CITY OF LINCOLN
2026 REGULAR MEETING - CITY COUNCIL / LINCOLN REDEVELOPMENT SUCCESSOR AGENCY / LINCOLN PUBLIC FINANCING AUTHORITY
May 12, 2026

AS A COURTESY, PLEASE TURN OFF ALL CELL PHONES & ELECTRONIC DEVICES DURING THE MEETING

-COUNCIL MEETING AGENDA-

6:00 PM

Mayor Richard Pearl
Mayor Pro Tem Whitney Eklund **Councilmember Holly Andreatta**
Councilmember Ben Brown **Councilmember John Reedy**

City Hall (Extremely Limited Seating Capacity)
3rd Floor Council Chambers
600 Sixth Street
Lincoln, CA 95648

or attend via

ZOOM
register by using this link:
https://us06web.zoom.us/webinar/register/WN_BuE0s3EcQD-zsbFvqlr9eQ

or participate by calling US: +1 (669) 900-6833
use ID #867 6709 0429
and use *9 to raise hand to speak

EXECUTIVE TEAM

Sean Scully, City Manager	Douglas White, Special Counsel
Nita Wracker, Asst. City Manager / Finance Director	Matt Alves, Police Chief
Jennifer Brown, Chief Innovation & Tech. Officer	Vin Cay, City Engineer
Erin Frye, Econ. Dev. & Communication Specialist	Kathryn Hunt, Library Services Director
Hope Ithurburn, City Clerk	Matthew Medill, Public Works Director
Veronica Rodriguez, Human Resources Director	Anthony Mejia, Fire Chief

MISSION STATEMENT: To provide the highest level of service responsive to our community's expectations and to enhance the quality of life and economic vitality.

THE FOLLOWING INFORMATION IS PROVIDED TO ASSIST WITH PUBLIC PARTICIPATION:

Americans with Disabilities Act (ADA): In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk's Office at (916) 434-2490. The meeting room is wheelchair accessible and disabled parking is available. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.

Agenda Availability: The main posting location of the City Council Agenda pursuant to the Brown Act, Government Code § 54954.2(a) is on the public kiosk outside the entrance of City Hall, 600 6th Street, Lincoln, California. City Council Agenda Packets are available for review at the City Clerk's Office, 600 6th Street, Lincoln, California, and "Live and Archived" meetings, minutes and videos are available on the City's website at www.Lincolnca.gov. City Council Meetings are televised live 6:00PM on Cable channel 18.

Public Input: Persons wishing to address the City Council are asked to voluntarily complete and submit a speaker card to City staff. Speaker cards are available near the entrance of the meeting location. Persons wishing to address the City Council on an item appearing on this agenda will be called upon at the appropriate time during the item's consideration. Persons wishing to address the City Council on an item not appearing on the agenda will be called upon during "Public Comment on Non-Agenda Items." In either case, please stand to be recognized by the Mayor when your name is called. Please note: comments from the audience without coming to the podium may be disregarded or ruled out of order. All speakers' time will be limited to three (3) minutes, unless extended by the Mayor. All comments or questions should be addressed to the Mayor and in most cases, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda, but may engage in brief discussion, provide direction to City staff, or schedule items for future meetings.

Special Meeting Public Input: Only issues listed on a special meeting agenda may be addressed pursuant to the Brown Act's regulation of Special Meetings.

Consent Agenda: All matters on the Consent Agenda are considered routine business and will be enacted by one motion. There will be no separate discussion of these items unless a member of the City Council requests a specific item be removed from the Consent Agenda for separate action. Any items removed will be considered after the remainder of the Consent Agenda.

Judicial Review: Pursuant to applicable laws and regulations, including without limitation, California Government Code § 65009 and/or California Public Resources Code § 21177, if you wish to challenge in court any of the decisions made by the City Council, including any action regarding planning, zoning or environmental decisions, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

1. CLOSED SESSION - 4:30pm

1.A CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code §54956.9(d)(4): One (1) potential case

1.B CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to Government Code §54956.9

Name of Case: (City of Lincoln v. The Gathering Inn, et al., Placer Superior Court Case No. S-CV-0053711)

1.C CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Gov. Code Section, §54956.9(d)(2):
One (1) Potential Case

1.D **PUBLIC EMPLOYMENT** (Gov. Code, § 54957)
Title: City Attorney

2. CALL TO ORDER

3. ROLL CALL

4. PUBLIC COMMENT (CLOSED SESSION AGENDA ITEMS ONLY)

GENERAL SESSION - 6:00pm

INSPIRATION OR INVOCATION

5. CALL TO ORDER

6. ROLL CALL

7. REPORT FROM CLOSED SESSION (if any)

8. PLEDGE OF ALLEGIANCE

9. AGENDA MODIFICATIONS

10. PRESENTATIONS

11. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COUNCIL ***All speakers' time will be limited to three (3) minutes, unless extended by the Mayor. All comments or questions should be addressed to the Mayor and in most cases, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda, but may engage in brief discussion, provide direction to City staff, or schedule items for future meetings.***

12. CONSENT

12.A Approval of Meeting Minutes of April 28, 2026 Regular City Council Meeting. (Hope Ithurburn)

12.B Adopt a Resolution Authorizing the City Manager to Execute an Agreement with the Western Placer Unified School District for a School Resource Officer Program for FY 2026/2027 and FY2027/2028. (Zach Eaton)

12.C Adopt a Resolution Authorizing the City Manager to Execute a Contract with Toter, LLC for the Purchase of Garbage and Green Waste Carts in an Amount Not to Exceed $82,500. (Angela M. Frost)

12.D Adopt a Resolution Authorizing the City Manager to Execute a Public Facilities Element Fee Credit Agreement with Taylor Morrison of California, LLC. (Nita Wracker)

12.E Waive Full Reading and Adopt by Title Only an Ordinance Amending the Village 1 General Development Plan for the Stardust 12 Project. (Mikaela Noble)

12.F Adopt a Resolution Approving the Revised Investment Policy. (Nita Wracker)

12.G Adopt a Resolution Accepting the I Street Rehabilitation Capital Improvement Project (CIP) 601 as Complete. (Araceli Cazarez)

12.H Waive Full Reading and Adopt by Title Only an Ordinance Amending the Zone Text of the Special Use District B Northeast Quadrant General Development Plan. (Thomas Cruickshank)

