMBWY	S010	GIMBEL WAY	PIPPIN WAY	CASSINI WAY	832	26	21632	70
GINGDR	S010	GINGERBLOSSOM DRIVE	GARDENVINE AVENUE	ZEELAND DRIVE	1925	34	65450	69
GITTCT	S010	GITTA RIA COURT	TREECREST AVENUE	CUL-DE-SAC	525	26	13650	24
GLASWY	S010	GLASS SLIPPER WAY	MIDNIGHT WAY	CARRIAGE DRIVE	960	26	24960	93
GLENWY	S010	GLEN ALTA WAY	GLEN CREEK WAY	FOREST GLEN WAY	2235	26	58110	22
GLENXY	S010	GLEN ARBOR WAY	GLEN TREE DRIVE	END	223	36	8028	89
GLENDR	S010	GLEN BRIAR DRIVE	GLEN TREE DRIVE	GLEN ECHO STREET	611	36	21996	24
GLENCT	S010	GLEN CANYON COURT	CANYON OAK DRIVE	CUL-DE-SAC	669	26	20184	31
GLENNY	S010	GLEN CREEK WAY	GLEN TREE DRIVE	CANYON OAK DRIVE	1930	36	69480	30
GLENST	S010	GLEN ECHO STREET	OLD AUBURN ROAD	CUL-DE-SAC	905	36	32580	28
GLENZY	S010	GLEN EVA WAY	GLEN TREE DRIVE	GLEN ECHO STREET	621	26	16146	67
GLENDT	S010	GLEN FIELD COURT	GLEN BRIAR DRIVE	CUL-DE-SAC	407	26	12656	34
GLENET	S010	GLEN HOLLOW COURT	GOLDENWOOD CIRCLE	CUL-DE-SAC	179	26	6645	35
GLENAV	S010	GLEN PARK AVENUE	GLEN TREE DRIVE	CUL-DE-SAC	557	26	15544	40
GLENBV	S010	GLEN STONE AVENUE	GLEN TREE DRIVE	CUL-DE-SAC	658	26	19181	35
GLENER	S010	GLEN TREE DRIVE	CHIPMUNK WAY	OLD AUBURN ROAD	642	26	16692	33
GLENER	S020	GLEN TREE DRIVE	GARRYANNA DRIVE	OLD AUBURN ROAD	3250	42	136500	25
GLENCI	S010	GLEN VALLEY CIRCLE	GLEN TREE DRIVE	GLEN TREE DRIVE	985	26	25610	66
GLENZZ	S010	GLENACRE WAY	MARIPOSA AVE	END (W)	770	26	20020	75
GLEOWY	S010	GLENHURST WAY	SAYBROOK DRIVE	MILLWOOD DRIVE	1304	36	46944	88
GLENCV	S010	GLENN AVENUE	PATTON AVENUE	MARIPOSA AVENUE	1315	20	26300	54
GOBICT	S010	GOBI COURT	SUMMERPLACE DRIVE	CUL-DE-SAC	240	26	9030	6
GOLDCT	S010	GOLDEN RAIN COURT	LARWIN DRIVE	CUL-DE-SAC	194	26	7834	19
GOLDCI	S010	GOLDENWOOD CIRCLE	VERNER AVENUE	VERNER AVENUE	1724	26	44824	25
GOLDWY	S010	GOLDWOOD WAY	JONQUIL WAY	MENKE WAY	595	26	15470	41
GRELCT	S010	GRACE ELLEN COURT	MARIPOSA AVE	WEST END	120	25	3000	84
GRADDR	S010	GRADY DRIVE	SHUPE DRIVE	PEORIA DRIVE	1010	42	42420	70
GRAHCI	S010	GRAHAM CIRCLE	CIRCUIT DRIVE	CIRCUIT DRIVE	1097	26	28522	90
GRANBL	S010	GRAND OAKS BLVD	ROSSWOOD DRIVE	AUBURN BLVD	2813	42	118146	21
GRANWY	S010	GRANDBALL WAY	KINGSMEN AVENUE	END (N)	682	26	17732	66
GRAYAV	S010	GRAYSTONE AVENUE	SAYBROOK DRIVE	ASHMONT STREET	685	26	17810	13

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GREECT	S010	GREEN ASH COURT	LARWIN DRIVE	CUL-DE-SAC	199	26	7964	35
GREE	S010	GREENBACK FRONTAGE	PARIS STREET	END	917	21	19257	26
GREELN	S010	GREENBACK LANE (E)	CITY LIMITS (W)	AUBURN BLVD	1791	38	68058	64
GREELN	S020	GREENBACK LANE (E)	AUBURN BLVD	DESIMONE LANE	319	38	12122	75
GREELN	S030	GREENBACK LANE (E)	DESIMONE LANE	PARKOAKS DRIVE	1021	33	33693	72
GREELN	S040	GREENBACK LANE (E)	PARKOAKS DRIVE	OAKSIDE DRIVE	734	24	17616	74
GREELN	S050	GREENBACK LANE (E)	OAKSIDE DRIVE	DEWEY DRIVE	934	24	22416	67
GREELN	S060	GREENBACK LANE (E)	DEWEY DRIVE	HILLTREE AVENUE	1399	34	47566	38
GREELN	S070	GREENBACK LANE (E)	HILLTREE AVENUE	BROOKHAVEN WAY	547	36	19692	44
GREELN	S080	GREENBACK LANE (E)	BROOKHAVEN WAY	BROOKTREE DRIVE	827	24	19848	43
GREELN	S090	GREENBACK LANE (E)	BROOKTREE DRIVE	PEORIA DRIVE	642	24	15408	34
GREELN	S100	GREENBACK LANE (E)	PEORIA DRIVE	TERRELL DRIVE	297	33	9801	27
GREELN	S110	GREENBACK LANE (E)	TERRELL DRIVE	SHUPE DRIVE	383	34	13022	14
GREELN	S120	GREENBACK LANE (E)	SHUPE DRIVE	SAN JUAN AVENUE	929	34	31586	25
GREELN	S130	GREENBACK LANE (E)	SAN JUAN AVENUE	MARIPOSA AVENUE	2200	36	79200	40
GREELN	S140	GREENBACK LANE (E)	MARIPOSA AVENUE	PATTERSON LANE	948	36	34128	39
GREELN	S150	GREENBACK LANE (E)	PATTERSON LANE	MERLINDALE DRIVE	949	36	34164	47
GREELN	S160	GREENBACK LANE (E)	MERLINDALE DRIVE	BIRDCAGE STREET	600	36	21600	57
GREELN	S170	GREENBACK LANE (E)	BIRDCAGE STREET	SUNRISE BLVD	1185	33	39105	77
GREELN	S180	GREENBACK LANE (E)	SUNRISE BLVD	SUNRISE VISTA DRIVE	1981	33	65373	94
GREELN	S190	GREENBACK LANE (E)	SUNRISE VISTA DRIVE	FAIR OAKS BLVD	586	34	19924	94
GREWLN	S010	GREENBACK LANE (W)	FAIR OAKS BLVD	ARCADIA DRIVE	1398	34	47532	94
GREWLN	S020	GREENBACK LANE (W)	ARCADIA DRIVE	SUNRISE BLVD	1163	34	39542	94
GREWLN	S030	GREENBACK LANE (W)	SUNRISE BLVD	BIRDCAGE STREET	1236	35	43260	65
GREWLN	S040	GREENBACK LANE (W)	BIRDCAGE STREET	BURICH AVENUE	1734	36	62424	48
GREWLN	S050	GREENBACK LANE (W)	BURICH AVENUE	MARIPOSA AVENUE	764	36	27504	47
GREWLN	S060	GREENBACK LANE (W)	MARIPOSA AVENUE	SYLVAN ROAD	1584	36	57024	46
GREWLN	S070	GREENBACK LANE (W)	SYLVAN ROAD	SAN JUAN AVENUE	600	35	21000	28
GREWLN	S080	GREENBACK LANE (W)	SAN JUAN AVENUE	FOUNTAIN SQUARE DRIVE	1602	35	56070	44
GREWLN	S090	GREENBACK LANE (W)	FOUNTAIN SQUARE DRIVE	BINET DRIVE	1455	24	34920	43
GREWLN	S100	GREENBACK LANE (W)	BINET DRIVE	PARIS STREET	1264	26	32864	47
GREWLN	S110	GREENBACK LANE (W)	PARIS STREET	VAN MAREN LANE	635	26	16510	46
GREWLN	S120	GREENBACK LANE (W)	VAN MAREN LANE	LONGFORD DRIVE	1177	24	28248	66
GREWLN	S130	GREENBACK LANE (W)	LONGFORD DRIVE	BREMAN DRIVE	554	24	13296	73
GREWLN	S140	GREENBACK LANE (W)	BREMAN DRIVE	AUBURN BLVD	1211	38	46018	72
GREWLN	S150	GREENBACK LANE (W)	AUBURN BLVD	MATHENEY WAY	715	36	25740	59
GREWLN	S160	GREENBACK LANE (W)	MATHENEY WAY	INDIAN RIVER DRIVE	675	39	26325	50
GREWLN	S170	GREENBACK LANE (W)	INDIAN RIVER DRIVE	CITY LIMITS (E)	495	39	19305	60
GREECI	S010	GREENBROOK CIRCLE	BROOKTREE DRIVE	BROOKTREE DRIVE	1325	26	34450	68
GREEWY	S010	GREENCREEK WAY	OAKCREEK WAY	DEWEY DRIVE	779	26	20254	43
GREEAV	S010	GREENGLEN AVENUE	HIGHVIEW	CUL-DE-SAC	282	26	7332	30

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GREEDT	S010	GREENLAND COURT	SUN TERRACE WAY	CUL-DE-SAC	489	26	14787	33
GREEDR	S010	GREENLEAF DRIVE	DEWEY DRIVE	HICKORYWOOD WAY	1846	26	47996	63
GRENWY	S010	GRENOLA WAY	BARANGA DRIVE	WINLOCK AVENUE	2125	26	55250	73
GREYCT	S010	GREY OAK COURT	CORNERSTONE WAY	CUL-DE-SAC	194	26	6954	49
GUENWY	S010	GUENIVERE WAY	FARMGATE WAY	END (W)	1426	26	39866	19
GUMWCI	S010	GUMWOOD CIRCLE	ROLLINGWOOD BLVD	ROLLINGWOOD BLVD	1674	24	40176	87
HALECT	S010	HALESWORTH COURT	CRANFORD WAY	CUL-DE-SAC	430	26	13970	10
HALICT	S010	HALIBURTON COURT	OLD RANCH ROAD	CUL-DE-SAC	264	26	9654	84
HALIST	S010	HALIFAX STREET	AUBURN BLVD	WESTBROOK DRIVE	1337	42	56154	90
HAMMCT	S010	HAMMOND COURT	LINDA SUE	CUL-DE-SAC	364	26	9464	77
HANSAV	S010	HANSON AVENUE	GLEN TREE DRIVE	SUNRISE BLVD	1415	22	31130	63
HATFCT	S010	HATFIELD COURT	BECKWITH WAY	CUL-DE-SAC	464	26	14854	93
HEATCT	S010	HEATHERBROOK COURT	GLEN CREEK WAY	CUL-DE-SAC	180	26	4680	25
HEATWY	S010	HEATHERINGTON WAY	MARIPOSA AVENUE	SAN STEFANO STREET	750	26	19500	47
HENNDR	S010	HENNING DRIVE	CALVIN DRIVE	ZEELAND DRIVE	1071	34	36414	30
HERAWY	S010	HERA WAY	THALIA WAY	EAST END	315	26	8190	87
HERECT	S010	HEREDIA COURT	COTTINGHAM COURT	CUL-DE-SAC	227	26	7975	22
HEREWY	S010	HEREDIA WAY	MARIPOSA AVENUE	COTTINGHAM COURT	311	36	11196	71
HERSCT	S010	HERSHBERGER COURT	CANELO HILLS DRIVE	CUL-DE-SAC	150	26	3900	38
HEWY	S010	HESPERA WAY	THALIA WAY	VOLLE WAY	1337	26	34762	82
HICKWY	S010	HICKORYWOOD WAY	DUNMORE AVENUE	END (N)	665	26	17290	44
HIGHCT	S010	HIGH SUN COURT	FLAMING ARROW DRIVE	CUL-DE-SAC	210	20	4200	44
HIGHAV	S010	HIGHLAND AVENUE	MARIPOSA AVENUE	PACHECO WAY	1414	26	36764	89
HIGHAV	S020	HIGHLAND AVENUE	PACHECO WAY	SUNRISE BLVD	1872	26	48672	64
HIGH	S010	HIGHVIEW	MADISON AVE (W)	KALAMAZOO DRIVE	750	26	19500	59
HILLDR	S010	HILL DRIVE	END (S)	CROSS DRIVE	510	34	17340	4
HILLCT	S010	HILL SHADE COURT	GOLDENWOOD CIRCLE	CUL-DE-SAC	183	26	6831	37
HILLDT	S010	HILLSPIRE COURT	STARFLOWER DRIVE	CUL-DE-SAC	116	26	3016	40
HILLAV	S010	HILLTREE AVENUE	BROOKHAVEN WAY	GREENBACK LANE	1008	26	26208	69
HINDWY	S010	HINDON WAY	CHIPPING WAY	CHESLINE DRIVE	691	26	17966	26
HOLLAV	S010	HOLLAND AVENUE	GINGERBLOSSOM DRIVE	CUL-DE-SAC	585	26	15210	39
HOLLDR	S010	HOLLY DRIVE	TWIN OAKS AVENUE	POPPY WAY	3210	26	83460	53
HOLLST	S010	HOLLY OAK STREET	CORAL OAK WAY	CUL-DE SAC	1687	26	45772	16
HOLLCT	S010	HOLLYHOCK COURT	GARDEN GATE DRIVE	CUL-DE-SAC	372	26	9672	34
HOLMWY	S010	HOLM OAK WAY	GARRY OAK DRIVE	LOBATA STREET	1296	26	33696	90
HOOPDR	S010	HOOPES DRIVE	CANELO HILLS DRIVE	COPPERWOOD DRIVE	1277	26	33202	62
HOWY	S010	HORSEMAN WAY	VAN MAREN LANE	SADDLEHORSE WAY	422	26	10972	67
HOSAWY	S010	HOSAC WAY	AMBERWICK WAY	BROOKTREE DRIVE	428	26	11128	19
HYSOCT	S010	HYSOPP COURT	GINGERBLOSSOM DRIVE	CUL-DE-SAC	167	26	8281	70
IBEXCT	S010	IBEX WOODS COURT	PRONGHORN COURT	CUL-DE-SAC	354	20	9553	12
IMRACI	S010	IMRAN WOODS CIRCLE	WHYTE AVENUE	WHYTE AVENUE	1154	26	30004	32

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INCOCT	S010	IN COURT	RIDDIO STREET	CUL-DE-SAC	164	45	8335	30
INDIDR	S010	INDIAN RIVER DRIVE	GREENBACK LANE	FLAMING ARROW DRIVE	3095	38	117610	62
IRONCT	S010	IRONBARK COURT	SUNMIST WAY	CUL-DE-SAC	127	30	6461	89
JAMEWY	S010	JAMESTREE WAY	LYNNETREE WAY	END	508	26	13208	38
JANACT	S010	JANA MARIE COURT	LARKSPUR AVENUE	CUL-DE-SAC	211	26	5486	26
JANEDR	S010	JANET DRIVE	AUBURN BLVD	SOMERSWORTH DRIVE	232	36	8352	26
JENNCT	S010	JENNER COURT	MANSFIELD DRIVE	CUL-DE-SAC	640	26	16640	24
JOHACT	S010	JOHANNE COURT	GINGERBLOSSOM DRIVE	CUL-DE-SAC	174	26	7314	25
JONQWY	S010	JONQUIL WAY	MENKE WAY	END (S)	1515	26	41463	25
JORDCT	S010	JORDELL COURT	OLD RANCH ROAD	CUL-DE-SAC	847	26	24812	24
JOSHCT	S010	JOSHUA COURT	FOX HILL DRIVE	CUL-DE-SAC	506	26	13156	34
JULICT	S010	JULI COURT	YARROW WAY	CUL-DE-SAC	310	26	8060	44
JULIDT	S010	JULIA COURT	GRAND OAKS BLVD	CUL-DE-SAC	384	26	13810	76
JULIET	S010	JULIE LYNN COURT	IMRAN WOODS CIRCLE	CUL-DE-SAC	195	26	5070	30
KAESCT	S010	KAESTNER COURT	LICHEN DRIVE	CUL-DE-SAC	282	26	9242	16
KANAAV	S010	KANAI AVENUE	CARRIAGE DRIVE	AUBURN BLVD	1290	34	43860	84
KAPLWY	S010	KAPLAN WAY	PIPPIN WAY	CASSINI WAY	825	26	21450	72
KARECT	S010	KAREN RAE COURT	WES WAY	CUL-DE-SAC	305	24	7320	58
KEESWY	S010	KEESWY	CHARLOTTE AV	W. END	290	26	7540	53
KENSAV	S010	KENNETH AVENUE (S)	OAK AVENUE	QUAILWOOD WAY	948	26	24648	91
KENSAV	S020	KENNETH AVENUE (S)	QUAILWOOD WAY	MENKE WAY	346	33	11418	91
KENSAV	S030	KENNETH AVENUE (S)	MENKE WAY	MANSFIELD DRIVE	696	33	22968	91
KENSAV	S040	KENNETH AVENUE (S)	MANSFIELD DRIVE	CITY LIMITS	575	33	18975	91
KENSDR	S010	KENSINGTON DRIVE	MARIPOSA AVENUE	PRIMROSE	1752	26	45552	34
KERMLN	S010	KERMIT LANE	BRAYTON AVENUE	CITY LIMITS	188	35	6580	42
KERSST	S010	KERSTEN STREET	NOREEN WAY	GRENOLA WAY	834	26	21684	15
KETCCT	S010	KETCH COURT	BIRCHGLADE WAY	CUL-DE-SAC	90	26	2340	14
KEYEWY	S010	KEYESPORT WAY	WINTERGREEN DRIVE	CLAYPOOL WAY	780	26	20280	38
KEYNST	S010	KEYNTEL STREET	BROOKCREST WAY	BRAYTON AVENUE	749	26	19474	36
KINGAV	S010	KINGSMEN AVENUE	CARRIAGE DRIVE	FAIRYTALE STREET	635	34	21590	77
KINGWY	S010	KINGSMILL WAY	CRANFORD WAY	OLD RANCH ROAD	903	26	23478	24
KINGWY	S020	KINGSMILL WAY	OLD RANCH ROAD	CUL DE SAC	1184	26	30784	23
KINGDR	S010	KINGSWOOD DRIVE	BIRDCAGE STREET	SUNRISE BLVD	476	42	19992	45
KINGDR	S020	KINGSWOOD DRIVE	SUNRISE BLVD	CELINE DRIVE	2220	42	93240	26
KINGDR	S030	KINGSWOOD DRIVE	END (E)	UPLANDS	2345	37	86765	37
KITTAV	S010	KITTERY AVENUE	VAN MAREN LANE	WESTCHESTER WAY	2220	31	68820	54
KLIMCT	S010	KLIMECKI COURT	BEAUPRE WAY	CUL-DE-SAC	155	26	4030	15
KNISCT	S010	KNISLEY COURT	SADRO STREET	END	197	20	6413	89
KNUDWY	S010	KNUDSEN WAY	DOLAN WAY	ENRIGHT DRIVE	400	26	10400	13
KYLECT	S010	KYLE COURT	FOX HILL DRIVE	CUL-DE-SAC	350	26	9100	32
LABOCT	S010	LA BOUNTY COURT	AVALOS WAY	CUL-DE-SAC	270	26	7020	24

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LALUCT	S010	LA LUNA COURT	SPERRY DRIVE	CUL-DE-SAC	588	26	15288	29
LAKECT	S010	LAKE HURST COURT	EASTHAVEN WAY	CUL-DE-SAC	130	26	3380	31
LARKAV	S010	LARKSPUR AVENUE	HIGHLAND AVENUE	END	525	23	12075	66
LARWDR	S010	LARWIN DRIVE	SUNRISE BLVD	WOODMORE OAKS	3315	42	139230	55
LASLCT	S010	LAS LILAS COURT	CUNANO WAY	CUL-DE-SAC	500	26	13000	63
LACT	S010	LASSO COURT	TRAILRIDE WAY	EAST END	188	28	5264	49
LAUPLN	S010	LAUPPE LANE	CARRIAGE DRIVE	ANTELOPE ROAD	1915	42	80430	75
LAURWY	S010	LAURALYN WAY	AUBURN WOODS DIVE	WOODDALE WAY	570	26	14820	65
LEMAAV	S010	LE MANS AVENUE	PARIS STREET	BINET DRIVE	1000	26	26000	33
LEAOCT	S010	LEAOAK COURT	TREEBINE AVENUE	CUL-DE-SAC	186	26	4836	42
LEDGWY	S010	LEDGEWOOD WAY	SAYBROOK DRIVE	GRAYSTONE AVENUE	660	26	17160	32
LEEDDR	S010	LEE DRIVE	TWIN OAKS AVENUE	END (S)	1165	20	23300	42
LEEDCT	S010	LEEDS COURT	MAIDSTONE WAY	CUL-DE-SAC	324	26	12250	77
LEHAWY	S010	LEHAVRE WAY	BINET DRIVE	MERCEDES AVENUE	1271	26	33046	28
LEITCT	S010	LEITRIM COURT	LOUTH WAY	CUL-DE-SAC	228	26	8623	59
LENCCT	S010	LEN COURT	BLACKTHORNE WAY	CUL-DE-SAC	230	26	8675	19
LEONDR	S010	LEONARD DRIVE	OLD AUBURN ROAD	END (N)	1825	15	27375	77
LESSWY	S010	LESSER WAY	GRAND OAKS BLVD	RUSCH DRIVE	1430	35	50050	86
LIALWY	S010	LIALANA WAY	SAYONARA DRIVE	CUL-DE-SAC	195	42	8190	49
LIALWY	S020	LIALANA WAY	MUIRWOOD WAY	SAYONARA DRIVE	1025	42	43050	45
LICHDR	S010	LICHEN DRIVE	ANTELOPE ROAD	BUTTERNUT DRIVE	2240	42	94080	23
LICHDR	S020	LICHEN DRIVE	BUTTERNUT DRIVE	WHYTE AVENUE	4331	42	181902	38
LICHDR	S030	LICHEN DRIVE	WHYTE AVENUE	VERNON OAKS DRIVE	368	26	9568	65
LILLCT	S010	LILLIVALE COURT	TUPELO DRIVE	CUL-DE-SAC	134	26	3484	24
LIMEWY	S010	LIMERICK WAY	FARMGATE WAY	MARIPOSA AVENUE	1121	26	29146	67
LINOWY	S010	LIN OAK WAY	MCCONNEL DRIVE	WOODDALE WAY	1109	26	28834	58
LINDDR	S010	LINDA SUE DRIVE	DEWEY DRIVE	MAIDSTONE WAY	1180	43	50740	59
LINVDR	S010	LINDA VISTA DR	OLD AUBURN ROAD	END (S)	1040	26	27040	57
LINDAV	S010	LINDEN AVENUE	AUBURN BLVD	END (E)	1900	26	49400	56
LINDCT	S010	LINDEN LIME COURT	FAIR OAKS BLVD	CUL-DE-SAC	674	26	20314	69
LITTCT	S010	LITTLE ARROW COURT	INDIAN RIVER DRIVE	CUL-DE-SAC	93	20	1860	24
LITTWY	S010	LITTLE BEAVER WAY	FLAMING ARROW DRIVE	END	133	20	2660	26
LITTXY	S010	LITTLE OAKS WAY	OAKBERRY WAY	ROSSWOOD DRIVE	596	26	15496	38
LITTDY	S010	LITTLE OL COURT	OLD AUBURN ROAD	CUL-DE-SAC	349	26	11147	48
LITTET	S010	LITTLE RIVER COURT	INDIAN RIVER DRIVE	END	372	20	10680	27
LITFTT	S010	LITTLE SQUAW COURT	INDIAN RIVER DRIVE	CUL-DE-SAC	239	20	7253	58
LIVOWY	S010	LIVE OAK WAY	AMSTERDAM AV	VALERIANA AV	1779	26	46254	84
LOBAST	S010	LOBATA STREET	GARRY OAK DRIVE	TWIN OAKS AVENUE	1576	26	40976	14
LOCHWY	S010	LOCHER WAY	HIGHLAND AVENUE	COPPER OAK COURT	1098	40	43920	42
LOCHWY	S020	LOCHER WAY	COPPER OAK COURT	SUNRISE BLVD	835	34	28390	28
LOLEAV	S010	LOLETA AVENUE	PATTON AVENUE	MARIPOSA AVENUE	1323	26	34398	46

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LONEWY	S010	LONEWOOD WAY	ANTELOPE ROAD	STONEHAND AVENUE	140	36	5040	29
LONGCI	S010	LONGDEN CIRCLE	ARGO DRIVE	ARGO DRIVE	1094	26	28444	90
LONGDR	S010	LONGFORD DRIVE	GREENBACK LANE	DONEGAL DRIVE	1334	36	48024	21
LONGWY	S010	LONGWOOD WAY	KENSINGTON DRIVE	KINGSWOOD DRIVE	1216	26	31616	23
LOSSWY	S010	LOS SERRANOS WAY	JONQUIL WAY	GOLDWOOD WAY	557	26	14482	14
LOSTCT	S010	LOST CAVERN COURT	BLUE SPRINGS WAY	CUL-DE-SAC	276	26	9086	19
LOSTDT	S010	LOST CREEK COURT	CESSNA DRIVE	CUL-DE-SAC	475	26	14341	27
LOSTET	S010	LOST MINE COURT	BLUE SPRINGS WAY	CUL-DE-SAC	284	26	9294	52
LOUTWY	S010	LOUTH WAY	BREMEN DRIVE	DONEGAL DRIVE	906	26	23556	42
LOVACT	S010	LOVATO COURT	ENRIGHT DRIVE	CUL-DE-SAC	156	26	6846	8
LOVECT	S010	LOVEWOOD COURT	ERICWOOD COURT	CUL-DE-SAC	205	26	7321	47
LUCKLN	S010	LUCKY LANE	FARMGATE WAY	END (W)	1025	26	26650	30
LYNNWY	S010	LYNNETREE WAY	CASA BELLA WAY	SUNGARDEN DRIVE	1862	26	48412	50
MACYDR	S010	MACY PLAZA DRIVE	BIRDCAGE STREET	SUNRISE BLVD	949	42	39858	21
MADEWY	S010	MADELINE WAY	RIDDIO STREET	OUR WAY	465	26	12090	16
MADWAV	S010	MADISON AVE (W)	CITY LIMITS (E)	ALMADEN	960	34	32640	22
MADWAV	S020	MADISON AVE (W)	ALMADEN	SUNRISE BLVD	1494	34	50796	21
MADWAV	S030	MADISON AVE (W)	SUNRISE BLVD	PRIMROSE	1108	34	37672	33
MADWAV	S040	MADISON AVE (W)	PRIMROSE	UPLANDS	1050	34	35700	63
MADWAV	S050	MADISON AVE (W)	UPLANDS	MARIPOSA AVENUE	1300	34	44200	57
MADWAV	S060	MADISON AVE (W)	MARIPOSA AVENUE	HIGHVIEW	1203	34	40902	53
MADWAV	S070	MADISON AVE (W)	HIGHVIEW	SAN JUAN AVENUE	886	34	30124	55
MADWAV	S080	MADISON AVE (W)	SAN JUAN AVENUE	FLEETWOOD	550	34	18700	91
MADWAV	S090	MADISON AVE (W)	FLEETWOOD	LEEDS	292	34	9928	91
MADWAV	S100	MADISON AVE (W)	LEEDS	LINDA SUE	280	34	9520	91
MADWAV	S110	MADISON AVE (W)	LINDA SUE	BARTIG WY	245	34	8330	91
MADWAV	S120	MADISON AVE (W)	BARTIG WY	CITY LIMITS (W)	270	34	9180	91
MAGICT	S010	MAGIC COURT	COACHMAN WAY	CUL-DE-SAC	172	26	4472	28
MAIDWY	S010	MAIDSTONE WAY	BARTIG WAY	FLEETWOOD DR	825	26	21450	31
MAIDWY	S020	MAIDSTONE WAY	FLEETWOOD DR	FLEETWOOD DR	1520	26	39520	91
MAJEWY	S010	MAJESTIC OAK WAY	MESA OAK WAY	ALBA COURT	790	27	21330	48
MALICT	S010	MALIA COURT	PURSLANE WAY	CUL-DE-SAC	318	26	11984	73
MANDCI	S010	MANDARIN CIRCLE	MELVA STREET	MELVA STREET	970	26	25220	30
MANGWY	S010	MANGER WAY	GARRYANNA DRIVE	END	581	26	15106	34
MANGXY	S010	MANGO TREE WAY	ANTELOPE ROAD	WOODGATE AVENUE	129	26	3354	25
MANNWY	S010	MANNERLY WAY	TWINING WAY	VILLAVIEW DRIVE	1821	26	47346	70
MANSDR	S010	MANSFIELD DRIVE	KENNETH AVENUE	OLD RANCH ROAD	1659	26	45924	20
MAPLAV	S010	MAPLE AVENUE	AUBURN BLVD	SYLVAN GROVE WAY	1026	18	18468	56
MARVWY	S010	MAR VISTA WAY	TUPELO DRIVE	GLENHURST WAY	1626	26	42276	3
MARACT	S010	MARANTA COURT	SUNMIST WAY	CUL-DE-SAC	195	30	8501	62
MAREST	S010	MARETHA STREET	BONITA WAY	CUL-DE-SAC	626	25	15650	95