12.I Adopt a Resolution Authorizing the City Manager and/or his Designee(s) to Augmen the FY 25/26 Budget in the amount of $250,000 from Community Services Administration Public Facilities Element (PFE) fund 2430 for the Reconfiguration of Office Space at City Hall and Execute Related Professional Service agreements. (Scott Boynton)

12.J Adopt a Resolution Authorizing the City Manager to Grant a Utility Easement to Pacific Gas and Electric Company (PG&E) over City-Owned Property for the Executive Hangars of Lincoln Project. (Matthew Medill)

12.K Adopt a Resolution for the Benefit Assessment District No. 1 Annual Update (1) Initiating Proceedings and Ordering the Preparation of the Fiscal Year 2026/27 Preliminary Engineer's Report for Benefit Assessment District No. 1 and (2) Approving the Preliminary Engineer's Report, Declaring the Intention to Order Improvements, Levy and Collect Assessments, and Setting the Public Hearing for June 9, 2026. (Matthew Medill)

12.L Adopt a Resolution Initiating Proceedings and Ordering the Preparation of the Fiscal Year 2026/27 Engineer's Report for Landscaping and Lighting District No. 1 and (2) Approving the Preliminary Engineer's Report, Declaring the Intention to Order Improvements, Levy and Collect Assessments, and Setting the Public Hearing for June 9, 2026. (Matthew Medill)

13. PUBLIC HEARINGS

13.A Receive a Presentation and Hold the Public Hearing on the Draft 2026-2030 Consolidated Plan and Annual Action Plan. (Nita Wracker)

14. GENERAL BUSINESS

14.A Award Construction Contract for CIP 654 - Water Distribution Rehabilitation FY 23/24. (Jacob Groeser)

Adopt a Resolution:

1. Authorizing the City Manager to execute a contract for construction with LaFleur Engineering, Inc. in the amount of $3,892,074 for the Water Distribution Rehabilitation FY 23/24 Project and authorizing the City Engineer to approve change orders not to exceed $583,000;
2. Authorizing the City Manager to execute a contract for construction management and inspection services with UNICO Engineering in the amount of $584,557;
3. Authorizing the City Manager to execute a contract for material testing services with Blackburn Consulting in the amount of $98,492.

14.B Update on Lincoln's Unhoused Services and Support Initiatives. (Sean Scully)

15. CITY MANAGER REPORTS

16. COUNCIL INITIATED BUSINESS

17. COMMITTEE REPORTS

18. INFORMATION ITEMS

19. ADJOURNMENT

NOTE: *Materials related to an item on this Agenda submitted to the Council/Redevelopment Successor Agency after distribution of the agenda packet are available for public inspection in the City Clerk's office at 600 Sixth Street, Lincoln, CA during normal business hours. Such documents are also available on the City of Lincoln's website at https://www.lincolnca.gov/ subject to staff's availability to post the documents before the meeting.*

In compliance with the American with Disabilities Act, the City will provide special assistance for disabled members of the public. The meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need a disability-related modification or accommodation to participate in the meeting, please contact the City Clerk's Office at (916) 434-2490. As a courtesy, please make every effort to inform the Clerk of your needs at least 24 hours prior to the meeting so the City may make reasonable arrangements to ensure accessibility to this meeting.

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

Levine Act Provisions -- The Levine Act requires a party (or the party's agent(s)) to a proceeding before the City of Lincoln that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to City elected or appointed officer totaling more than $500 within the 12 months before the City decision. This includes contributions to Councilmembers, Planning Commissioners and members of other City boards and commissions.

STAFF REPORT

Item Number 12.A

SUBJECT: Approval of Meeting Minutes of April 28, 2026 Regular City Council Meeting. (Hope Ithurburn)

SUBMITTED BY: City Clerk

DEPARTMENT: City Clerk's Office

DATE: May 12, 2026

ATTACHMENTS:
1.DRAFT - MEETING MINUTES, 4.28.2026.docx

MINUTES
CITY OF LINCOLN CITY COUNCIL,
PUBLIC FINANCE AUTHORITY
and REDEVELOPMENT SUCCESSOR AGENCY
Regular Meeting
April 28, 2026

1. CLOSED SESSION MEETING – 5:00pm

1.A **CONFERENCE WITH LABOR NEGOTIATOR**
Pursuant to Government Code §54957.6
City Designated Representative: Veronica Rodriguez, Employee Organization: Local 39 Professional and Administrative Employee Group.

1.B **CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION:**
Pursuant to Government Code §54956.9
Name of Case: (City of Lincoln v. The Gathering Inn, et al., Placer Superior Court Case No. SCV-0053711)

2. CALL TO ORDER - The meeting was called to order by Mayor Pearl at 5:05pm at City Hall, 600 6th Street, Lincoln, CA in the Council Chambers and offered virtually on Zoom with a Live Stream on the City of Lincoln YouTube Channel and WAVE Channel 18. Closed session was held in the 3rd floor conference room.

3. ROLL CALL Councilmembers present:

Mayor Richard Pearl
Holly Andreatta
Ben Brown
Whitney Eklund
John Reedy

4. PUBLIC COMMENT ON CLOSED SESSION – none.

GENERAL SESSION – 6:00pm
The meeting was conducted in person at City Hall, 600 6th Street, Lincoln, CA, and virtually on Zoom with a Live Stream on the City of Lincoln YouTube Channel and WAVE Channel 18.

5. CALL TO ORDER by Mayor Pearl at 6:08pm.

6. ROLL CALL: Councilmembers present:

Mayor Richard Pearl
Holly Andreatta
Ben Brown
Whitney Eklund
John Reedy

7. REPORT FROM CLOSED SESSION (if applicable) – nothing to report.

8. PLEDGE OF ALLEGIANCE – led by Kevin Siddle.

9. AGENDA MODIFICATIONS – none.

10. INFORMATION ITEMS AND DISCLOSURES – none.

11. PRESENTATIONS – none.

12. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COUNCIL

The following provided public comment:

Steve Ambrose, Lincoln resident
Christopher Lane, Lincoln resident
Stan Nader, Lincoln resident
George Piljay, Lincoln resident
Will Foote, City of Lincoln Building Official
Darla Gutierrez, Lincoln resident
Kevin Siddle, Lincoln resident
Fran Neves, Lincoln resident (via Zoom)

13. CONSENT

Mayor Pearl asked if any members of the City Council or staff would like to pull any items from the consent agenda with none pulled.

13.A Approval of Meeting Minutes of April 14, 2026, Regular City Council Meeting.

13.B Waive Full Reading and Adopt by Title Only an Ordinance of the City of Lincoln Amending Certain Sections of Lincoln Municipal Code Chapter 3.24 Contracts and Purchasing and Chapter 3.26 Public Projects Subject to the Public Contract Code.

13.C Adopt **Resolution 2026-047** Authorizing City Staff to Approve the 2026 Independence Day Fireworks Show on July 4, 2026, and Fireworks Displays During Lincoln Potters' 2026 Season.

13.D Adopt **Resolution 2026-048** Authorizing the City Manager to Execute a Concession Services Agreement with The Barking Bun for Operations at the Eleanor Carnesecca Softball Complex Within Foskett Regional Park.

13.E Receive and File the City of Lincoln Quarterly Treasurer's Report.

13.F Adopt **Resolution 2026-049** Authorizing the City Manager to Execute Task Order Amendment No. 3 with Kimley-Horn for Engineering Design Services for the Ferrari Ranch Road Improvements Project (CIP 644).

13.G Adopt **Resolution 2026-050** Authorizing the City Manager to Execute a Pacific Gas and Electric (PG&E) Distribution Easement at McBean Park to Facilitate Permanent Utility Service to an Existing Telecommunications Facility.

13.H Adopt **Resolution 2026-051** Authorizing the City Manager to Execute a Public Facilities Element Fee Credit Agreement with JEN California 24, LLC.

13.I Adopt **Resolution 2026-052** Authorizing Applications for Sacramento Area Council of Governments (SACOG) 2026 Federal Funding Programs.

Seeing no public comment, Mayor Pearl called for a motion of approval. Councilmember Andreatta motioned to approve, motion was seconded by Councilmember Brown. Passed by the following voice vote:

Ayes: Andreatta, Brown, Eklund, Pearl, Reedy
Noes: None
Absent: None
Abstain: None

14. PUBLIC HEARINGS

14.A Stardust 12 Project

1. Adopt **Resolution 2026-053** Approving an Addendum to the Village 1 Specific Plan Eir (Sch #2010102018) For the Stardust 12 Project and Finding That No Supplemental or Subsequent Eir Is Required Pursuant to CEQA Guidelines Section 15162 (Applicant: Jen California 28, LLC / Property Owner: James B. Guertin)

2. Adopt **Resolution 2026-054** Approving the Village 1 Specific Plan Amendments Associated with the Stardust 12 Project (Assessor's Parcel Numbers 021-274-038-000 And 021-274-039-000) (Applicant: Jen California 28, LLC / Property Owner: James B. Guertin)

3. Consider Waiving First Reading and Introducing by Title Only an Ordinance Amending the Village 1 GDP to Reflect Changes in Association with the Project.

4. Adopt **Resolution 2026-055** Approving the Small Lot Tentative Subdivision Map For The Stardust 12 Parkwood Project (Assessor's Parcel Numbers 021-274-038-000 And 021-274-039-000) (Applicant: Jen California 28, Llc / Property Owner: James B. Guertin)

Associate Planner, Mikaela Noble made the presentation to Council and noted a couple of amendments made to attachments post publication. Mayor Pearl opened the public hearing.

The following provided public comment:

Cliffton Taylor, Jen California

Seeing no further public comment, Mayor Pearl called for a motion of approval for the item including the amendments previously read into the record. Councilmember Reedy motioned to approve, motion was seconded by Councilmember Brown. Passed by the following voice vote:

Ayes: Andreatta, Brown, Eklund, Pearl, Reedy
Noes: None
Absent: None

Abstain: None

14.B West Lincoln Square Commercial Project

1. Adopt **Resolution 2026-056** Approving the CEQA Addendum for the West Lincoln Square Commercial Center (PLN25-00026) – Lincoln 100, LLC

2. Consider Waiving First Reading and Introduce by Title Only an Ordinance Approving a Zone Text Amendment to the Adopted SUD-B NEQ GDP.

3. Adopt **Resolution 2026-057** Approving an Amendment to the A&P Lincoln (Perry-Arrillaga) Large Tentative Parcel Map for Commercial Subdivision at Highway 65 and Nelson Lane (PLN25-00026) – Lincoln 100, LLC

Associate Planner, Thomas Cruickshank made the presentation to Council and noted an amendment made to resolution post publication. Mayor Pearl opened the public hearing.

The following provided public comment:

Kevin Siddle, Lincoln resident

Seeing no further public comment, Mayor Pearl called for a motion of approval for the item including the amendments previously read into the record. Councilmember Reedy motioned to approve, motion was seconded by Councilmember Andreatta. Passed by the following voice vote:

Ayes: Andreatta, Brown, Eklund, Pearl, Reedy
Noes: None
Absent: None
Abstain: None

14.C Adopt **Resolution 2026-058** Approving the Pre-Annexation Proceedings for the Brar Property and Determine that No Further Environmental Analysis is Needed Under CEQA.

Planning Manager, Rommel Pabalinas made the presentation to Council. Mayor Pearl opened the public hearing. Seeing no public comment, Mayor Pearl called for a motion of approval for the item.

Councilmember Andreatta motioned to approve, motion was seconded by Mayor Pro Tem Eklund. Passed by the following voice vote:

Ayes: Andreatta, Brown, Eklund, Pearl, Reedy
Noes: None
Absent: None
Abstain: None

15. GENERAL BUSINESS

15.A Adopt **Resolution 2026-059** Authorizing the City Manager to unencumber funds from CIPV2512 Autocar EV garbage collection vehicle and reallocate for Procurement of Tymco 500X Street Sweeper and Chevrolet Silverado EV.

Sean Scully, City Manager introduced Maintenance Services Manager, Aaron Hookins who presented to Council with a brief discussion following. Mayor Pearl opened public comment.

The following provided public comment:

Kevin Siddle, Lincoln resident
Byron Chapman, Lincoln resident

Seeing no further public comment, Mayor Pearl called for a motion of approval for the item. Councilmember Andreatta motioned to approve, motion was seconded by Councilmember Brown. Passed by the following voice vote:

Ayes:	Andreatta, Brown, Eklund, Pearl, Reedy
Noes:	None
Absent:	None
Abstain:	None

15.B Adopt **Resolution 2026-060** Awarding the Contract for Professional Auditing Services to MUN CPAs LLP and Authorizing the City Manager, or Designee, to Enter into an Agreement for Services.

Assistant City Manager, Nita Wracker made the presentation to Council. Mayor Pearl opened public comment.