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MARIDR	S010	MARINVALE DRIVE	VAN MAREN LANE	GARDEN GATE DRIVE	810	27	21870	26
MARNAV	S010	MARIPOSA AVENUE (N)	OLD AUBURN ROAD	ECTON ROAD	756	17	12852	59
MARNAV	S020	MARIPOSA AVENUE (N)	ECTON ROAD	HEREDIA COURT	540	18	9720	42
MARNAV	S030	MARIPOSA AVENUE (N)	HEREDIA COURT	SYCAMORE DRIVE	645	18	11610	69
MARNAV	S040	MARIPOSA AVENUE (N)	SYCAMORE DRIVE	ANTELOPE ROAD	340	18	6120	78
MARNAV	S050	MARIPOSA AVENUE (N)	ANTELOPE ROAD	RENO LANE	136	13	1768	78
MARNAV	S060	MARIPOSA AVENUE (N)	RENO LANE	WATSON WAY	469	15	7035	26
MARNAV	S070	MARIPOSA AVENUE (N)	WATSON WAY	LOLETA AVENUE	1611	18	28998	47
MARNAV	S080	MARIPOSA AVENUE (N)	LOLETA AVENUE	GLENN AVENUE	629	16	10064	42
MARNAV	S090	MARIPOSA AVENUE (N)	GLENN AVENUE	TWIN OAKS AVENUE	1652	16	26432	48
MARNAV	S095	MARIPOSA AVENUE (N)	TWIN OAKS AVENUE	CITY LIMIT (N)	883	16	14128	50
MARNAV	S100	MARIPOSA AVENUE (N)	GREENBACK LANE	SAN SIMEON WAY	1567	20	31340	60
MARNAV	S110	MARIPOSA AVENUE (N)	SAN SIMEON WAY	HEATHERINGTON WAY	320	20	6400	36
MARNAV	S120	MARIPOSA AVENUE (N)	HEATHERINGTON WAY	AWAY WAY	258	20	5160	37
MARNAV	S130	MARIPOSA AVENUE (N)	AWAY WAY	MARIPOSA GLEN WAY	795	20	15900	22
MARNAV	S140	MARIPOSA AVENUE (N)	MARIPOSA GLEN WAY	HIGHLAND AVENUE	1248	17	21216	49
MARNAV	S150	MARIPOSA AVENUE (N)	HIGHLAND AVENUE	MITCHELL COURT	1520	17	25840	35
MARNAV	S160	MARIPOSA AVENUE (N)	MITCHELL COURT	ROSA VISTA	330	17	5610	28
MARNAV	S170	MARIPOSA AVENUE (N)	ROSA VISTA	OLD AUBURN ROAD	2221	17	37757	41
MARNAV	S180	MARIPOSA AVENUE (N)	MADISON AVE (W)	CAPRICORN DRIVE	194	19	3686	75
MARNAV	S190	MARIPOSA AVENUE (N)	CAPRICORN DRIVE	PLEIDES AVENUE	532	19	10108	76
MARNAV	S200	MARIPOSA AVENUE (N)	PLEIDES AVENUE	NORTHEAST CIRCLE	765	17	13005	62
MARNAV	S210	MARIPOSA AVENUE (N)	NORTHEAST CIRCLE	NORTHEAST CIRCLE	217	19	4123	52
MARNAV	S220	MARIPOSA AVENUE (N)	NORTHEAST CIRCLE	EASTGATE AVENUE	280	20	5600	40
MARNAV	S230	MARIPOSA AVENUE (N)	EASTGATE AVENUE	KENSINGTON DRIVE	359	19	6821	78
MARNAV	S240	MARIPOSA AVENUE (N)	KENSINGTON DRIVE	FARMGATE WAY	327	19	6213	88
MARNAV	S250	MARIPOSA AVENUE (N)	FARMGATE WAY	NORTHRIDGE	1178	15	17670	88
MARNAV	S260	MARIPOSA AVENUE (N)	NORTHRIDGE	RITA LOU WAY	728	15	10920	73
MARNAV	S270	MARIPOSA AVENUE (N)	RITA LOU WAY	GREENBACK LANE	305	17	5185	70
MARSAV	S005	MARIPOSA AVENUE (S)	CITY LIMIT (N)	TWIN OAKS AVENUE	883	20	17660	52
MARSAV	S010	MARIPOSA AVENUE (S)	TWIN OAKS AVENUE	ROBERTS DRIVE	479	20	9580	63
MARSAV	S020	MARIPOSA AVENUE (S)	ROBERTS DRIVE	OAK GROVE AVENUE	300	20	6000	50
MARSAV	S030	MARIPOSA AVENUE (S)	OAK GROVE AVENUE	WALNUT DRIVE	468	20	9360	26
MARSAV	S040	MARIPOSA AVENUE (S)	WALNUT DRIVE	POPPY WAY	1783	18	32094	46
MARSAV	S050	MARIPOSA AVENUE (S)	POPPY WAY	WATSON WAY	769	16	12304	34
MARSAV	S060	MARIPOSA AVENUE (S)	WATSON WAY	RENO LANE	463	16	7408	34
MARSAV	S070	MARIPOSA AVENUE (S)	RENO LANE	ANTELOPE ROAD	132	16	2112	71
MARSAV	S080	MARIPOSA AVENUE (S)	ANTELOPE ROAD	SYCAMORE DRIVE	232	16	3712	59
MARSAV	S090	MARIPOSA AVENUE (S)	SYCAMORE DRIVE	PRATT AVENUE	469	16	7504	48
MARSAV	S100	MARIPOSA AVENUE (S)	PRATT AVENUE	COOK AVENUE	470	16	7520	41
MARSAV	S110	MARIPOSA AVENUE (S)	COOK AVENUE	OLD AUBURN ROAD	1017	16	16272	41

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MARSAV	S120	MARIPOSA AVENUE (S)	OLD AUBURN ROAD	GLENACRE WAY	1523	16	24368	45
MARSAV	S130	MARIPOSA AVENUE (S)	GLENACRE WAY	PRINCE STREET	1239	16	19824	50
MARSAV	S140	MARIPOSA AVENUE (S)	PRINCE STREET	COMMUNITY DRIVE	639	16	10224	27
MARSAV	S150	MARIPOSA AVENUE (S)	COMMUNITY DRIVE	TRILBY COURT	2318	16	37088	35
MARSAV	S160	MARIPOSA AVENUE (S)	TRILBY COURT	CIRCUIT DRIVE	219	20	4380	39
MARSAV	S170	MARIPOSA AVENUE (S)	CIRCUIT DRIVE	CHULA VISTA DRIVE	578	20	11560	38
MARSAV	S180	MARIPOSA AVENUE (S)	CHULA VISTA DRIVE	CHULA VISTA DRIVE	287	20	5740	31
MARSAV	S190	MARIPOSA AVENUE (S)	CHULA VISTA DRIVE	GREENBACK LANE	1917	20	38340	54
MARSAV	S200	MARIPOSA AVENUE (S)	GREENBACK LANE	LIMERICK WAY	1400	19	26600	73
MARSAV	S210	MARIPOSA AVENUE (S)	LIMERICK WAY	FARMGATE WAY	827	19	15713	56
MARSAV	S220	MARIPOSA AVENUE (S)	FARMGATE WAY	EASTGATE AVENUE	727	19	13813	43
MARSAV	S230	MARIPOSA AVENUE (S)	EASTGATE AVE	NORTHEAST CIR	546	20	10920	54
MARSAV	S240	MARIPOSA AVENUE (S)	NORTHEAST CIR	MADISON AVE (W)	1562	20	31240	66
MARICT	S010	MARIPOSA COVE COURT	ROSA VISTA	CUL-DE-SAC	325	26	10523	21
MARIWY	S010	MARIPOSA GLEN WAY	MARIPOSA AVENUE	CUL-DE-SAC	966	26	27189	46
MARSCT	S010	MARSALA COURT	ALTA VISTA LANE	CUL-DE-SAC	576	26	17577	42
MARYWY	S010	MARY ANN WAY	BROOKCREST WAY	SPERRY DRIVE	876	26	22776	30
MATHWY	S010	MATHENEY WAY	GREENBACK LANE	293' N OF GREENBACK LANE	293	42	12306	51
MATHWY	S020	MATHENEY WAY	293' E OF GREENBACK LANE	END	1200	22	26400	53
MATHXY	S010	MATHIS WAY	MCLIN WAY	CUL-DE-SAC	222	26	7682	43
MAUAWY	S010	MAUANA WAY	SAYONARA DRIVE	END	1613	26	41938	66
MAUAWY	S020	MAUANA WAY	MARIPOSA GLEN WAY	SAYONARA DRIVE	1110	26	28860	76
MCCLDR	S010	MCCLUNG DRIVE	COPPERWOOD DRIVE	COPPERWOOD DRIVE	880	26	22880	51
MCCODR	S010	MCCONNEL DRIVE	AUBURN POINT WAY	END (S)	1448	26	37648	42
MCCRCT	S010	MCCRONE COURT	AVALOS WAY	CUL-DE-SAC	285	26	7410	33
MCLIWY	S010	MCLIN WAY	GEOWOOD WAY	SUNRISE BLVD	527	26	13702	36
MEADWY	S010	MEADOWCREEK WAY	DEWEY DRIVE	PARKOAKS DRIVE	1818	26	47268	61
MEADXY	S010	MEADOWRIVER WAY	END (W)	END (E)	443	26	11518	57
MELCCT	S010	MEL COURT	RICONADA DRIVE	END	441	26	11466	93
MELBWY	S010	MELBOURNE WAY	HALIFAX STREET	WESTBROOK DRIVE	1287	26	33462	31
MELVST	S010	MELVA STREET	OAK AVENUE	PRIME WAY	1636	26	42536	25
MENKWK	S010	MENKE WAY	KENNETH AVENUE	OAK AVENUE	2123	26	57988	29
MERCAV	S010	MERCEDES AVENUE	VAN MAREN LANE	BURNHAM DRIVE	3015	36	108540	40
MERLDR	S010	MERLINDALE DRIVE	GREENBACK LANE	GUENIVERE WAY	2614	26	70754	35
MERRCT	S010	MERRYMUM COURT	FIREWEED CIRCLE	CUL-DE-SAC	110	31	3410	18
MESAWY	S010	MESA OAK WAY	HOLLY OAK STREET	ALBA COURT	2128	27	57456	24
MESADR	S010	MESAVIEW DRIVE	SUMMERPLACE DRIVE	BROCKWOOD WAY	600	26	15600	46
MICOCT	S010	MI COURT	MATHENEY WAY	CUL-DE-SAC	198	26	5148	21
MICAWY	S010	MICA WAY	END (E)	OLIVINE AVENUE	744	26	21417	82
MIDNWY	S010	MIDNIGHT WAY	CARRIAGE DRIVE	RAINTREE DRIVE	900	26	23400	58
MIKECT	S010	MIKE ARTHUR COURT	ALTA VISTA LANE	CUL-DE-SAC	500	26	13000	27

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MILLDR	S010	MILLWOOD DRIVE	TUPELO DRIVE	BIERSTON STREET	900	36	32400	30
MIMOCT	S010	MIMOSA COURT	BUTTONWOOD WAY	CUL-DE-SAC	200	26	5200	41
MINGWY	S010	MING WAY	SAYONARA DRIVE	CUL-DE-SAC	136	36	4896	39
MINUWY	S010	MINUET WAY	RAINTREE DRIVE	CALVIN DRIVE	945	26	24570	76
MIRACT	S010	MIRAVALE COURT	BLACKTHORNE WAY	CUL-DE-SAC	469	26	14889	23
MISTWY	S010	MISTLETOE WAY	BUTTERNUT DRIVE	MANNERLY WAY	611	26	15886	24
MISTDR	S010	MISTY CREEK DRIVE	VAN MAREN LANE	NAVION DRIVE	2087	42	87654	82
MISTXY	S010	MISTY WOOD WAY	SUNMIST WAY	SUNBURST WAY	1002	26	26052	68
MITCCT	S010	MITCHELL COURT	MARIPOSA AVENUE	CUL-DE-SAC	418	26	10868	58
MONTCI	S010	MONTE CORITA CIRCLE	SPERRY DRIVE	SPERRY DRIVE	980	26	25480	74
MOONWY	S010	MOON ROCK WAY	INDIAN RIVER DRIVE	END	242	26	6292	23
MORNWY	S010	MORNINGSIDE WAY	OAK FOREST STREET	RUSCH DRIVE	1050	26	27300	84
MOSSAV	S010	MOSS OAK AV	CANYON OAK DRIVE	CRESTMONT AVENUE	1725	36	62100	21
MOSSXY	S010	MOSSVIEW WAY	MISTY CREEK DRIVE	SUNWOOD WAY	848	26	22048	66
MOUNDR	S010	MOUNTAINSIDE DRIVE	LICHEN DRIVE	WHYTE AVENUE	2001	37	74037	73
MUGHCT	S010	MUGHO COURT	NAVION DRIVE	CUL-DE-SAC	120	34	6495	46
MUIRWY	S010	MUIRWOOD WAY	BEADRE WAY	CUL-DE-SAC	1002	26	26052	71
MUSCCT	S010	MUSCHETTO COURT	AMSTERDAM AVENUE	CUL-DE-SAC	297	26	9795	25
MYRTCT	S010	MYRTLEWOOD COURT	BROCKWOOD WAY	CUL-DE-SAC	150	26	3900	16
NAVIDR	S010	NAVION DRIVE	VAN MAREN LANE	SUNBURST WAY	4111	42	172662	74
NETTCT	S010	NETTLE COURT	YARROW WAY	CUL-DE-SAC	340	26	11630	57
NEWBWY	S010	NEWBRIDGE WAY	CONOVER DRIVE	CONOVER DRIVE	1555	31	48205	16
NIGHCT	S010	NIGHTINGALE COURT	SUNHILL DRIVE	CUL-DE-SAC	200	26	5200	57
NORDCT	S010	NORDIC COURT	AWAY WAY	CUL-DE-SAC	203	26	7351	34
NOREWY	S010	NOREEN WAY	BARANGA DRIVE	GRENOLA WAY	593	26	15418	4
NORTWY	S010	NORTH COLONY WAY	HOLLY DRIVE	WALNUT DRIVE	752	26	19552	6
NORTDR	S010	NORTH RIDGE DRIVE	MARIPOSA AVENUE	END (E)	2092	26	54392	32
NORTCI	S010	NORTHEAST CIRCLE	MARIPOSA AVENUE	MARIPOSA AVENUE	1592	26	41392	26
NORTXY	S010	NORTHGROVE WAY	WESTGATE DRIVE	NORTHLEA WAY	1019	26	26494	71
NORTYY	S010	NORTHLEA WAY	SAN JUAN AVENUE	WESTGATE DRIVE	1246	26	32396	16
NORTZY	S010	NORTHVALE WAY	NEWBRIDGE WAY	CONOVER DRIVE	888	26	23088	30
OAKACT	S010	OAK ACORN COURT	OAKBROOK DRIVE	CUL-DE-SAC	131	26	3406	19
OAKEAV	S010	OAK AVENUE (E)	SUNRISE BLVD	CANELO HILLS DRIVE	675	30	20250	53
OAKEAV	S020	OAK AVENUE (E)	CANELO HILLS DRIVE	SINGLE WAY	1684	29	48836	55
OAKEAV	S030	OAK AVENUE (E)	SINGLE WAY	FAIR OAKS BLVD	240	32	7680	46
OAKEAV	S040	OAK AVENUE (E)	FAIR OAKS BLVD	CROSS DRIVE	1252	15	18780	55
OAKEAV	S050	OAK AVENUE (E)	CROSS DRIVE	MELVA STREET	1072	15	16080	52
OAKEAV	S060	OAK AVENUE (E)	MELVA STREET	OLD RANCH ROAD	785	25	19625	47
OAKEAV	S070	OAK AVENUE (E)	OLD RANCH ROAD	MENKE WAY	859	25	21475	53
OAKEAV	S080	OAK AVENUE (E)	MENKE WAY	KENNETH AVENUE	1121	28	31388	40
OAKWAV	S010	OAK AVENUE (W)	WACHTEL WAY	BEARDED IRIS DRIVE	1183	28	33124	46