Seeing no public comment, Mayor Pearl called for a motion of approval for the item. Councilmember Brown motioned to approve, motion was seconded by Councilmember Andreatta. Passed by the following voice vote:

Ayes:	Andreatta, Brown, Eklund, Pearl, Reedy
Noes:	None
Absent:	None
Abstain:	None

16. CITY MANAGER REPORTS
Sean Scully, City Manager commented on the West Lincoln Square Commercial project council approved on tonight's agenda, recent meeting with Lincoln resident Byron Chapman regarding ADA improvements, City of Lincoln won the award of merit for collaboration in real estate and finance from the California Association of Local Economic Development, as well as the competitiveness award from the Greater Sacramento Economic Council and provided an update on the recent open space special meeting that took place on April 20, 2026.

17. COUNCIL INITIATED BUSINESS
Councilmember Andreatta requested staff to look into the lack of stop signs in the area of Teal Hallow and Winefest update. Mayor Pro Tem Eklund requested an update on tax share re-negations. Mayor Pearl reported out on the boy scout eagle scout ceremony. Councilmember

Brown requested a future ordinance for abandoned homes.

18. COMMITTEE REPORTS
Councilmember Andreatta reported on her recently attended Capital-to-Capital program conference. Mayor Pearl reported on Lincoln Titan 1-A Missile Restoration Advisory Board. Mayor Pro Tem Eklund added to Mayor Pearl's report.

19. **ADJOURNMENT**

The meeting was adjourned at 8:03 pm for the Regular City Council meeting on April 28th, 2026 at 6:00pm in the Council Chambers, 600 6th Street, Lincoln.

Respectfully submitted by Blair Hutchison, Deputy City Clerk

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Blair Hutchison, Deputy City Clerk

DRAFT

STAFF REPORT

Item Number 12.B

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute an Agreement with the Western Placer Unified School District for a School Resource Officer Program for FY 2026/2027 and FY2027/2028. (Zach Eaton)

SUBMITTED BY: Zach Eaton

DEPARTMENT: Police

DATE: May 12, 2026

STAFF RECOMMENDATION:
Adopt a resolution authorizing the City Manager to execute an Agreement with the Western Placer Unified School District for a School Resource Officer Program for FY 2026/2027 and FY2027/2028.

BACKGROUND/INTRODUCTION:
From 2006 to 2012, the Lincoln Police Department provided services for the Western Placer Unified School District (WPUSD) through the Youth Services Officer Program (YSO), which was substantially funded under a Memorandum of Understanding (MOU) by the District to offset the fully burdened costs incurred by the City for the positions. The program allowed for two police officers to provide an enhanced level of safety and security on WPUSD campuses throughout the District and expand police-youth relationships. By 2011, the program was reduced to the funding of one police officer at Lincoln High School based upon a half-year rate of $116,000. In 2012, the program was discontinued due to the nation's progressing economic recession that realized a reduction in budgets and available police staffing. In March of 2015, City staff met with District representatives who expressed the desire to reintroduce police officers on District campuses through the School Resource Officer Program (SRO). The financial commitment from the District of $116,000, subject to mutually agreed increases based on actual costs, covered the annual salary and benefits costs associated with employing a "New Hire" police officer and a portion of the related indirect costs. The "New Hire" police officer backfilled a seasoned School Resource Officer for Fiscal Years 15/16, 16/17, and 17/18. In addition, the weeks and months where school was not in session allowed the SRO to engage in youth-related investigations and activities that promote positive relations between police, schools, and youth. Since 2015, the Lincoln Police Department has had multiple contracts with WPUSD for SRO services. The current agreement covered the 2025/2026 school year. The proposed agreement supersedes and replaces that contract and continues the SRO Program for the 2026/2027 school year. Under the proposed agreement, the City will provide three sworn police officers to conduct the SRO Program primarily at Lincoln High School, Twelve Bridges High School, Glen Edwards Middle School, and Twelve

Bridges Middle School. At a minimum, the SROs will be on campus when schools are open and students are present, unless emergency or other unforeseen circumstances occur. The agreement also provides that the SROs, or other Lincoln Police Department officers, will be present at home football games at no additional cost to the District. The proposed agreement maintains the annual compensation at $300,000 for three SRO positions, or $100,000 per SRO, with payment due to the City by December 1, 2026. If an assigned SRO is absent from school coverage for five consecutive days or more, and no backfill is provided, the agreement provides for a pro-rata reduction in payment for the days of non-coverage. The agreement further confirms that the SROs remain City employees under the direction and supervision of the Police Chief or designee, and that the Chief retains final authority over selection, assignment, backfill, removal, or replacement of personnel assigned to the program.

FINDINGS/ANALYSIS:

City staff believes the SRO Program is a vital and necessary program that is in the best interest of the District and the City. First, the Program will allow the SROs to work in conjunction with students, school staff, and administrators within the District toward the goal of maintaining a safe and secure environment for learning. Attachment A to the agreement further provides that SROs will enforce laws, increase visibility on and around campuses, conduct educational programs as approved by the school, coordinate security for special events, provide staff training, participate in truancy-related efforts, liaise with community and school groups, and assist in the identification and intervention of high-risk students. Secondly, the SROs will continue to serve as liaisons between the City and District, while supporting school administrators in emergency preparedness and other school safety objectives. The agreement also establishes operational expectations regarding scheduling, notice of leave, good-faith efforts to schedule extended absences during school breaks, and the City's ability to temporarily withdraw assigned personnel during emergencies when necessary. These provisions preserve flexibility for police operations while still maintaining a structured and accountable partnership with the District. Thirdly, the SRO Program will allow the City to continue funding existing police officer positions that support the Department's broader public safety mission while maintaining dedicated school-based services. The agreement preserves a three-officer model across WPUSD campuses and continues a cost-sharing structure that offsets personnel, equipment, and administrative costs associated with the program.

ENVIRONMENTAL REVIEW:

This project is not subject to the California Environmental Quality Act ("CEQA"), as codified at Public Resources Code §§ 21000, et seq., and as further governed by 14 California Code of Regulations §§ 15000, et seq., because it is not a project as contemplated by 14 C.C.R. § 15378.

FISCAL IMPACT:

FY 2026/2027 and FY2027/2028, WPUSD agrees to pay the City of Lincoln $300,000 annually to maintain three officers in the SRO Program, equating to $100,000 per SRO. The agreement states that this payment is intended to offset the City's personnel costs, as well as a portion of equipment and administration costs associated with the SRO Program and is due by December 1, 2026. The agreement also provides for a pro-rata payment reduction if an SRO is absent from coverage for five consecutive days or more and no backfill officer is provided.

ATTACHMENTS:

SRO Contract Resolution.docx

Contract City of Lincoln SRO 2026-2028 (1).pdf

RESOLUTION NO. 2026 -XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE WESTERN PLACER UNIFIED SCHOOL DISTRICT FOR A SCHOOL RESOURCE OFFICER PROGRAM.

WHEREAS, the Western Placer Unified School District desires the services of the Lincoln Police Department to fulfill the goal of a safe and secure environment for learning on district campuses by continuing the School Resource Officer Program; and

WHEREAS, the City of Lincoln desires to continue the School Resource Officer Program for a police officer to be dedicated to providing service to the schools; and

WHEREAS, the Western Placer Unified School District has agreed to pay the City of Lincoln $300,000 to maintain three officers in the SRO program during FY 2026/2027 and FY2027/2028; and

WHEREAS, the City can provide the personnel resources related to the School Resource Officer Program via the payment by the District, which will support an existing police officer to backfill a School Resource Officer.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lincoln authorizes;

1. The City Manager to execute an Agreement with the Western Placer Unified School District for a School Resource Officer Program, in substantially the form attached hereto as Exhibit A and by this reference incorporated herein.

PASSED AND ADOPTED this 12th day of May, 2026.

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

AGREEMENT
WESTERN PLACER UNIFIED SCHOOL DISTRICT/CITY OF LINCOLN
SCHOOL RESOURCE OFFICER PROGRAM

WHEREAS, the Western Placer Unified School District ("District") desires the services of the Lincoln Police Department to fulfill the goal of a safe and secure environment for learning on District campuses by continuing the School Resource Officer Program ("SRO Program") described in **[Attachment A]**; and

WHEREAS, the City of Lincoln ("City") desires to make available the services of one (1) additional sworn police officer as School Resource Officer ("SRO"); and

WHEREAS, the City is willing to allocate the personnel resources to operate the SRO Program upon the payment of a portion of the costs by the District.

NOW, THEREFORE, and in consideration of the mutual promises herein set forth, the City of Lincoln and the Western Placer Unified School District agree as follows:

1. City shall provide three (3) sworn police officers for the 2026/2028 school year to conduct the SRO Program primarily at Lincoln High School, Twelve Bridges High School and the District's two middle schools (Glen Edwards Middle School and Twelve Bridges Middle School) and at such times as may be mutually agreed upon by City's Police Chief and District's Superintendent or designee. At a minimum, The SROs shall be on campus when the schools are open and students are present, unless emergency or other unforeseen circumstances occur. The District may request hours in excess of forty (40) per week for the SROs. Approval of the request shall be at the sole discretion of City's Police Chief or his designee. The City will be responsible for compensation of all police employee overtime hours. The SROs, or other LPD officer(s), shall be present at home football games at no additional cost to the district.

2. If an SRO is absent from the School(s) as outlined in section 1 of this agreement for 5 (five) consecutive days or more, the payment outlined in section 5 of this agreement will be adjusted on a pro-rata basis for the days of non-coverage.

3. The SROs will inform the School's Principal or designee of his or her schedule and changes when not on campus.

4. The SROs shall be employees of the City under the direction and supervision of the Police Chief of the City or his designee. No agency, joint powers agreement, or other relationship is created or intended to be created by this Agreement. The City will be solely responsible for the compensation and fiscal liabilities of the SROs.

5. The District shall pay the City to offset the City's personnel costs as well as a portion of equipment and administration costs associated with the SRO Program. The annual payment shall be made to the City by December 1st 2026 for the contract period.

6. During the 2026/2028 school year, the Western Placer School District agrees to pay the City of Lincoln $300,000 annually to maintain three (3) officers in the SRO Program ($100,000 per SRO).

7. During the 2026/2028 fiscal year, the Western Placer School District and the City of Lincoln shall re-examine this agreement and make adjustments as necessary if mutually agreed upon and thereby provide the option for renewals of this MOU subject to continued funding availability and cost commensurate with the position.

8. Shift distribution and work schedule shall be made by joint approval of City and District, provided that in no event shall City be required to make assignment or scheduling decisions contrary to any collective bargaining agreement between City and the Lincoln Police Officer's Association. On a timely basis, City agrees to provide notice to the District of any scheduled leave of assigned personnel, including, but not limited to, vacation leave, compensatory time-off, personal leave, in-service training, and court appearances. The City will make every good faith effort to schedule SROs vacations, training and other extended time off during periods that school is not in session at the affected campus. Incidental or extenuating circumstance time off requests may be granted at any time with the approval of the police SROs' supervisor. Should any of the conditions described in this section result in the SROs not being present at the school, and no backfill officer provided, the cost reduction outlined in section 2 of this agreement will take effect.

9. The officer will generally be present on campus from 8:00 am - 3:30 pm each day, five days a week. These times can be modified based on school need.

10. The District may participate and input will be considered in the selection and assignment of police personnel to the SRO program. The Chief of Police or his designee will have the final decision on the selection, appointment, assignment, back-fill, removal or replacement of any police personnel assigned to the SRO program.

11. City reserves the right to temporarily withdraw any or all assigned personnel for the duration of an emergency situation, should one arise. After any withdrawal, assigned personnel shall be returned to their regular assignment as soon as practical. If the withdrawal is protracted, affected positions may be backfilled by the City. Whenever assigned personnel are withdrawn from the District jurisdiction for an emergency assignment, notification shall be provided to the District Superintendent without delay. The Chief of Police or his designee shall have final discretion on emergency reassignment decisions related to any SRO.

12. City shall indemnify and defend the District against, and hold it harmless from any and all loss, damage, and liability for damages, including attorney's fees and other costs of defense incurred by the District, whether for damage to or loss of property, or injury to or death of District officers, agents, employees, students, parents, or other members of the public which shall in any way arise out of or be connected with the City's operations hereunder, unless damage, loss, injury, or death shall be caused solely by the negligence or willful misconduct of the District.

13. District shall indemnify and defend the City and defend the District against, and all loss, damage, and liability for damages, including attorney's fees and other costs of defense incurred by the City, whether for damage to or loss of property, or injury to or death of City, employees, agents, or other members of the public which shall in any way arise out of or be connected with the District's operation hereunder, unless damage, loss, injury, or death shall be caused solely by the negligence or willful misconduct of the City.