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OAKWAV	S020	OAK AVENUE (W)	BEARDED IRIS DRIVE	OLIVINE AVENUE	1019	28	28532	40
OAKWAV	S030	OAK AVENUE (W)	OLIVINE AVENUE	ST. PHILOMENA WAY	2725	22	59950	42
OAKWAV	S040	OAK AVENUE (W)	ST. PHILOMENA WAY	FAIR OAKS BLVD	200	24	4800	40
OAKWAV	S050	OAK AVENUE (W)	FAIR OAKS BLVD	FOX HILLS DRIVE	1674	18	30132	56
OAKWAV	S060	OAK AVENUE (W)	FOX HILLS DRIVE	SUNRISE BLVD	895	22	19690	55
OAKBWY	S010	OAK BEND WAY	BRIDGEMONT WAY	CUL-DE-SAC	419	26	12967	45
OAKBCT	S010	OAK BRANCH COURT	WONNER WAY	CUL-DE-SAC	550	26	16457	51
OAKFST	S010	OAK FOREST STREET	EVENING WAY	END (S)	1449	26	37674	30
OAKGAV	S010	OAK GROVE AVENUE	HOLLY DRIVE	MARIPOSA AVENUE	1393	26	36218	46
OAKGAV	S020	OAK GROVE AVENUE	AUBURN BLVD	END	870	15	13050	86
OAKLLN	S010	OAK LAKES LANE	VAN MAREN LANE	HIDDEN BROOK LANE	2028	26	52728	37
OAKMCT	S010	OAK MEADOW COURT	LARWIN DRIVE	CUL-DE-SAC	375	26	9750	42
OAKSWY	S010	OAK SPRING WAY	BIRCHWOOD CIRCLE	ROLLINGWOOD BLVD	795	26	20670	46
OAKBXY	S010	OAKBERRY WAY	ROLLINGWOOD BLVD	ROLLINGWOOD BLVD	2125	26	55250	48
OAKBDT	S010	OAKBRIDGE COURT	MEADOWCREEK WAY	CUL-DE-SAC	201	26	5226	93
OAKBDR	S010	OAKBROOK DRIVE	CL @ CREEKCREST CIR	MEADOWCREEK WAY	1215	38	46170	27
OAKCWY	S010	OAKCREEK WAY	WOODCREEK DRIVE	END (N)	3466	26	90116	33
OAKMWY	S010	OAKMYRTLE WAY	BUTTONWOOD WAY	BUTTERNUT DRIVE	225	34	7650	63
OAKSDR	S010	OAKSIDE DRIVE	OAKCREEK WAY	GREENBACK LANE	552	36	19872	50
OAKWCI	S010	OAKWOOD HILLS CIRCLE	OLD AUBURN ROAD	OLD AUBURN ROAD	1401	26	36426	49
OAKWLN	S010	OAKWOOD LANE	ANTELOPE ROAD	CUL-DE-SAC	524	32	16768	49
OCONCT	S010	OCONEE COURT	SAN COSME DRIVE	END (S)	338	26	8788	25
OLDERD	S010	OLD AUBURN ROAD (E)	SYLVAN ROAD	LITTLE OL COURT	862	26	22412	48
OLDERD	S020	OLD AUBURN ROAD (E)	LITTLE OL COURT	WES WAY	246	26	6396	24
OLDERD	S030	OLD AUBURN ROAD (E)	WES WAY	LINDA VISTA DRIVE	1009	26	26234	36
OLDERD	S040	OLD AUBURN ROAD (E)	LINDA VISTA	MARIPOSA AVENUE	963	24	23112	38
OLDERD	S050	OLD AUBURN ROAD (E)	MARIPOSA AVENUE	BONITA WAY	786	22	17292	17
OLDERD	S060	OLD AUBURN ROAD (E)	BONITA WAY	TIARA WAY	1735	22	38170	64
OLDERD	S070	OLD AUBURN ROAD (E)	TIARA WAY	SUNRISE BLVD	530	25	13250	68
OLDERD	S080	OLD AUBURN ROAD (E)	SUNRISE BLVD	SOQUEL WAY	627	30	18810	58
OLDERD	S090	OLD AUBURN ROAD (E)	SOQUEL WAY	SOQUEL WAY	448	20	8960	26
OLDERD	S100	OLD AUBURN ROAD (E)	SOQUEL WAY	GLEN TREE WAY	707	27	19089	43
OLDERD	S110	OLD AUBURN ROAD (E)	GLEN TREE WAY	CHIPMUNK WAY	450	27	12150	18
OLDERD	S120	OLD AUBURN ROAD (E)	CHIPMUNK WAY	FAIR OAKS BLVD	605	27	16335	40
OLDERD	S130	OLD AUBURN ROAD (E)	FAIR OAKS BLVD	AUBURN WOODS DRIVE	952	18	17136	58
OLDERD	S140	OLD AUBURN ROAD (E)	AUBURN WOODS DRIVE	WOODDALE WAY	658	13	8554	56
OLDERD	S150	OLD AUBURN ROAD (E)	WOODDALE WAY	DAFFODIL WAY	335	13	4355	47
OLDERD	S160	OLD AUBURN ROAD (E)	DAFFODIL WAY	WINTERGREEN DRIVE	1073	17	18241	67
OLDERD	S170	OLD AUBURN ROAD (E)	WINTERGREEN DRIVE	ARGO DRIVE	2232	30	66960	58
OLDERD	S180	OLD AUBURN ROAD (E)	ARGO DRIVE	WACHTEL WAY	935	23	21505	56
OLDERD	S190	OLD AUBURN ROAD (E)	WACHTEL WAY	CITY LIMITS (E)	840	27	22680	57

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OLDWRD	S010	OLD AUBURN ROAD (W)	CITY LIMITS (E)	WACHTEL WAY	282	30	8460	73
OLDWRD	S020	OLD AUBURN ROAD (W)	WACHTEL WAY	OAKWOOD HILLS CIRCLE	178	18	3204	47
OLDWRD	S030	OLD AUBURN ROAD (W)	OAKWOOD HILLS CIRCLE	ARGO DRIVE	765	32	24480	59
OLDWRD	S040	OLD AUBURN ROAD (W)	ARGO DRIVE	CONOVER DRIVE	357	34	12138	61
OLDWRD	S050	OLD AUBURN ROAD (W)	CONOVER DRIVE	ROBERT CREEK COURT	245	38	9310	53
OLDWRD	S060	OLD AUBURN ROAD (W)	ROBERT CREEK COURT	ORELLE CREEK COURT	607	18	10926	58
OLDWRD	S070	OLD AUBURN ROAD (W)	ORELLE CREEK COURT	CANYON OAK DRIVE	408	17	6936	58
OLDWRD	S080	OLD AUBURN ROAD (W)	CANYON OAK DRIVE	TWIN OAKS AVENUE	810	18	14580	52
OLDWRD	S090	OLD AUBURN ROAD (W)	TWIN OAKS AVENUE	CORAL OAK WAY	1417	17	24089	50
OLDWRD	S100	OLD AUBURN ROAD (W)	CORAL OAK WAY	GARRY OAK DRIVE	1027	16	16432	57
OLDWRD	S110	OLD AUBURN ROAD (W)	GARRY OAK DRIVE	GLEN ECHO STREET	757	26	19682	53
OLDWRD	S120	OLD AUBURN ROAD (W)	GLEN ECHO STREET	DANNON COURT	439	25	10975	41
OLDWRD	S130	OLD AUBURN ROAD (W)	DANNON COURT	GLEN TREE DRIVE	283	25	7075	33
OLDWRD	S140	OLD AUBURN ROAD (W)	GLEN TREE DRIVE	ANTELOPE ROAD	390	25	9750	28
OLDWRD	S150	OLD AUBURN ROAD (W)	ANTELOPE ROAD	SUNRISE BLVD	1361	27	36747	35
OLDWRD	S160	OLD AUBURN ROAD (W)	SUNRISE BLVD	WICKHAM DRIVE	1752	22	38544	51
OLDWRD	S170	OLD AUBURN ROAD (W)	WICKHAM DRIVE	MARIPOSA AVENUE	1378	22	30316	51
OLDWRD	S180	OLD AUBURN ROAD (W)	MARIPOSA AVENUE	LEONARD DRIVE	1381	26	35906	43
OLDWRD	S190	OLD AUBURN ROAD (W)	LEONARD DRIVE	AUBURN BLVD	1621	27	43767	50
OLDOCT	S010	OLD OAK COURT	LARWIN DRIVE	CUL-DE-SAC	445	26	11570	21
OLDRRD	S010	OLD RANCH ROAD	OAK AVENUE	CITY LIMITS	2950	36	106200	24
OLIVWY	S010	OLIVE TREE WAY	LARWIN DRIVE	RED MAPLE WAY	1333	26	34658	68
OLIVAV	S010	OLIVINE AVENUE	OAK AVENUE	WACHTEL WAY	3850	42	161700	65
OPHECT	S010	OPHELIA COURT	WOODDALE WAY	CUL-DE-SAC	266	26	6916	20
ORANDR	S010	ORANGE DRIVE	ANTELOPE ROAD	END (E)	927	26	24102	39
ORELCT	S010	ORELLE CREEK COURT	OLD AUBURN ROAD	CUL-DE-SAC (N)	625	26	18324	19
ORIACT	S010	ORIAL OAK COURT	BONNIE OAK WAY	CUL-DE-SAC	287	26	7462	26
OURWWY	S010	OUR WAY	RIDDIO STREET	END (W)	1054	26	27404	26
OURWWY	S020	OUR WAY	FARMGATE WAY	MADELINE WAY	384	26	9984	27
OUTLDR	S010	OUTLOOK DRIVE	LICHEN DRIVE	TANOAK WAY	331	36	11916	64
OUTLDR	S020	OUTLOOK DRIVE	TANOAK WAY	ZENITH DRIVE	621	36	22356	70
OUTLDR	S030	OUTLOOK DRIVE	ZENITH DRIVE	WOODYARD WAY	881	36	31716	72
OUTLDR	S040	OUTLOOK DRIVE	WOODYARD WAY	VILLAVIEW DRIVE	256	36	9216	63
OUTLDR	S050	OUTLOOK DRIVE	VILLAVIEW DRIVE	CITY LIMITS	186	36	6696	36
PACHWY	S010	PACHECO WAY	HIGHLAND AVENUE	END	2000	32	64000	83
PACOCT	S010	PACO COURT	SUMMERPLACE DRIVE	CUL-DE-SAC	310	26	8060	28
PAPOCT	S010	PAPOOSE COURT	INDIAN RIVER DRIVE	CUL-DE-SAC	158	20	3160	40
PARDCT	S010	PARDAL COURT	PATTON AVENUE	CUL-DE-SAC	215	26	9529	27
PARIST	S010	PARIS STREET	MERCEDES AVENUE	FRONTAGE ROAD	731	36	26316	32
PARIWY	S010	PARISH WAY	ROSSWOOD DRIVE	TABARE COURT	1041	26	27066	88
PARIWY	S020	PARISH WAY	TABARE COURT	ROLLINGWOOD BLVD	175	26	4550	89

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PARKDR	S010	PARK DRIVE	SYLVAN ROAD	END (E)	1431	20	28620	78
PARKCI	S010	PARKCREEK CIRCLE	PARKOAKS DRIVE	PARKOAKS DRIVE	1140	26	29640	23
PARKWY	S010	PARKCREST WAY	PARKOAKS DRIVE	OAKSIDE DRIVE	711	26	18486	58
PARKER	S010	PARKOAKS DRIVE	CITY LIMIT (S)	GREENBACK LANE	2090	42	87780	31
PARKXY	S010	PARKVALE WAY	CATAMARAN DRIVE	TUPELO DRIVE	2854	26	74204	46
PARKYY	S010	PARKVIEW WAY	PARKOAKS DRIVE	OAKCREEK WAY	852	26	22152	30
PARMCT	S010	PARMIS COURT	POPPY WAY	CUL-DE-SAC	365	26	11481	38
PATTLN	S010	PATTERSON LANE	GREENBACK LANE	END (S)	623	26	16198	28
PATTAV	S010	PATTON AVENUE	WATSON WAY	TWIN OAKS AVENUE	3946	26	102596	55
PEACAV	S010	PEACHTREE AVENUE	PEORIA DRIVE	BROOKTREE DRIVE	602	26	15652	64
PEBBDR	S010	PEBBLE BEACH DRIVE	SUNRISE BLVD	KINGSWOOD DRIVE	1254	42	52668	39
PEBBWY	S010	PEBBLEBROOK WAY	SUNMIST WAY	TWIN WOOD WAY	986	26	25636	69
PEMBWY	S010	PEMBROKE WAY	FALWORTH STREET	COVENTRY DRIVE	605	26	15730	41
PENNWY	S010	PENNINGTON WAY	VISTARIDGE DRIVE	END	283	26	7358	48
PEONCT	S010	PEONY COURT	GRENOLA WAY	CUL-DE-SAC	90	26	2340	93
PEORDR	S010	PEORIA DRIVE	GRADY DRIVE	CUL-DE-SAC	500	36	18000	56
PEORDR	S020	PEORIA DRIVE	GRADY DRIVE	GREENBACK LANE	1000	40	40000	59
PEPPCT	S010	PEPPERCRESS COURT	GARDENVINE AVENUE	CUL-DE-SAC	187	26	6936	77
PEPPDT	S010	PEPPERMINT COURT	LARWIN DRIVE	CUL-DE-SAC	354	26	11994	77
PEPPWY	S010	PEPPERTREE WAY	CARMELWOOD DRIVE	RAMBLEWOOD WAY	1091	26	28366	39
PERDCT	S010	PERDEZ COURT	PATTON AVENUE	CUL-DE-SAC	214	26	9390	31
PEREWY	S010	PEREGRINE WAY	GARRYANNA DRIVE	CHARLOTTE AVENUE	654	26	17004	36
PETRCT	S010	PETER RAY CT	MARIPOSA AVENUE	WEST END	295	28	8260	75
PHOECT	S010	PHOEBE COURT	PHOEBE WAY	EHD	183	26	4747	79
PHOEY	S010	PHOEBE WAY	TALBOT WAY	END (N)	1556	26	40456	53
PICNCT	S010	PICNIC COURT	GUMWOOD CIRCLE	CUL-DE-SAC	393	26	14271	93
PIKEWY	S010	PIKES PEAK WAY	STANFORD AVENUE	CATAMARAN DRIVE	1181	26	30706	33
PILKCT	S010	PILKERTON COURT	GEOWOOD WAY	CUL-DE-SAC	176	26	6649	51
PIMIDR	S010	PIMIENTA DRIVE	SADRO STREET	CARRIAGE DRIVE	620	26	16120	39
PINWY	S010	PINECREEK WAY	SAYBROOK DRIVE	SAYBROOK DRIVE	1418	26	36868	26
PIPECT	S010	PIPER COURT	CONVAIR WAY	CUL-DE-SAC	348	26	11121	28
PIPPWY	S010	PIPPIN WAY	WINLOCK AVENUE	CUL-DE-SAC	1554	34	54985	65
PITAWY	S010	PITALO WAY	WACHTEL WAY	AVALOS WAY	714	26	18564	71
PLEIAV	S010	PLEIDES AVENUE	MARIPOSA AVENUE	KINGSWOOD DRIVE	1324	26	34424	29
PLUMCT	S010	PLUM TREE COURT	LARWIN DRIVE	CUL-DE-SAC	215	26	5590	28
POLLWY	S010	POLLEN WAY	ALMONDWOOD AVENUE	END (S)	721	26	18746	24
POMEWY	S010	POMEROY WAY	LANGSPUR AVENUE	JAMESTREE WAY	588	26	15288	36
POMPCT	S010	POMPEI COURT	ANTELOPE ROAD	CUL-DE-SAC	574	26	17714	30
PONTWY	S010	PONTICELLI WAY	TALBOT WAY	WACHTEL WAY	420	26	10920	44
POPLAV	S010	POPLAR AVENUE	ANTELOPE ROAD	END	1270	24	30480	25
POPPWY	S010	POPPY WAY	MARIPOSA AVENUE	HOLLY DRIVE	1246	26	32396	44