14. This agreement supersedes and replaces the current approved contract that covered the 2025/2026 school year.

15. This agreement may be terminated by either party upon thirty (30) days of written notice, first class mail, postage prepaid, to the following:

To City:
City Manager
City of Lincoln
600 Sixth Street
Lincoln, CA 95648

To District:
Superintendent
Western Placer Unified School District
600 Sixth Street
Lincoln, CA 95648

16. This agreement shall take effect upon the approval of the governing bodies of the parties hereto.

IN WITNESS WHEREOF, this agreement is dated this 10th day of March, 2026, in the City of Lincoln, Placer County, California.

WESTERN PLACER UNIFIED SCHOOL DISTRICT

By: _____
Kerry Callahan, Superintendent

CITY OF LINCOLN

By: _____
Sean Scully, Lincoln City Manager

ATTEST:

_____
Hope Ithurburn, City Clerk

ATTACHMENT A

SCHOOL RESOURCE OFFICER PROGRAM

To accomplish our mission of forming partnerships within the community, the Lincoln Police Department will provide the services of two trained police officers to be assigned to the Western Placer School District to work in the schools. The School Resource Officers will work in conjunction with students, school staff, and school administrators towards the goal of maintaining a safe and secure environment for learning.

As well as providing liaison services between the Police Department and schools, the School Resource Officers will network with allied law enforcement agencies, Placer County Juvenile Probation, Child Protective Services, counselors, parents, school neighborhoods, and other community groups with related interests in the school system. The School Resource Officer(s) will share information and encourage responsive involvement and cooperation between agencies to solve school law enforcement issues.

PRIMARY DUTIES:

1. Enforcement of laws and assistance to the assigned campuses and surrounding areas.

2. Present more visibility and supervision on and in proximity to campuses and surrounding neighborhoods to suppress criminal activity and promote positive relationships.

3. Conduct educational programs in the classrooms as approved by the school.

4. Coordinate security for special events on campus, especially after school functions such as social and athletic events.

5. In keeping with the proactive philosophy of the SRO program, the officer will be visible to students on campus.

OTHER DUTIES:

1. Act as liaison between the schools and Police Department.

2. Provide training for school staff personnel on, but not limited to; crime trends, drug use, crime prevention, search and seizure, juvenile law, and mandatory crime reporting, active shooter, and emergency preparedness.

3. Actively participate as deemed necessary and appropriate in a truancy control program utilizing such methods as; attendance patrol, home visits, and School Attendance Review Board (SARB).

4. Liaison with school related community groups and District organizations such as; Parents on Campus, Booster Club and the Parent Teacher Club (P.T.C.).

5. Help in the identification and intervention of high-risk students.

Assignment: The SROs shall be assigned for a 40-hour per week period of time. The SROs shall maintain a schedule and presence at the Lincoln High School Twelve Bridges High School and the District's two middle schools (Glen Edwards Middle School and Twelve Bridges Middle School) as mutually agreed upon between the District and Chief of Police to ensure the objectives of the SRO Program are effectively met. However, depending upon the circumstances and situation, any other on-duty police department staff may provide service to Lincoln High School and Twelve Bridges High School.

The SROs' work week shall be 4 days a week, subject to mutually agreed modification in order to meet specific needs of the schools.

SROs' work schedules shall be similarly aligned with school schedules; SROs' work shifts should typically begin at least 30 minutes prior to the start time of normal school hours.

SROs may, at the discretion of the SROs' supervisor, adjust their regular work schedule to accommodate special school events. Alternatively, the SROs may coordinate, with police supervisory approval, the assignment of other appropriate on-duty or overtime police personnel to special events when the SROs are unable to attend. Overtime costs associated with District special events will be borne by the City.

STAFF REPORT

Item Number 12.C

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute a Contract with Toter, LLC for the Purchase of Garbage and Green Waste Carts in an Amount Not to Exceed $82,500. (Angela M. Frost)

SUBMITTED BY: Angela Frost

DEPARTMENT: Public Works

DATE: May 12, 2026

STAFF RECOMMENDATION:
Staff recommend the City Council adopt a resolution authorizing the City Manager to execute a contract with Toter, LLC for the purchase of garbage and green waste carts in an amount not to exceed $82,500.

BACKGROUND/INTRODUCTION:
The City of Lincoln provides in-house solid waste collection services to both residential and commercial customers. Each year, the Solid Waste Division budgets for the purchase of garbage and green waste carts to support collection system needs, including repair, replacement, and service expansion associated with new development.

In light of ongoing development throughout the city, the Solid Waste Division aims to maintain sufficient inventory levels to meet customer demands. Current inventory is below 500 carts for both garbage and green waste, and during peak periods, up to 60 new carts are issued per week. This additional purchase will help ensure an adequate supply is maintained in order to meet both current service needs and anticipated growth.

The City placed a double order of garbage carts with Toter, LLC on August 12, 2025. A double order consists of 1,248 carts. Since that time, inventory has decreased to fewer than 500 carts for both green waste and trash. In preparation for the upcoming construction season and continued service demand, the City is proposing to place a full order of each type. This would add 624 carts to each set of inventories.

Due to the cumulative cost of purchases with this vendor exceeding $100,000 within a fiscal year, Council authorization is required to proceed.

FINDINGS/ANALYSIS:
Sourcewell is a government agency that offers competitively solicited cooperative purchasing contracts to government, education, and nonprofit entities through pre-vetted vendors. This

ensures both a highly competitive price and compliance with procurement regulations. A copy of the master agreement with Toter, LLC (#120324) is attached to this report for further reference.

Maintaining an adequate inventory of garbage and green waste carts is essential to the operations of the Solid Waste Division and to the delivery of a critical public health and safety service. These carts provide residents with the necessary means to properly contain and manage their waste, including refuse, recyclables, and organic materials such as yard debris. Ensuring consistent availability of these containers is vital to maintaining reliable service levels and supporting the City's waste management and environmental goals.

Therefore, staff recommend the City Council adopt a resolution authorizing the City Manager to execute a contract with Toter, LLC for the purchase of garbage and green waste carts.

FISCAL IMPACT:
The Solid Waste Division anticipates the need for ongoing cart repair and replacement, in addition to procuring new carts to accommodate growth in the customer base. The adopted Fiscal Year 2025–2026 Solid Waste budget provides sufficient funding within Funds 7310 and 7350 to support this bulk order.