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POPPXY	S010	POPPYFIELD WAY	CHECKERBLOSSOM	YARROW WAY	612	26	15912	63
POPPXY	S020	POPPYFIELD WAY	FAIR OAKS BLVD	CHECKERBLOOM WAY	110	26	2860	71
POSCT	S010	POSEIDON CT	SOL WAY	EAST END	91	28	2548	81
POSTWY	S010	POSTEN WAY	ZENITH DRIVE	BRANCHWATER WAY	686	26	17836	30
POULST	S010	POULSON STREET	HOOPE DRIVE	CAMMERAY DRIVE	1970	26	51220	46
PRATAV	S010	PRATT AVENUE	AUBURN BLVD	MARIPOSA AVENUE	2570	25	64250	49
PRATAV	S020	PRATT AVENUE	CARRIAGE DRIVE	AUBURN BLVD	1265	40	50600	50
PRETCT	S010	PRETTY BUSH COURT	INDIAN RIVER DRIVE	CUL-DE-SAC	205	20	4100	93
PRETDT	S010	PRETTY GIRL COURT	BROKEN BOW DRIVE	END	205	20	4100	51
PRIMWY	S010	PRIME WAY	CROSS DRIVE	MELVA STREET	1043	26	27118	24
PRIMDR	S010	PRIMROSE DRIVE	FARMGATE WAY	MADISON AVE (W)	3400	37	125800	29
PRINST	S010	PRINCE STREET	MARIPOSA AVENUE	DUDLEY STREET	1818	24	43632	69
PRINCT	S010	PRINCESS COURT	CALVIN DRIVE	CUL-DE-SAC	128	26	3328	25
PRONCT	S010	PRONGHORN COURT	WHYTE AVENUE	CUL-DE-SAC	492	26	14865	17
PURSDR	S010	PURSLANE DR	VAN MAREN LN	GARDEN GATE DRIVE	758	62	46996	26
PURSDR	S020	PURSLANE DR	FLORABELLE AVENUE	PURSLANE WAY	385	26	10010	23
QUAIWY	S010	QUAILWOOD WAY	KENNETH AVENUE	LOS SERRANOS WAY	796	26	20696	25
QUINCI	S010	QUINCEWOOD CIRCLE	RUMFORD AVENUE	RUMFORD AVENUE	860	26	22360	36
RADFST	S010	RADFORD STREET	BUTTERNUT DRIVE	MANNERLY WAY	640	26	16640	70
RAINDR	S010	RAINTREE DRIVE	AUBURN FRONTAGE	CALVIN DRIVE	1913	42	80346	39
RAMBWY	S010	RAMBLEWOOD WAY	SUMMERPLACE DRIVE	CARMELWOOD DRIVE	1386	26	36036	15
RANCAV	S010	RANCH AVENUE	END (N)	END (S)	627	24	15048	13
RHWY	S010	RANCH HAND WAY	RANCH HOUSE WAY	CAMPFIRE WAY	544	26	14144	46
RAHWY	S010	RANCH HOUSE WAY	TRAILRIDE WAY	CAMPFIRE WAY	1095	26	28470	59
RATTWY	S010	RATTON WAY	BRIARTREE WAY	BRIARTREE WAY	652	26	16952	82
RAVEWY	S010	RAVENCREST WAY	BRIARTREE WAY	SUMMERPLACE DRIVE	969	26	25194	26
RAYWCT	S010	RAYWOOD COURT	WOODSIDE DRIVE	CUL-DE-SAC	261	26	8859	21
REDMWY	S010	RED MAPLE WAY	LARWIN DRIVE	WOODMORE OAKS	1116	26	29016	63
REDOCT	S010	RED OAKS COURT	ROLLINGWOOD BLVD	CUL-DE-SAC	233	26	6058	28
REDPCT	S010	RED PINE COURT	LARWIN DRIVE	CUL-DE-SAC	274	26	9914	75
REDSCT	S010	REDSKIN COURT	FLAMING ARROW DRIVE	END (W)	131	20	2620	23
REGACT	S010	REGAN COURT	BARANGA DRIVE	CUL-DE-SAC	205	26	5330	39
REGLCT	S010	REGLI WOODS COURT	WHYTE AVENUE	CUL-DE-SAC	266	20	7704	7
REINCT	S010	REINA COURT	SUMMERPLACE DRIVE	CUL-DE-SAC	214	26	5564	38
RENACT	S010	RENAISSANCE COURT	LINDA VISTA DRIVE	END (W)	180	26	4680	28
RENFCT	S010	RENFREW COURT	WICKHAM DRIVE	CUL-DE-SAC	341	26	10939	48
RENOLN	S010	RENO LANE	END (W)	END (E)	1677	30	52176	23
RICODR	S010	RICONADA DRIVE	HIGHLAND AVENUE	END (S)	1490	34	50660	31
RIDDST	S010	RIDDIO STREET	FARMGATE WAY	OUR WAY	847	26	22022	23
RIDGCT	S010	RIDGEVIEW COURT	PARKVIEW WAY	CUL-DE-SAC	198	26	5148	7
RIGGCT	S010	RIGGING COURT	BIRCHGLADE WAY	CUL-DE-SAC	90	44	3960	20

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RIPPCT	S010	RIPPLEWOOD COURT	PRATT AVENUE	END	330	26	8580	34
RITAWY	S010	RITA LOU WAY	MARIPOSA AVENUE	DENIO WAY	637	26	16562	26
ROBECT	S010	ROBERT CREEK COURT	OLD AUBURN ROAD	CUL-DE-SAC	308	26	9839	9
ROBEDR	S010	ROBERTS DRIVE	MARIPOSA AVENUE	END (W)	811	26	21086	53
ROIEWY	S010	ROBIE WAY	TWIN OAKS AVENUE	CITY LIMITS	710	20	14200	45
ROBMCT	S010	ROBMAR COURT	COOK AVENUE	CUL-DE-SAC	268	26	8959	16
ROBUWY	S010	ROBUR WAY	CANYON OAK DRIVE	MESA OAK WAY	229	26	5954	26
ROLLCT	S010	ROLLINGSIDE COURT	TWIN PARK DRIVE	CUL-DE-SAC	145	26	5843	61
ROLLBL	S010	ROLLINGWOOD BLVD	ANTELOPE ROAD	AUBURN BLVD	5554	42	233268	33
ROSAAV	S010	ROSA VISTA AVENUE	MARIPOSA AVENUE	END	1329	26	34554	45
RORD	S010	ROSEVILLE RD	BUTTERNUT DRIVE	CITY LIMITS	2165	29	62785	39
ROSSDR	S010	ROSSWOOD DRIVE	OAKBERRY WAY	ANTELOPE ROAD	2437	36	87732	36
ROWAWY	S010	ROWAN WAY	SHUPE DRIVE	GRADY DRIVE	814	26	21164	34
RUMFAV	S010	RUMFORD AVENUE	SAYBROOK DRIVE	BIERSTON STREET	650	26	16900	32
RUNNCT	S010	RUNNING WATER COURT	INDIAN RIVER DRIVE	CUL-DE-SAC	216	20	7560	53
RUNYCT	S010	RUNYON COURT	SMOLEY WAY	CUL-DE-SAC	153	26	3978	20
RUSCDR	S010	RUSCH DRIVE	WOODRUFF WAY	RUSCH PARK ENT	3115	36	112140	30
RYANWY	S010	RYAN TAYLOR WY	CEDAR RANCH	ASPEN GARDENS	627	26	16302	76
SADHWY	S010	SADDLE HORSE WAY	COWBOY WAY	CAMPFIRE WAY	934	26	24284	73
SADRST	S010	SADRO STREET	PRATT AVENUE	KANAI AVENUE	631	34	21454	21
SAFFWY	S010	SAFFRON WAY	FLEETWOOD	SPERRY DRIVE	957	26	24882	77
SAGECT	S010	SAGE OAK COURT	MOSSVIEW WAY	CUL-DE-SAC	105	26	2730	33
SAGEWY	S010	SAGEMENT WAY	VISTARIDGE DRIVE	END	292	26	7592	56
SAGIWY	S010	SAGINAW WAY	SOQUEL	FOX HILL DRIVE	1105	26	28730	56
SAGIXY	S010	SAGITARIUS WAY	EASTGATE AVENUE	END (S)	846	26	21996	50
SAMPCT	S010	SAMPOLO COURT	JAMESTREE WAY	END (E)	365	26	9490	52
SANBWY	S010	SAN BENITO WAY	SANTA CATARINA WAY	CUL-DE-SAC	453	26	11778	78
SANCDR	S010	SAN COSME DRIVE	CANELO HILLS DRIVE	FAIR OAKS BLVD	1900	26	49400	71
SANNAV	S010	SAN JUAN AVENUE (N)	MADISON AVE (W)	WILLOW CREEK DRIVE	1422	28	39816	47
SANNAV	S020	SAN JUAN AVENUE (N)	WILLOW CREEK DRIVE	RANCH AVENUE	896	28	25088	68
SANNAV	S030	SAN JUAN AVENUE (N)	RANCH AVENUE	WESTGATE DRIVE	612	28	17136	44
SANNAV	S040	SAN JUAN AVENUE (N)	WESTGATE DRIVE	NORTHLEA WAY	777	28	21756	53
SANNAV	S050	SAN JUAN AVENUE (N)	NORTHLEA WAY	GREENBACK LANE	1543	24	37032	48
SANNAV	S060	SAN JUAN AVENUE (N)	GREENBACK LANE	SYLVAN ROAD	972	23	22356	46
SANSVAV	S010	SAN JUAN AVENUE (S)	SYLVAN ROAD	GREENBACK LANE	1017	22	22374	44
SANSVAV	S020	SAN JUAN AVENUE (S)	GREENBACK LANE	SPERRY DRIVE	1135	24	27240	46
SANSVAV	S030	SAN JUAN AVENUE (S)	SPERRY DRIVE	SPICER DRIVE	1931	24	46344	47
SANSVAV	S040	SAN JUAN AVENUE (S)	SPICER DRIVE	CHESLINE DRIVE	805	24	19320	43
SANSVAV	S050	SAN JUAN AVENUE (S)	CHESLINE DRIVE	MADISON AVE (W)	1352	24	32448	42
SANPDR	S010	SAN PABLO DRIVE	SAN SIMEON WAY	BURICH AVENUE	600	36	21600	51
SANSWY	S010	SAN SIMEON WAY	MARIPOSA AVENUE	SAYONARA DRIVE	1717	42	72114	65

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SANSST	S010	SAN STEFANO STREET	SAN SIMEON WAY	HEATHERINGTON WAY	1050	26	27300	61
SANTDR	S010	SAN TOMAS DRIVE	CROSSWOODS CIR	AUBURN BLVD	970	42	40740	40
SANTDR	S020	SAN TOMAS DRIVE	AUBURN BLVD	WESTCHESTER WAY	310	42	13020	43
SANDDR	S010	SANDALWOOD DRIVE	RUSCH DRIVE	AUBURN BLVD	1817	42	76314	87
SANDCT	S010	SANDPIPER COURT	SUNHILL DRIVE	CUL-DE-SAC	145	26	3770	42
SANDWY	S010	SANDRIDGE WAY	MESAVIEW DRIVE	SUMMERPLACE DRIVE	900	26	23400	26
SANDDT	S010	SANDWOOD COURT	BROCKWOOD WAY	CUL-DE-SAC	350	26	9100	28
SANTWY	S010	SANTA CATARINA WAY	END (S)	SAN STEFANO STREET	938	26	24388	81
SARAWY	S010	SARA LYNN WAY	PRATT AVENUE	END	527	26	13702	41
SASSCT	S010	SASSY COURT	PIKES PEAK WAY	CUL-DE-SAC	270	26	9093	41
SAWGCI	S010	SAWGRASS CIRCLE	KINGSWOOD DRIVE	KINGSWOOD DRIVE	1194	26	31044	21
SAYBDR	S010	SAYBROOK DRIVE	TUPELO DRIVE	ANTELOPE ROAD	2830	42	118860	10
SAYBDR	S020	SAYBROOK DRIVE	ANTELOPE ROAD	BROCKWOOD WAY	1055	42	44310	85
SAYODR	S010	SAYONARA DRIVE	SUNRISE BLVD	CUL-DE-SAC	2765	39	107835	60
SCARCI	S010	SCARLET OAK CIRCLE	TWIN OAKS AVENUE	TWIN OAKS AVENUE	1260	26	32760	40
SCHOWY	S010	SCHOONER WAY	CATAMARAN DRIVE	PARKVALE WAY	548	26	14248	84
SCRIAV	S010	SCRIBNER AVENUE	HOLLY DRIVE	END (E)	767	26	19942	93
SEASCT	S010	SEA SHELL COURT	GREENLEAF DRIVE	CUL-DE-SAC	285	26	7410	83
SERRCT	S010	SERRANO COURT	BLACKSTAR DRIVE	CUL-DE-SAC	300	26	10590	25
SHADDR	S010	SHADOW HAWK DRIVE	FLAMING ARROW DRIVE	END	1821	26	47346	56
SHADLN	S010	SHADOW LANE	AUBURN BLVD	END (E)	1185	36	42660	73
SHADER	S010	SHADOW OAK DRIVE	DUNMORE AVENUE	GREENLEAF DRIVE	636	26	16536	25
SHADWY	S010	SHADOWBROOK WAY	NORTHBROOK	END	630	26	16380	0
SHADXY	S010	SHADY CREST WAY	SANDALWOOD COURT	END (N)	320	26	8320	25
SHADCT	S010	SHADY GROVE COURT	LARWIN DRIVE	CUL-DE-SAC	249	26	9264	71
SHADYY	S010	SHADY SPRINGS WAY	SUNMIST WAY	SUNBURST WAY	996	26	25896	9
SHALWY	S010	SHALIMAR WAY	PARIS STREET	LE MANS AVENUE	930	26	24180	34
SHARWY	S010	SHAREEN WAY	PATTON AVENUE	ELLA COURT	300	26	7800	59
SHASCT	S010	SHASTA DAISY COURT	FIREWEED CIRCLE	CUL-DE-SAC	150	26	3900	13
SHAWCT	S010	SHAWNDA COURT	PARKVALE WAY	END (E)	368	26	11641	42
SHEWY	S010	SHERLOCK WAY	WATSON WAY	NORTH END	285	26	7410	85
SHOEWY	S010	SHOEMAKER WAY	CONOVER DRIVE	ARGO DRIVE	381	26	9906	37
SHUPDR	S010	SHUPE DRIVE	SPERRY DRIVE	GREENBACK LANE	1330	43	57190	41
SIERWY	S010	SIERRAVALLE WAY	PARKVALE WAY	TUPELO DRIVE	888	26	23088	84
SILKCT	S010	SILK OAK COURT	NAVION DRIVE	END	195	44	10406	20
SILKWY	S010	SILK WOOD WAY	SHADY SPRINGS WAY	SUNBURST WAY	907	26	23582	79
SILVCT	S010	SILVER ROCK COURT	TALBOT WAY	CUL-DE-SAC	300	21	6300	27
SILWY	S010	SILVERSADDLE WAY	OAK LAKES LANE	COWBOY WAY	472	26	12272	73
SINGWY	S010	SINGLE WAY	SAN COSME DRIVE	OAK AVENUE	1220	26	31720	76
SKYVCT	S010	SKY VISTA COURT	MAR VISTA WAY	CUL-DE-SAC	320	26	11206	12
SKYCCT	S010	SKYCREST COURT	NORTHLEA WAY	CUL-DE-SAC	232	26	9971	17

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SKYLDR	S010	SKYLANE DRIVE	VAN MAREN LANE	NAVION DRIVE	1752	42	73584	72
SKYLCT	S010	SKYLARK COURT	NORTHGROVE WAY	CUL-DE-SAC	339	26	12867	31
SKYLDT	S010	SKYLINE COURT	WESTGATE DRIVE	CUL-DE-SAC	374	26	9724	35
SLOOCT	S010	SLOOP COURT	BIRCHGLADE WAY	CUL-DE-SAC	90	26	2340	1
SMALCT	S010	SMALL HILL COURT	INDIAN RIVER DRIVE	CUL-DE-SAC	465	20	12747	84
SMOKCT	S010	SMOKE TREE COURT	LARWIN DRIVE	CUL-DE-SAC	224	26	8614	76
SMOLWY	S010	SMOLEY WAY	VILLA OAK DRIVE	END (N)	1264	26	32864	47
SOFTCT	S010	SOFTWOOD COURT	BROCKWOOD WAY	CUL-DE-SAC	385	26	12001	21
SOLWY	S010	SOL WAY	STOCK RANCH ROAD	THALIA WAY	620	26	16120	87
SOMEDR	S010	SOMERSWORTH DRIVE	COBALT WAY	VAN MAREN LANE	1332	34	45288	72
SOQUWY	S010	SOQUEL WAY	OLD AUBURN ROAD	OLD AUBURN ROAD	1074	26	27924	79
SORRCT	S010	SORRELL COURT	ZENITH DRIVE	CUL-DE-SAC	318	26	11058	80
SOUTDR	S010	SOUTHGROVE DRIVE	FARMGATE WAY	WELLS AVENUE	1440	34	48960	57
SOUTCT	S010	SOUTHVIEW COURT	EASTGATE AVENUE	CUL-DE-SAC	600	26	15600	58
SOVECT	S010	SOVERIGN COURT	FAIRYTALE STREET	CUL-DE-SAC	175	26	4550	47
SPERDR	S010	SPERRY DRIVE	LINDA SUE WAY	CHESLINE DRIVE	735	42	30870	19
SPERDR	S020	SPERRY DRIVE	CHESLINE DRIVE	SAN JUAN AVENUE	3637	42	152754	48
SPICDR	S010	SPICER DRIVE	KERMIT LANE	SAN JUAN AVENUE	2170	43	93310	77
SPRICT	S010	SPRIG OAKS COURT	LESSER WAY	CUL-DE-SAC	170	26	4420	10
SPRIAV	S010	SPRING VALLEY AVENUE	RICONADA DRIVE	END (E)	1858	32	59456	67
SPRIDT	S010	SPRINGLEAF CT	SUNBURST WAY	CUL-DE-SAC	193	26	5018	37
SPRIWY	S010	SPRINGVALE WAY	BLACKTHORNE WAY	PARKVALE WAY	684	26	17784	31
ST.ACT	S010	ST. ALBANS COURT	BLUE SPRINGS WAY	CUL-DE-SAC	113	58	8536	16
ST.CWY	S010	ST. CLAIRE WAY	SPERRY DRIVE	CHESLINE DRIVE	1088	26	28288	70
ST.JWY	S010	ST. JEANNE WAY	ST. PHILOMENA WAY	END	133	26	3458	51
ST.PCT	S010	ST. PATRICK COURT	GARDEN GATE DRIVE	END	458	26	14698	48
ST.PWY	S010	ST. PHILOMENA WAY	OAK AVENUE	FAIR OAKS BLVD	1784	26	46384	65
STACDR	S010	STACEY HILLS DRIVE	FAIR OAKS BLVD	CROSS DRIVE	1382	26	35932	26
STANAV	S010	STANFORD AVENUE	SUNRISE BLVD	WONDER STREET	631	21	13251	19
STARDR	S010	STARFLOWER DRIVE	MISTY CREEK DRIVE	CREEKMONT WAY	1025	26	26650	68
STARCT	S010	STARLING COURT	ZENITH DRIVE	CUL-DE-SAC	184	26	4784	26
STARDT	S010	STARWOOD COURT	BROCKWOOD WAY	CUL-DE-SAC	175	26	4550	24
STAWY	S010	STEARMAN WAY	NAVION DRIVE	SKYLANE DRIVE	920	26	23920	48
STEFCT	S010	STEFFANO COURT	LOUTH WAY	CUL-DE-SAC	294	26	10434	30
STEMCT	S010	STEM COURT	ALMONDWOOD AVENUE	CUL-DE-SAC	121	26	3146	45
STINWY	S010	STINSON WAY	SKYLANE DRIVE	WILLOWLEAF DRIVE	287	26	7462	30
STOCDR	S010	STOCK RANCH ROAD	SYLVAN ROAD	END	3002	36	108072	66
STONCI	S010	STONE CANYON CIRCLE	WOODMORE OAKS	WOODMORE OAKS	1480	26	38480	77
STONCT	S010	STONECROP COURT	LICHEN DRIVE	CUL-DE-SAC	278	26	7228	42
STONAV	S010	STONEHAND AVENUE	SUMMERPLACE DRIVE	SAYBROOK DRIVE	969	36	34884	65
STONAV	S020	STONEHAND AVENUE	SAYBROOK DRIVE	GEOFFWOOD COURT	900	36	32400	20