ATTACHMENTS:
ATTACHMENT 1 Resolution.doc

ATTACHMENT 2 Contract and Quote.pdf

ATTACHMENT 3 Sourcewell Master Agreement.pdf

RESOLUTION 2026 – XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH TOTER, LLC FOR THE PURCHASE OF GARBAGE AND GREEN WASTE CARTS IN AN AMOUNT NOT TO EXCEED $82,500.

WHEREAS, the City of Lincoln provides solid waste collection services in-house to both residential and commercial customers; and

WHEREAS, maintaining an adequate inventory of garbage and green waste carts is essential to the efficient operation of the Solid Waste Division and the delivery of reliable public services; and

WHEREAS, current inventory levels have been reduced due to ongoing service demands and new development within the City; and

WHEREAS, the purchase of additional carts is necessary to ensure continued service delivery and to meet both current and future customer needs; and

WHEREAS, the total cost of this purchase requires City Council authorization in accordance with the City's purchasing policies.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lincoln authorizes:

1. The City Manager to execute a contract with Toter, LLC for the purchase of garbage and green waste carts in an amount not to exceed $82,500.

PASSED AND ADOPTED this 12th day of May, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

Docusign Envelope ID: B5B8B156-8493-8478-8293-19CFD933CBB1

CONTRACT FOR THE SALE OF GOODS BETWEEN THE CITY OF LINCOLN AND TOTER, LLC

This Contract for the Sale of Goods ("Contract") is made and entered into this 12th day of May, 2026 ("Effective Date") by and between the City of Lincoln, a municipal corporation ("City" or "Buyer"), and Toter, LLC ("Seller").

RECITALS

A. City is in need of 96-gallon garbage and greenwaste cans for the Solid Waste department ("Goods"), a more detailed description of which is attached hereto as Exhibit A and incorporated herein by reference; and

B. City has determined that Seller is capable of providing the Goods at a reasonable price and in a timely manner; and

C. City agrees to purchase the Goods from Seller, subject to the terms and conditions of this Contract.

NOW, THEREFORE, in consideration of the mutual covenants and promises of City and Seller contained herein and the receipt of good and valuable consideration, the receipt of which is hereby acknowledged, City and Seller hereby agree as follows:

AGREEMENT

1. Recitals. The above Recitals are true and correct and incorporated herein by reference.

2. Purchase and Sale. Seller agrees to sell and City agrees to buy the Goods pursuant to the terms and conditions set forth in this Contract.

3. Term of Contract. This Contract shall be effective as of the date executed by the Parties and approved as to form by the City Attorney and shall terminate no later than June 30th, 2026, unless earlier terminated as provided for herein.

4. Purchase Price for Goods. The total price of the Goods, as further summarized in Exhibit B, attached hereto and incorporated herein by reference, shall not exceed **$82,500.00** without City's prior written approval, signed by the City Manager.

5. Time of Payment. Seller shall invoice the City within thirty (30) calendar days of the date of acceptance for the Goods as defined below. The City shall pay Seller for all accepted Goods invoiced within thirty (30) calendar days of receipt of invoice.

6. Delivery of Goods. Seller shall deliver the Goods F.O.B. to the City's offices at 600 Sixth Street, Lincoln, CA, with shipping charges included in the price, after execution of this Contract by all parties. Delivery is to be within thirty (30) calendar days of the request for Goods. The Goods shall be delivered by Seller to City free of any liens or encumbrances.

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7. Inspection and Acceptance. The Goods shall be received by City subject to City's reasonable inspection, testing, approval, and acceptance of the Goods. If the Goods are rejected by the City as nonconforming, City may return the Goods to Seller at Seller's risk and expense, and the Goods shall not be replaced or repaired by Seller without written authorization from City. If City does not provide written acceptance or a list of deficiencies within the thirty (30) calendar days, the Goods shall be deemed accepted.

8. Title/Ownership/Risk of Loss. Title, ownership, and risk of loss or damage of the Goods shall remain with Seller until the Goods are delivered to, inspected and accepted by City, except when such loss or damage is due to the fault or negligence of City. Once accepted by City, title, ownership, and risk of loss shall transfer to City.

9. Termination and Suspension. This Contract may be terminated by City, with or without cause, provided that City gives not less than thirty (30) calendar days' written notice to Seller of City's intent to terminate. Upon termination, City shall be entitled to all Goods received as of the date of termination, unless otherwise returned or rejected by the City and the City shall pay to Seller for all Goods: (a) delivered to the City on or before the termination date; (b) in shipment to the City on or before the termination date; and (c) all completed Goods and Goods in process on or before the termination date. The City may temporarily suspend this Contract, with or without cause, at no additional cost to City, provided that Seller is given written notice of temporary suspension. If City gives such notice of temporary suspension, Seller shall immediately suspend its activities under this Contract. Notwithstanding any provisions of this Contract, Seller shall not be relieved of liability to City for damages sustained by City by virtue of any breach of this Contract by Seller, and City may withhold any payments due to Seller until such time as the exact amount of damages, if any, due City from Seller is determined. In the event of termination, Seller shall be compensated as provided for in this Contract.

10. To the greatest extent allowed by law, Consultant/Contractor shall indemnify, defend, and hold harmless the City, its officers, officials, agents, employees and volunteers (the "indemnified parties") from and against any and all third-party claims, damages, demands, liability, costs, losses and expenses, including court costs and reasonable attorneys' fees, arising in any manner out of its performance of this Contract or by reason of negligent acts or omissions, recklessness, errors, or willful misconduct incident to the performance of this Contract on the part of Consultant/Contractor except such loss or damage which was caused by the active negligence**,** sole negligence, or willful misconduct of the City. Without limiting the foregoing indemnity obligation, Consultant/Contractor further shall indemnify, defend and hold harmless the indemnified parties from and against any and all damages, liability, costs, losses, expenses, contributions and penalties, including court costs and reasonable attorneys' fees, arising from Consultant/Contractor's misclassification of itself or its employees' status as an independent contractor. Notwithstanding anything to the contrary herein, Consultant/Contractor shall not be liable for any claims by any indemnified party under any Workers' Compensation Act, Employee Disability Act, or other Employee Benefits Act. The provisions of this paragraph shall survive termination or suspension of this Contract.