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STONWY	S010	STONERIDGE WAY	TUPELO DRIVE	GLENHURST WAY	881	26	22906	25
STRAAV	S010	STRATTON AVENUE	TROVILLION STREET	DEWEY DRIVE	707	26	18382	26
STREAV	S010	STRENG AVENUE	OLD RANCH ROAD	MELVA STREET	1186	26	30836	30
STREAV	S020	STRENG AVENUE	MELVA STREET	8207 STRENG AVE	1945	26	50570	56
STREAV	S030	STRENG AVENUE	8207 STRENG AVE	OAK AVENUE	865	26	22490	87
SUDDCT	S010	SUDDEN WIND COURT	BROKEN BOW DRIVE	END	160	20	3200	84
SUGAWY	S010	SUGAR MAPLE WAY	LARWIN DRIVE	LARWIN DRIVE	1834	26	50474	59
SUMMAV	S010	SUMMER AVENUE	OAK FOREST STREET	RUSCH DRIVE	1061	42	44562	66
SUMMWY	S010	SUMMER RAIN WAY	CENTURION CIRCLE	DEWEY DRIVE	496	26	12896	52
SUMMDR	S010	SUMMERPLACE DRIVE	ANTELOPE ROAD	ZENITH DRIVE	4560	36	164160	41
SUNHDR	S010	SUN HILL DRIVE	SUNRISE BLVD	END (W)	1660	36	59760	51
SUNTWY	S010	SUN TERRACE WAY	VILLA OAK DRIVE	CLAYPOOL WAY	1378	26	35828	32
SUNBWY	S010	SUNBURST WAY	NAVION DRIVE	MISTY WOOD WAY	2133	26	55458	79
SUNGDR	S010	SUNGARDEN DRIVE	SUNRISE BLVD	CANELO HILLS DRIVE	660	42	27720	27
SUNGDR	S020	SUNGARDEN DRIVE	BONITA	SUNRISE BLVD	1311	36	47196	59
SUNLCT	S010	SUNLAND CT	SUN TERRACE WAY	CUL-DE-SAC	482	26	14605	40
SUNMWY	S010	SUNMIST WAY	SUNBURST WAY	MISTY WOOD WAY	1487	26	38662	65
SUNNBL	S010	SUNRISE BLVD (N)	MADISON AVE (W)	ALTA SUNRISE DRIVE	1037	40	41480	53
SUNNBL	S020	SUNRISE BLVD (N)	ALTA SUNRISE DRIVE	PEBBLE BEACH DRIVE	476	34	16184	57
SUNNBL	S030	SUNRISE BLVD (N)	PEBBLE BEACH DRIVE	KINGSWOOD DRIVE	571	34	19414	54
SUNNBL	S040	SUNRISE BLVD (N)	KINGSWOOD DRIVE	GREENBACK LANE	3110	34	105740	46
SUNNBL	S050	SUNRISE BLVD (N)	GREENBACK LANE	ARCADIA DRIVE	1038	35	36330	56
SUNNBL	S060	SUNRISE BLVD (N)	ARCADIA DRIVE	LARWIN DRIVE	1934	35	67690	58
SUNNBL	S070	SUNRISE BLVD (N)	LARWIN DRIVE	WOODMORE OAKS	2004	36	72144	38
SUNNBL	S080	SUNRISE BLVD (N)	WOODMORE OAKS	SUNGARDEN DRIVE	1184	35	41440	40
SUNNBL	S090	SUNRISE BLVD (N)	SUNGARDEN DRIVE	OAK AVENUE	1820	35	63700	58
SUNNBL	S100	SUNRISE BLVD (N)	OAK AVENUE	OLD AUBURN ROAD	1294	35	45290	70
SUNNBL	S110	SUNRISE BLVD (N)	OLD AUBURN ROAD	ANTELOPE ROAD	1358	35	47530	69
SUNNBL	S120	SUNRISE BLVD (N)	ANTELOPE ROAD	HANSON AVENUE	762	35	26670	82
SUNNBL	S130	SUNRISE BLVD (N)	HANSON AVENUE	STANFORD AVENUE	1298	35	45430	82
SUNNBL	S140	SUNRISE BLVD (N)	STANFORD AVENUE	TWIN OAKS AVENUE	1910	35	66850	85
SUNNBL	S150	SUNRISE BLVD (N)	TWIN OAKS AVENUE	CITY LIMITS (N)	530	35	18550	86
SUNSDL	S010	SUNRISE BLVD (S)	CITY LIMITS (N)	TWIN OAKS AVENUE	603	26	15678	85
SUNSDL	S020	SUNRISE BLVD (S)	TWIN OAKS AVENUE	EVA RETTA COURT	1093	36	39348	86
SUNSDL	S030	SUNRISE BLVD (S)	EVA RETTA COURT	DRACENA DRIVE	455	27	12285	84
SUNSDL	S040	SUNRISE BLVD (S)	DRACENA DRIVE	ANTELOPE ROAD	2463	34	83742	84
SUNSDL	S050	SUNRISE BLVD (S)	ANTELOPE ROAD	OLD AUBURN ROAD	1433	39	55887	70
SUNSDL	S060	SUNRISE BLVD (S)	OLD AUBURN ROAD	VISTARIDGE DRIVE	1428	34	48552	78
SUNSDL	S070	SUNRISE BLVD (S)	VISTARIDGE DRIVE	MCLIN WAY	1085	34	36890	50
SUNSDL	S080	SUNRISE BLVD (S)	MCLIN WAY	SUNGARDEN DRIVE	491	34	16694	84
SUNSDL	S090	SUNRISE BLVD (S)	SUNGARDEN DRIVE	LOCHER WAY	1210	34	41140	58

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SUNSB	S100	SUNRISE BLVD (S)	LOCHER WAY	HIGHLAND AVENUE	978	34	33252	38
SUNSB	S110	SUNRISE BLVD (S)	HIGHLAND AVENUE	SAYONARA DRIVE	1484	34	50456	56
SUNSB	S120	SUNRISE BLVD (S)	SAYONARA DRIVE	SUN HILL DRIVE	1467	34	49878	72
SUNSB	S130	SUNRISE BLVD (S)	SUN HILL DRIVE	GREENBACK LANE	977	40	39080	57
SUNSB	S140	SUNRISE BLVD (S)	GREENBACK LANE	MACY PLAZA DRIVE	2424	40	96960	46
SUNSB	S150	SUNRISE BLVD (S)	MACY PLAZA DRIVE	KINGSWOOD DRIVE	752	34	25568	54
SUNSB	S160	SUNRISE BLVD (S)	KINGSWOOD DRIVE	UPLANDS WAY	1041	34	35394	65
SUNSB	S170	SUNRISE BLVD (S)	UPLANDS WAY	MADISON AVE (W)	966	34	32844	43
SUNR	S010	SUNRISE CREEK COURT	BIRDCAGE STREET	END (W)	195	26	5070	38
SUNRD	S010	SUNRISE EAST DRIVE	FAIR OAKS BLVD	SUNRISE VISTA DRIVE	1130	40	45200	26
SUNRV	S010	SUNRISE VISTA DRIVE	SUNRISE EAST DRIVE	GREENBACK LANE	2243	43	96449	31
SUNWY	S010	SUNWOOD WAY	STARFLOWER DRIVE	MISTY CREEK DRIVE	1107	26	28782	90
SUTR	S010	SUTRO COURT	GALLANT CIRCLE	END (N)	191	26	4966	22
SWEET	S010	SWEET GUM COURT	SWEET GUM COURT	CUL-DE-SAC	374	26	12514	74
SWEED	S010	SWEETWOOD COURT	ROLLINGWOOD BLVD	CUL-DE-SAC	222	26	5772	86
SYCAD	S010	SYCAMORE DRIVE	END (W)	END (E)	543	26	14118	36
SYCAD	S020	SYCAMORE DRIVE	AUBURN BLVD	MARIPOSA AVENUE	2570	20	51400	74
SYCAD	S030	SYCAMORE DRIVE	MARIPOSA AVENUE	END (E)	1504	20	30080	28
SYLV	S010	SYLVAN CREEK COURT	SYLVAN ROAD	END (E)	1101	26	30869	41
SYLVY	S010	SYLVAN GLEN WAY	COMMUNITY DRIVE	CUL-DE-SAC	590	26	15340	76
SYLVY	S010	SYLVAN GROVE WAY	OLD AUBURN ROAD	END (N)	1126	22	24772	89
SYLM	S010	SYLVAN MEADOW COURT	SYLVAN VALLEY WY	NORTH END	188	28	5264	83
SYLVY	S010	SYLVAN OAK WAY	GARRY OAK DRIVE	FOREST OAK WAY	840	27	22680	24
SYLNR	S010	SYLVAN ROAD (N)	GREENBACK LANE	SAN JUAN AVENUE	813	21	17073	20
SYLNR	S020	SYLVAN ROAD (N)	SAN JUAN AVENUE	WOODSIDE DRIVE	1847	26	48022	79
SYLNR	S030	SYLVAN ROAD (N)	WOODSIDE DRIVE	CIRCUIT DRIVE	557	27	15039	51
SYLNR	S040	SYLVAN ROAD (N)	CIRCUIT DRIVE	PARK DRIVE	332	42	13944	50
SYLNR	S050	SYLVAN ROAD (N)	PARK DRIVE	SYLVAN CREEK COURT	285	27	7695	53
SYLNR	S060	SYLVAN ROAD (N)	SYLVAN CREEK COURT	COMMUNITY DRIVE	795	27	21465	38
SYLNR	S070	SYLVAN ROAD (N)	COMMUNITY DRIVE	ALMONDWOOD AVENUE	406	27	10962	54
SYLNR	S080	SYLVAN ROAD (N)	ALMONDWOOD AVENUE	OLD AUBURN ROAD	883	28	24724	61
SYLSR	S010	SYLVAN ROAD (S)	OLD AUBURN ROAD	WOODSIDE DRIVE	3285	27	88695	47
SYLSR	S020	SYLVAN ROAD (S)	WOODSIDE DRIVE	STOCK RANCH ROAD	1335	30	40050	53
SYLSR	S030	SYLVAN ROAD (S)	STOCK RANCH ROAD	SAN JUAN AVENUE	493	32	15776	71
SYLSR	S040	SYLVAN ROAD (S)	SAN JUAN AVENUE	GREENBACK LANE	776	20	15520	43
TABAC	S010	TABARE COURT	PARISH WAY	CUL-DE-SAC	550	26	14300	77
TALBW	S010	TALBOT WAY	PHOEBE WAY	END (S)	925	26	24050	48
TALBW	S020	TALBOT WAY	PITALO WAY	END	1562	26	40612	61
TALLC	S010	TALL BRAVE COURT	FLAMING ARROW DRIVE	CUL-DE-SAC	301	20	8960	85
TALLC	S010	TALL TREE CIRCLE	INDIAN RIVER DRIVE	INDIAN RIVER DRIVE	817	20	16340	71
TALLW	S010	TALLOW WOOD WAY	WOODRUFF WAY	SANDALWOOD DRIVE	435	26	11310	84

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TANACT	S010	TANANA RIVER COURT	FOREST GLEN WAY	END	376	26	11849	31
TANBCT	S010	TANBARK COURT	NAVION DRIVE	CUL-DE-SAC	215	26	8476	60
TANDCT	S010	TANDEM COURT	AUBURN BLVD	CUL-DE-SAC	550	26	14300	31
TANGWY	S010	TANGORS WAY	TROVITA WAY	TROVITA WAY	533	26	13858	21
TANOWY	S010	TANOAK WAY	LICHEN DRIVE	OUTLOOK DRIVE	1277	26	33202	77
TAREWY	S010	TAREYTON WAY	ANSBROUGH DRIVE	COBALT WAY	1054	26	27404	89
TAROWY	S010	TAROCCO WAY	TANGORS WAY	WOODMORE OAKS	515	26	13390	77
TARTCI	S010	TARTANILLA CIRCLE	FAIRYTALE STREET	END	678	26	17628	84
TAURCT	S010	TAURUS COURT	CAPRICORN DRIVE	CUL-DE-SAC	230	26	9806	89
TEATCT	S010	TEATER COURT	VILLA OAK DRIVE	CUL-DE-SAC	207	26	5382	34
TERRWY	S010	TERRA WAY	MAUANA WAY	SAN SIMEON WAY	786	26	20436	54
TERRCT	S010	TERRALAND COURT	SUN TERRACE WAY	CUL-DE-SAC	482	26	14605	59
TERRDR	S010	TERRELL DRIVE	GRADY DRIVE	GREENBACK LANE	848	42	35616	63
THCT	S010	THALIA COURT	SOL WAY	SOUTH END	534	28	14952	81
THWY	S010	THALIA WAY	SOL WAY	HESPERA WAY	2120	26	55120	78
THETWY	S010	THETHYS WAY	PHOEBE WAY	PHOEBE WAY	480	26	12480	53
THRECT	S010	THREE SISTERS COURT	GLASS SLIPPER WAY	CUL-DE-SAC	367	26	13368	93
THRUCT	S010	THRUSH COURT	MERLINDALE DRIVE	CUL-DE-SAC	324	26	11214	25
TIAR	S010	TIARA	OLD AUBURN ROAD	SAGEMENT WAY	815	26	21190	32
TIMMWY	S010	TIMMERMON WAY	SPERRY DRIVE	SPERRY DRIVE	910	26	23660	73
TIPPWY	S010	TIPPERARY WAY	FARMGATE WAY	LIMERICK WAY	446	26	11596	66
TOMKWY	S010	TOMKI WAY	SOQUEL	END (E)	286	26	7436	25
TRWY	S010	TRAILRIDE WAY	CAMPFIRE WAY	SILVERSADDLE WAY	2213	26	57538	72
TRAWWY	S010	TRAWLER WAY	DALY AVENUE	WINDLASS COURT	579	26	15054	26
TREETCT	S010	TREE HILL COURT	GOLDENWOOD CIRCLE	CUL-DE-SAC	140	26	5798	41
TREEAV	S010	TREEBINE AVENUE	LICHEN DRIVE	BUTTONWOOD WAY	789	34	26826	74
TREEBV	S010	TREECREST AVENUE	CELINE DRIVE	END (E)	554	42	23268	22
TREEWY	S010	TREELARK WAY	LICHEN DRIVE	BUTTERNUT DRIVE	1000	26	26000	31
TREEXY	S010	TREELEAF WAY	BUTTERNUT DRIVE	LICHEN DRIVE	912	26	23712	78
TREEDT	S010	TREETOP COURT	OAK BEND WAY	CUL-DE-SAC	170	26	4420	63
TREFCT	S010	TREFOIL COURT	BUTTERNUT DRIVE	CUL-DE-SAC	100	26	2600	26
TRELCT	S010	TRELLIUM COURT	FIREWEED CIRCLE	CUL-DE-SAC	150	26	3900	24
TREMDR	S010	TREMAIN DRIVE	WOODLOCK WAY	BIX AVENUE	897	26	23322	78
TREMWY	S010	TREMWEEL WAY	FARMGATE WAY	CUL-DE-SAC	215	26	5590	51
TRENWY	S010	TRENTON WAY	WESTBROOK DRIVE	HALIFAX STREET	1283	34	43622	66
TRILCT	S010	TRILBY COURT	MARIPOSA AVENUE	CUL-DE-SAC	466	26	14189	59
TROVST	S010	TROVILLION STREET	DUNMORE AVENUE	GREENLEAF DRIVE	710	26	18460	30
TROVWY	S010	TROVITA WAY	WOODMORE OAKS	CUL-DE-SAC	1764	26	48654	71
TUPEDR	S010	TUPELO DRIVE	DALY AVENUE	ANTELOPE ROAD	5389	42	226338	29
TWINCT	S010	TWIN BROOK COURT	TWIN PARK DRIVE	CUL-DE-SAC	156	26	6129	67
TWINDT	S010	TWIN CREEKS COURT	MEADOWCREEK WAY	CUL-DE-SAC	373	26	13524	63

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TWNAV	S010	TWIN OAKS AVENUE	OLD AUBURN ROAD	END (W)	3710	43	159530	31
TWNAV	S020	TWIN OAKS AVENUE	AUBURN BLVD	5911' E OF AUBURN BLVD	5911	26	153686	66
TWNAV	S030	TWIN OAKS AVENUE	5911' E OF AUBURN BLVD	END	1875	16	30000	32
TWINDR	S010	TWIN PARK DRIVE	SUNBURST WAY	WONNER WAY	725	26	18850	57
TWINWY	S010	TWIN WOOD WAY	SUNMIST WAY	SUNBURST WAY	913	26	23738	43
TWINXY	S010	TWINING WAY	VILLAVIEW DRIVE	RADFORD STREET	1043	26	27118	70
UPCOCT	S010	UP COURT	EASTGATE AVENUE	CUL-DE-SAC	126	26	3276	28
UPLAWY	S010	UPLANDS WAY	MADISON AVE (W)	SUNRISE BLVD	2930	26	76180	32
VALEAV	S010	VALERIANA AVENUE	CAMOMILE WAY	END (E)	488	26	12688	51
VALEAV	S020	VALERIANA AVENUE	AMSTERDAM AVENUE	END	495	26	12870	79
VANNLN	S010	VAN MAREN LANE (N)	AUBURN BLVD	SOMERSWORTH DRIVE	580	24	13920	40
VANNLN	S020	VAN MAREN LANE (N)	SOMERSWORTH DRIVE	KITTERY AVENUE	1273	26	33098	34
VANNLN	S030	VAN MAREN LANE (N)	KITTERY AVENUE	WINLOCK AVENUE	765	22	16830	65
VANNLN	S040	VAN MAREN LANE (N)	WINLOCK AVENUE	CANDELABRA DRIVE	832	22	18304	74
VANNLN	S050	VAN MAREN LANE (N)	CANDELABRA DRIVE	CALVIN DRIVE	1253	11	13783	65
VANNLN	S060	VAN MAREN LANE (N)	CALVIN DRIVE	GARDEN GATE DRIVE	551	18	9918	59
VANNLN	S070	VAN MAREN LANE (N)	GARDEN GATE DRIVE	MARINVALE DRIVE	576	20	11520	67
VANNLN	S080	VAN MAREN LANE (N)	MARINVALE DRIVE	FLORABELLE AVENUE	696	20	13920	71
VANNLN	S090	VAN MAREN LANE (N)	FLORABELLE AVENUE	PURSLANE WAY	338	30	10140	74
VANNLN	S100	VAN MAREN LANE (N)	GREENBACK LANE	MERCEDES AVENUE	803	33	26499	66
VANNLN	S110	VAN MAREN LANE (N)	MERCEDES AVENUE	AUBURN BLVD	2400	33	79200	50
VANSLN	S010	VAN MAREN LANE (S)	PURSLANE WAY	NAVION DRIVE	355	30	10650	37
VANSLN	S020	VAN MAREN LANE (S)	NAVION DRIVE	SKYLANE DRIVE	1880	22	41360	70
VANSLN	S030	VAN MAREN LANE (S)	SKYLANE DRIVE	MISTY CREEK DRIVE	576	24	13824	60
VANSLN	S040	VAN MAREN LANE (S)	MISTY CREEK DRIVE	BRIDGEMONT WAY	1398	21	29358	76
VANSLN	S050	VAN MAREN LANE (S)	BRIDGEMONT WAY	CAMPFIRE WAY	1097	18	19746	60
VANSLN	S060	VAN MAREN LANE (S)	CAMPFIRE WAY	HORSEMAN WAY	680	40	27200	32
VANSLN	S070	VAN MAREN LANE (S)	HORSEMAN WAY	OAK LAKES LANE	693	36	24948	45
VANSLN	S080	VAN MAREN LANE (S)	OAK LAKES LANE	AUBURN BLVD	444	24	10656	42
VANSLN	S090	VAN MAREN LANE (S)	AUBURN BLVD	DONEGAL DRIVE	2011	29	58319	50
VANSLN	S100	VAN MAREN LANE (S)	DONEGAL DRIVE	BREMAN DRIVE	914	24	21936	53
VANSLN	S110	VAN MAREN LANE (S)	BREMAN DRIVE	GREENBACK LANE	235	37	8695	51
VERBCT	S010	VERBENA COURT	FLORABELLE AVENUE	CUL-DE-SAC	154	26	7830	6
VERHCT	S010	VERHOVEN COURT	LIALANA WAY	CUL-DE-SAC	221	26	8255	21
VERNAV	S010	VERNER AVENUE	CITY LIMITS (S)	END (N)	4459	24	107016	36
VERNDR	S010	VERNON OAKS DRIVE	WHYTE AVENUE	CITY LIMITS	955	36	34380	72
VICEWY	S010	VICEROY WAY	NORTH RIDGE	END (E)	1814	26	49954	33
VILLDR	S010	VILLA OAK DRIVE	FAIR OAKS BLVD	OLIVINE AVENUE	3282	42	137844	69
VILLER	S010	VILLAVIEW DRIVE	SUMMERPLACE DRIVE	LICHEN DRIVE	4134	36	148824	50
VISCWY	S010	VISCOUNT WAY	ZENITH DRIVE	WOODYARD WAY	1216	26	31616	67
VISTDR	S010	VISTARIDGE DRIVE	SUNRISE BLVD	END (E)	961	36	34596	61

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VOLEWY	S010	VOLLE WAY	SOUTH END	THALIA WAY	130	26	3380	84
VOLTWY	S010	VOLTA WAY	CESSNA DRIVE	END	150	26	3900	78
VOYAWY	S010	VOYAGER WAY	NAVION DRIVE	SKYLANE DRIVE	540	26	14040	20
WACNWX	S010	WACHTEL WAY (N)	OAK AVENUE	OLD AUBURN ROAD	5847	20	116940	50
WACSWY	S010	WACHTEL WAY (S)	OLD AUBURN ROAD	PONTICELLI WAY	1535	17	26095	72
WACSWY	S020	WACHTEL WAY (S)	PONTICELLI WAY	PITALO WAY	1371	17	23307	66
WACSWY	S030	WACHTEL WAY (S)	PITALO WAY	OLIVINE AVENUE	789	16	12624	61
WACSWY	S040	WACHTEL WAY (S)	OLIVINE AVENUE	ANDRE COURT	384	19	7296	73
WACSWY	S050	WACHTEL WAY (S)	ANDRE COURT	OAK AVENUE	1744	20	34880	59
WALKCT	S010	WALKING STICK COURT	INDIAN RIVER DRIVE	CUL-DE-SAC	276	26	7176	29
WALLCT	S010	WALLWOOD COURT	BROCKWOOD WAY	CUL-DE-SAC	417	26	12999	69
WALNDR	S010	WALNUT DRIVE	AUBURN BLVD	HOLLY DRIVE	1300	26	33800	31
WALNDR	S020	WALNUT DRIVE	DEAD END (W)	MARIPOSA AVENUE	1073	20	21460	27
WAPIPL	S010	WAPITI PLACE	SAGINAW WAY	CUL-DE-SAC	382	26	11842	63
WATSWY	S010	WATSON WAY	MARIPOSA AVENUE	AUBURN BLVD	2544	24	61056	21
WATSWY	S020	WATSON WAY	MARIPOSA AVENUE	ANTELOPE ROAD	2260	22	49720	40
WEDDCT	S010	WEDDELL COURT	TALBOT WAY	CUL-DE-SAC	234	26	6084	40
WELLAV	S010	WELLS AVENUE	SOUTHGROVE DRIVE	SAN JUAN AVENUE	680	26	17680	26
WELLWY	S010	WELLSBORO WAY	MELBOURNE WAY	WESTBROOK DRIVE	825	26	21450	57
WESWWY	S010	WES WAY	OLD AUBURN ROAD	KAREN RAE COURT	678	26	17628	75
WESWWY	S020	WES WAY	END (W)	LINDA VISTA DR	222	24	5328	39
WESTCT	S010	WEST OAK COURT	COPPER OAK COURT	CUL-DE-SAC	234	26	9910	30
WESTDR	S010	WESTBROOK DRIVE	HALIFAX STREET	END	4655	34	158270	28
WESTWY	S010	WESTCHESTER WAY	COBALT WAY	WINLOCK AVENUE	2348	34	79832	66
WESTER	S010	WESTGATE DRIVE	SAN JUAN AVENUE	FARMGATE WAY	2308	26	60008	65
WETZCT	S010	WETZEL COURT	CLAYPOOL WAY	CUL-DE-SAC	129	26	3354	57
WHALCT	S010	WHALER COURT	WINDJAMMER WAY	CUL-DE-SAC	376	26	12471	4
WHITCT	S010	WHITE BIRCH COURT	RED MAPLE WAY	CUL-DE-SAC	145	26	3770	70
WHITDT	S010	WHITE CLOUD COURT	BIG ARROW COURT	CUL-DE-SAC	226	20	4520	54
WHITET	S010	WHITEPLAINS COURT	BLUE SPRINGS WAY	CUL-DE-SAC	224	26	7734	14
WHYTAV	S010	WHYTE AVENUE	ROSEVILLE ROAD	CITY LIMITS	3767	26	97942	28
WICKDR	S010	WICKHAM DRIVE	OLD AUBURN ROAD	COTTINGHAM COURT	1412	26	36712	45
WILDDR	S010	WILD OAK DRIVE	MAR VISTA WAY	TUPELO DRIVE	410	34	13940	4
WILDWY	S010	WILDWOOD WAY	PRIMROSE DRIVE	UPLANDS WAY	1495	34	50830	29
WILLDR	S010	WILLOW CREEK DRIVE	SAN JUAN AVENUE	END (S)	1037	29	30073	48
WILLCT	S010	WILLOW GLEN COURT	LARWIN DRIVE	CUL-DE-SAC	538	26	16778	74
WILLWY	S010	WILLOW TREE WAY	CLOVERLEAF WAY	CLOVERLEAF WAY	631	26	16406	22
WIWY	S010	WILLOW WAY	AUBURN BLVD	EAST END	811	28	22708	50
WILLER	S010	WILLOWLEAF DRIVE	NAVION DRIVE	MISTY CREEK DRIVE	1980	26	51480	19
WINDWY	S010	WIND WAY	KINGSWOOD DRIVE	WILDWOOD WAY	329	26	8554	27
WINDXY	S010	WINDFALL WAY	BLACK OAKS WAY	RUSCH DRIVE	635	26	16510	35

City of Citrus Heights
Pavement Condition Index - Sorted by Name

StreetID	SectionID	StreetName	BegLocation	EndLocation	Length (ft)	Width (ft)	Area (sf)	PCI
WINDYY	S010	WINDJAMMER WAY	CATAMARAN DRIVE	DALY AVENUE	2064	26	53664	35
WINDCT	S010	WINDLASS COURT	TRAWLER WAY	CUL-DE-SAC	420	26	10920	75
WINLAV	S010	WINLOCK AVENUE	RAINTREE DRIVE	VAN MAREN LANE	3168	36	114048	62
WINTDR	S010	WINTERGREEN DRIVE	VILLA OAK DRIVE	OLD AUBURN ROAD	2175	42	91350	42
WISDR	S010	WISCONSIN DR	SAN JUAN AVENUE	SOUTHGROVE DR	1237	16	19792	11
WITCCT	S010	WITCHINGHOUR COURT	RAINTREE DRIVE	CUL-DE-SAC	390	26	13966	72
WONDST	S010	WONDER STREET	ANTELOPE ROAD	END	2565	26	66690	38
WONNWW	S010	WONNER WAY	TWIN PARK DRIVE	END (S)	485	26	12610	63
WOODWY	S010	WOODBRIAR WAY	WOODGLADE AVENUE	WOODGLADE AVENUE	865	26	22490	21
WOODCT	S010	WOODBROOK COURT	GOLDENWOOD CIRCLE	CUL-DE-SAC	137	26	5553	30
WOOEWY	S010	WOODCHUCK WAY	FAIR OAKS BLVD	CHIPMUNK WAY	1572	26	40872	26
WOODDR	S010	WOODCREEK DRIVE	PARKVIEW WAY	END (W)	953	34	32402	37
WOOFWY	S010	WOODDALE WAY	LIN OAK WAY	OLD AUBURN BLVD	3157	26	82082	74
WOODDT	S010	WOODENDALE COURT	GOLDENWOOD CIRCLE	CUL-DE-SAC	210	26	7451	24
WOODET	S010	WOODENFIELD COURT	GOLDENWOOD CIRCLE	CUL-DE-SAC	206	26	7347	26
WOODAV	S010	WOODGLADE AV	SAYBROOK DRIVE	WOODBRIAR WAY	1460	36	52560	28
WOOGWY	S010	WOODHILLS WAY	PARKOAKS DRIVE	OAKCREEK WAY	1125	26	29250	30
WOODFT	S010	WOODHURST COURT	OAKSIDE DRIVE	CUL-DE-SAC	224	26	5824	33
WOHWY	S010	WOODLOCK WAY	HILLTREE AVENUE	END (W)	853	26	22178	81
WOOD	S010	WOODMORE OAKS	FAIR OAKS BLVD	SUNRISE BLVD	2578	26	67028	65
WOODGT	S010	WOODOAKS COURT	OAKCREEK WAY	CUL-DE-SAC	135	26	3510	42
WOIWWY	S010	WOODPARK WAY	DEWEY DRIVE	OAKBROOK DRIVE	1008	26	26208	71
WOODHT	S010	WOODRIDGE COURT	PARKOAKS DRIVE	CUL-DE-SAC	257	26	6682	26
WOOWWY	S010	WOODRUFF WAY	BLACK OAKS WAY	END (E)	1757	26	45682	44
WOODER	S005	WOODSIDE DRIVE	SYLVAN ROAD	EAST END	219	26	5694	25
WOODER	S010	WOODSIDE DRIVE	SYLVAN ROAD	BRIDGE	415	42	17430	59
WOODER	S020	WOODSIDE DRIVE	BRIDGE	STOCK RANCH ROAD	1485	42	62370	78
WOOKWY	S010	WOODYARD WAY	OUTLOOK DRIVE	BUTTERNUT DRIVE	1089	26	28314	63
YARDWY	S010	YARDGATE WAY	OUTLOOK DRIVE	VISCOUNT WAY	572	26	14872	69
YARDXY	S010	YARDLEY WAY	TWINING WAY	VILLAVIEW DRIVE	870	26	22620	82
YARRWY	S010	YARROW WAY	STACEY HILLS DRIVE	QUIET OAK COURT	2171	26	56446	28
YAWLCT	S010	YAWL COURT	CATAMARAN DRIVE	CUL-DE-SAC	130	26	5710	89
YEOMWY	S010	YEOMAN WAY	ENVOY WAY	FARMGATE WAY	1183	26	30758	62
ZANCCT	S010	ZANCANARO COURT	OLIVINE AVENUE	CUL-DE-SAC	526	26	13676	56
ZEELDR	S010	ZEELAND DRIVE	HENNING DR	END (E)	790	34	26860	30
ZENIDR	S010	ZENITH DRIVE	OUTLOOK DRIVE	BUTTERNUT DRIVE	903	42	37926	67
ZENIDR	S020	ZENITH DRIVE	ANTELOPE ROAD	OUTLOOK DRIVE	3489	42	146538	32
ZEPHCT	S010	ZEPHYR CREEK COURT	KEESEY WAY	CUL-DE-SAC	248	26	8439	72
ZIEBCT	S010	ZIEBELL COURT	VILLA OAK DRIVE	CUL-DE-SAC	708	26	18408	37
ZIEGCT	S010	ZIEGLER CT	AVALOS WAY	CUL-DE-SAC	317	26	8242	33



CITY OF CITRUS HEIGHTS

CITY COUNCIL STAFF REPORT

MEMORANDUM

DATE: September 22, 2022

TO: Mayor and City Council Members
Ashley J. Feeney, City Manager

FROM: Meghan Huber, Economic Development & Community Engagement Director

SUBJECT: **Guideline Approval and Funding Allocation for the Community Projects Grant Program**

Summary and Recommendation

At the May 10, 2022, Strategic Planning Retreat, City Council set a strategic goal to “Present to City Council for consideration, a proposal that would provide grants to community groups to facilitate community projects that engage citizens, improve the community, and promotes community involvement and pride.”

The Citrus Heights Community Projects Grant would be available to any 501c3, community group, or organization to implement projects or host events that improve the quality of life and promotes community connection and engagement.

Staff recommends City Council adopt Resolution No. 2022-xxxx, a Resolution of the City Council of the City of Citrus Heights approving the Citrus Heights Community Projects Grant guidelines and allocating \$50,000 in American Rescue Plan Act funding to administer the pilot round of the program.

Fiscal Impact

Staff recommends an allocation of \$50,000 in American Rescue Plan Act (ARPA) funding to launch the pilot application round of the Community Projects Grant. Subsequent funding recommendations for future rounds will be based on the pilot round’s program subscription and forecasted future use. The program can utilize ARPA funding through December 2026, with the final allocations taking place by December 2024.

Following is a summary of American Rescue Plan Act funding to date:

ARPA FUNDING ALLOCATION SUMMARY	
Total City Allocation	\$15,676,972
Police Department Staffing – FY 2021/22	(\$1,568,805)
Police Department Staffing – FY 2022/23	(\$2,811,775)
Small Business COVID Recovery Program	(281,111)
Beautification Crew	(\$875,000)
Community Block Party Trailer	(\$50,000)
Police Fleet Vehicles and Equipment	(\$1,400,00)
Police Department Communications Center Critical Needs	(\$600,000)
Total Allocation Remaining	\$8,090,281

Background and Analysis

Community feedback indicates that Citrus Heights residents desire increased community connectivity. In the recently Council adopted Focus Area Work Plan, staff curated an extensive series of recommendations utilizing American Rescue Plan Act funding to meet this community desire and achieve results. Recommendations are a combination of city-produced events, community engagement programming, and outreach with Community grant programs where funding can be used to seed new community events and projects that achieve connection. At the City Council, Strategic Planning Retreat on May 10, 2022, City Council adopted a strategic goal for staff to “Present to City Council for consideration, a proposal that would provide grants to community groups to facilitate community projects that engage citizens, improve the community and promotes community involvement and pride.”

Grant Program Scope

The Citrus Heights Community Projects Grant Program will provide grants to community groups to implement special projects in the community to engage citizens in creative efforts to improve the community and promote community involvement, connection, and pride. Community groups will be responsible for proposing, designing, and implementing the project. Community groups meeting the eligibility criteria may apply for a grant. Applying is not a guarantee of funding.

Eligibility

The Community Grants program is intended to spark the innovative, positive ideas that exist in Citrus Heights. For this reason, staff thinks it easier to explain what is not eligible so that ideas are not do not limited.

The program will not consider grant proposals for:

- Retroactive funding for projects already completed
- Salaries for permanent employees
- Replacement of funding for preexisting community projects or programs

- Start-up programs that require ongoing funding that is not available at time of application
- One-time, individual benefit activities (no Eagle Scout projects, study trips, library memberships or similar)
- Organizations that have received more than \$75,000 in grant funding from the city in the current or previous fiscal year
- Projects or activities identified with political parties
- Organizations that practice discrimination of any kind
- General contributions to larger capital projects

Citrus Heights community groups, community organizations and non-profits are encouraged to apply. If there are individual residents that have an idea or interest in implementing a project or event but who are not affiliated with a community group, Community Engagement will connect them with their Neighborhood Association or other best fit group as a project sponsor organization.

Application Process

A 45-day online application period for the Citrus Heights Community Projects Grant Program will open in the first quarter of 2023. Marketing would begin in advance of the application period and last through the 45-day application window. Community Engagement staff will create inspirational marketing materials to germinate project ideas and perform direct outreach to community groups to generate awareness, interest, and project ideas.

To ensure all Citrus Heights community groups have an equal opportunity to apply for a grant, outreach efforts will be as robust and wide-ranging as possible. They will occur both before and after the application period opens. General outreach efforts will include press releases and e-news, social media, announcements, and reminders at public meetings, and direct outreach to all community groups for which the City has contact information. Staff will also inform and engage the Connect Citrus Heights coalition of community groups to promote the program. A staff member will liaison with interested groups to vet project ideas and assist with application submissions.

The application form will review the following areas of a proposed project to ensure alignment with the grant program goals of achievable implementation and increasing community connection:

1. Project/Program Goal: List the goal(s) of the proposed project/program.
2. Expected Community Involvement: Indicate how many people the program will help and who will be the most directly affected.
3. Project/Program Action Plan: List the steps to complete the project/program.
4. Project/Program Maintenance: Describe how you will monitor progress to identify what works and needs improvement. If the project is ongoing, indicate how the project/program will remain sustainable after the grant.
5. Significance: Indicate how the project/program is innovative and will advance community connection, engagement, and/or pride for Citrus Heights residents.

6. Budget: Detail all expected project/program costs.
7. Letters of Support: Two letters of support from community members who will participate in the project.

Review and Award Process

The following criteria will be used in *application review*:

- Can the proposed project be completed with the requested Community Projects Grant amount and any applicable local group contributions?
- Does the proposed use of the funds have a reasonable likelihood that it will benefit the Citrus Heights community?
- Does the project serve a public purpose and create community connection?
- Can the project be completed in a calendar year?
- All projects must take place within the city limits of Citrus Heights.
- All activities/projects must be free to participants and open to the public.

Note: Preference is given to projects that occur in public spaces, such as parks, public schools, City Hall or similar publically accessible locations.

The following process will be used for *grant award and administration*:

- Staff will review all applications for completeness and eligibility
 - Because potential programs and events can vary widely, each submission will be assessed individually for permit and insurance requirements. The applicant will be informed of the project's critical path prior to finalization of application submission to ensure project viability.
- Submissions will be reviewed by the city within 45 days of the closing of the application period
- Staff will present vetted applications to the Finance Committee for review and recommendation
- Finance Committee recommendations will be presented to City Council for final approval
- Staff will prepare an approval letter for the project that confirms:
 - Eligible use and terms of approved funds including final date funding can be used
 - Any permits or insurance that will be required for the project or event
 - The reimbursement process to receive funds:
 - An accounting summary and receipts for reimbursement submission
 - Photos and a brief project update that will be used to help measure the success of the program
- The approved applicant implements the project or event within the agreed-upon timeline
- The approved applicant submits for reimbursement after completion of the project or event

Note: An alternative style of payment may be available based on the type and timeline of proposed project or event. Staff will work with each applicant and verify during the qualification process.

Program Term and Funding

It is staff's intention to make this program available for the duration of ARPA funding allocation through December 2025 with allocated funds able to be spent through December 2026. The first pilot round application period would launch in the first quarter of 2023 and subsequently twice a year thereafter. The volume of first round application submissions will allow staff to gauge overall community needs and interest to provide informed funding recommendations for subsequent rounds. Individual application amount parameters are not included in the program's pilot round so that it can serve as a needs assessment and inventory potential projects in the community. With an initial program funding recommendation of \$50,000, the guidelines are designed to promote grassroots projects that can be immediately implemented with measurable impact. If the pilot round is adequately subscribed, a summary of applications and request amounts will be presented in the second round grant application funding recommendation (forecasted August 2023) as market data to inform the second round's funding recommendation.

It is important to note that in addition to this program expressly achieving the three-year strategic goal of increasing community engagement and achieving the current six month strategic objective of creating a community projects grant program, this action also aligns with City Council's feedback to deploy American Rescue Plan Act funding directly into the community. In addition to this program, direct deployment has also been achieved through City of Citrus Heights deployment of the Small Business COVID Recovery Grant. There are additional program recommendations in the adopted Focus Area Work Plan that will continue to ensure achievement of this goal within the ARPA funding lifecycle including a Business Attraction Grant Program, a Revolving Loan Fund and a CPTED (Crime Prevention through Environmental Design) Recommendation Implementation Grant. Program implementation discussions will continue at the next City Council Strategic Planning Retreat.

This program is independent of other community-oriented grant programs like the Economic Development Support Grant, available Sign & Façade Grant programs, the History and Arts Grant and the Neighborhood Improvement Partnership (NIP) grant program, all of which are (1) existing programs utilizing the general fund; (2) refreshed each fiscal year; (3) have varying program goals; and (3) are available on an ongoing, first come first serve basis to eligible applicants.

Attachments

1. Resolution
2. Community Projects Grant Program Guidelines

RESOLUTION NO. 2022- ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CITRUS HEIGHTS,
CALIFORNIA, APPROVING THE COMMUNITY PROJECTS GRANT PROGRAM
GUIDELINES AND ASSOCIATED AMERICAN RESCUE PLAN ACT FUNDING
ALLOCATION**

WHEREAS, Community feedback indicates that Citrus Heights residents desire increased community connectivity;

WHEREAS, At the City Council, Strategic Planning Retreat on May 10, 2022, City Council adopted a strategic goal for staff to “Present to City Council for consideration, a proposal that would provide grants to community groups to facilitate community projects that engage citizens, improve the community and promotes community involvement and pride.”;

WHEREAS, The Citrus Heights Community Projects Grant Program will provide grants to community groups to implement special projects in our community that engage citizens in creative efforts and utilize funding to seed new community events and projects that achieve community connection and engagement;

NOW THEREFORE BE IT RESOLVED AND ORDERED the City Council of the City of Citrus Heights approves the Community Projects Grant Program Guidelines.

BE IT FURTHER RESOLVED the first round of the Community Projects Grant Program will utilize \$50,000 of American Rescue Plan Act funding.

BE IT FURTHER RESOLVED If the pilot round is adequately subscribed, a summary of applications and request amounts will be presented in the second round grant application funding recommendation (forecasted August 2023) as market data to inform the second round’s funding recommendation.

The City Clerk shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Citrus Heights, California, this 22nd day of September 2022 by the following vote, to wit:

AYES: **Council Members:**
NOES: **Council Members:**
ABSTAIN: **Council Members:**
ABSENT: **Council Members:**

Porsche Middleton, Mayor

ATTEST:

Amy Van, City Clerk

Exhibit

A. Community Projects Grant Program guidelines

CITY OF CITRUS HEIGHTS
COMMUNITY PROJECTS GRANT
PROGRAM GUIDELINES

The goals of the city's Community Projects Grant program are to engage citizens in creative efforts to improve the community and promote community involvement, pride and connection. The city believes that community grants have the incredible potential to catalyze community projects in a grassroots and cost-effective way. The city will provide grants to community groups for special projects and events implemented in Citrus Heights. Community groups are responsible for proposing, designing and implementing the project.

This program is meant to:

- Inspire creative and innovative thinking
- Connect residents through events and programs
- Reach local grassroots groups looking to do something positive in their community
- Strengthen existing and create new partnerships to improve Citrus Heights quality of life

ELIGIBILITY

Any 501c3, community group, or organization that is seeking funding to complete an activity or project that improves the quality of life in Citrus Heights is eligible.

Note: if you are an individual with an idea and a will to implement, but not affiliated with an organization, please reach out to Community Engagement for assistance connecting with your Neighborhood Association or other best fit community group partner at communityengagement@citrusheights.net

The Community Grants program is intended to spark the innovative, positive ideas that exist in Citrus Heights. For this reason, staff thinks it easier to explain what is not eligible so that ideas are not do not limited.

The program will not consider grant proposals for:

- Retroactive funding for projects already completed
- Salaries for permanent employees
- Replacement of funding for preexisting community projects or programs
- Start-up programs that require ongoing funding that is not available at time of application
- One-time, individual benefit activities (no Eagle Scout projects, study trips, library memberships or similar)
- Organizations that have received more than \$75,000 in grant funding from the city in the current or previous fiscal year
- Projects or activities identified with political parties
- Organizations that practice discrimination of any kind
- General contributions to larger capital projects

APPLICATION AND REVIEW PROCESS

Submit a completed Community Grants Program Application and two letters of support from community members who will be a part of the project. One application per organization per funding round will be considered.

Criteria:

Submissions will be reviewed by the city within 30 days of the closing of the application period, using the following criteria:

- Can the proposed project scope be completed with the requested Community Grant amount and any applicable committed funds from other sources?
- Does the proposed use of the funds have a reasonable likelihood that it will benefit the Citrus Heights community?
- Does the project serve a public purpose and create community connection?
- Can the project be completed in a calendar year?
- All projects must take place within the city limits of Citrus Heights.
- All activities/projects must be free to participants and open to the public.

Note: Preference is given to projects that occur in public spaces, such as parks, public schools, City Hall or similar publically accessible locations.

Other Important Information: The nature of the project may require that the organization submit insurance to the City and/or have participants sign a waiver of release. A determination will be made during the application review process and listed in the letter of confirmation if the project proposal is approved. A completed W-9 is also required before paying an organization.

Application Procedure:

Applicants may apply for a Citrus Heights Community Grant by submitting a completed application form and three letters of support from community members who will be a part of the project in Citrus Heights. Up to two applications per organization per calendar year will be considered. If your proposal is approved, a letter of confirmation will be executed with the City.

Application Review and Grant Award Process:

The following criteria will be used to review submissions:

1. Are City funds currently available?
2. Can the proposed project be completed with a Citrus Heights Small Community Grant and any other identified contributing funding?
3. Does the proposed use of the funds have a reasonable likelihood that it will benefit the Citrus Heights community and create connection and engagement?
4. Does the project serve a public purpose?
5. Can the project be completed within calendar year?

The following process will be used for grant award and administration:

- Staff will review all applications for completeness and eligibility
 - Because potential programs and events can vary widely, each submission will be assessed individually for permit and insurance requirements. The applicant will be informed of the project's critical path prior to finalization of application submission to ensure project viability.
- Staff will present vetted applications to the City Council Finance Committee for review and recommendation
- City Council Finance Committee recommendations will be presented to City Council for final approval
- Staff will prepare an approval letter for City Council approved projects that confirms:
 - Eligible use and terms of approved funds including final date funding can be used
 - Any permits or insurance that will be required for the project or event
 - The reimbursement process to receive funds
- The approved applicant implements the project or event within the agreed-upon timeline
- The approved applicant submits for reimbursement after completion of the project or event, including:
 - A completed W9
 - An accounting summary and receipts for reimbursement submission
 - Photos and a brief project update that will be used to help measure the success of the program

Note: An alternative style of payment may be available based on the type and timeline of proposed project or event. Staff will work with each applicant and verify during the qualification process.

If you have any questions, please contact communityengagement@citrusheights.net