11. Warranties. Seller's limited product warranty applies. Notwithstanding any limitation of warranty or disclaimer of implied warranties set forth in Seller's limited warranty or elsewhere in this Agreement, Seller warrants that the goods shall be fit for the particular purpose for which Buyer intends to use them, as communicated to Seller prior to or at the time of

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contracting. This warranty of fitness for a particular purpose shall survive any purported limitation and shall not be waived except by express written agreement signed by both parties.

12. Remedies. In the event of a material breach of this Contract by either party, the aggrieved party may avail itself of any other right and remedies available at law or in equity. Nothing herein shall limit either party's rights to seek any available remedy including, but not limited to, damages and/or equitable relief, in a court of competent jurisdiction.

13. Compliance with Laws. Both parties shall comply with all applicable governmental laws, ordinances, codes, rules, regulations, programs, plans, and orders in the performance of this Contract.

14. Notice of Material Change in Business. Seller agrees that, if it experiences a material change in its business during the term of this Contract, including, without limitation, a reorganization, restructuring, leveraged buyout, and/or bankruptcy, Seller will immediately notify City of the change in writing.

15. Attorneys' Fees. If any party to this Contract shall take any action to enforce this Contract or for any relief against any other party, declaratory or otherwise, arising out of this Contract, the prevailing party shall be entitled to reasonable attorneys' fees and costs incurred in such action, suit and/or enforcement of any judgment granted therein, all of which shall be deemed to have accrued upon the commencement of such action and shall be paid by the losing party whether or not such action is prosecuted to judgment. Any judgment or order entered in such action shall contain a specific provision providing for the recovery of attorneys' fees and costs incurred in enforcing such judgment. For purposes of this section, attorneys' fees shall also include, but not be limited to, fees incurred in the following: (a) appeals or post-judgment motions and collection actions; (b) contempt proceedings; (c) garnishment, levy, and debtor and third party examinations; (d) discovery; and (e) bankruptcy litigation. The provisions of this section shall survive any termination of the Contract as provided for herein.

16. Notices. All notices, requests, demands, and other communications required to or permitted to be given under this Contract shall be in writing and shall be conclusively deemed to have been duly given (a) when hand delivered to the other party; (b) when received if sent by fax or e-mail at the number or e-mail address set forth below; (c) three (3) business days after the same have been deposited in a United States Post Office with certified mail, return receipt requested, postage prepaid and addressed to the parties as set forth below; or (d) the next business day after same have been deposited with a national overnight delivery service reasonably approved by the parties (Federal Express, Golden State Couriers, and DHL WorldWide Express being deemed approved by the parties), postage prepaid, addressed to the parties as set forth below with next-business-day delivery guaranteed:

TO SELLER: Toter, LLC
841 Meacham Rd.
Statesville, NC 28677
Telephone: 980-987-7602 Ext. 9584
Email: kclark@wastequip.com

With a copy to:

Docusign Envelope ID: B5B8B156-8493-8478-8293-19CFD933CBB1

Richard Sedory, General Counsel

6525 Carnegie Blvd.
Ste. 300
Charlotte, NC 28211
Telephone: 980-987-7602 ext. 27609

Email: rsedory@wastequip.com

TO CITY: City of Lincoln
ATTN: Solid Waste
600 Sixth Street
Lincoln, CA 95648
Telephone: (916) 434-2450
Fax: (916) 543-8516
E-mail: *publicservices@lincolnca.gov*

A party may change or supplement the addresses given above, or designate additional addresses, for purposes of this section by giving the other parties written notice of the new address in the manner set forth above.

17. Entire Agreement. This Contract contains the entire agreement between City and Seller in connection with the transaction contemplated hereby and the subject matter hereof and this Contract supersedes and replaces any and all prior and contemporaneous agreements, understandings, and communications between the parties, whether oral or written, with regard to the subject matter hereof or any course of dealing, course of performance, or usage of the trade. Parol evidence shall be inadmissible to show agreement by and between City or Seller to any term or condition contrary to or in addition to the terms and conditions contained in this Contract. Both parties acknowledge that each has not relied on any promise, representation or warranty, express or implied, not contained in this Contract.

18. Modification. This Contract shall not be modified in any manner except by a writing signed by both City and Seller.

19. Assignment. Seller shall not delegate or subcontract any duties or assign any rights or claims under this Contract without City's prior written consent.

20. Severability. If any term or provision of this Contract shall, to any extent, be held invalid or unenforceable, the remainder of this Contract shall not be affected.

21. Waivers. A waiver or breach of a covenant or provision in this Contract shall not be deemed a waiver of any other covenant or provision in this Contract and no waiver shall be valid unless in writing and executed by the waiving party. An extension of time for performance of any obligation or act shall not be deemed an extension of the time for performance of any other obligation or act.

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22. Construction. The section headings and captions of this Contract are, and the arrangement of this instrument is, for the sole convenience of the parties to this Contract. The section headings, captions, and arrangement of this instrument do not in any way affect, limit, amplify, or modify the terms and provisions of this Contract. The singular form shall include plural, and vice versa. Unless otherwise indicated, all references to sections are to this Contract. All exhibits referred to in this Contract are attached hereto and incorporated herein by this reference.

23. Drafting. City and Seller acknowledge and agree that this Contract has been negotiated at arms-length, that each party has been represented by independent counsel and/or has had an opportunity to consult with and be represented by independent counsel, that this Contract is deemed to be drafted by both parties, that no one party shall be construed as the drafter of this Contract, and that any rule of construction that ambiguities are to be construed against the drafter shall not apply in the interpretation or construction of this Contract.

24. Counterparts. This Contract may be executed in one or more counterparts. Each shall be deemed an original and all, taken together, shall constitute one and the same instrument.

25. Time of the Essence. Seller and City hereby acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, obligation, and provision hereof, particularly, and without limitation of factors contributing to the need for timely compliance of this Contract.

26. Successors. This Contract shall inure to the benefit of and shall be binding upon the parties to this Contract and their respective heirs, successors in interest, and assigns. This Contract may only be assigned upon written approval and agreement of the parties, which approval will not be unreasonably withheld. Any purported assignment of this Contract without the prior written approval of all parties shall be null and void.

27. Governing Law. The parties acknowledge that this Contract has been negotiated and entered into in the State of California, County of Placer. The parties agree that this Contract shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California. Venue for any action or proceeding relating to or arising out of this Contract shall be in a court of competent jurisdiction in the County of Placer, or, if no such court can be found in Placer County, a court of competent jurisdiction closest to Placer County.

28. No Third Party Beneficiary Rights. This Contract is entered into for the sole benefit of City and Seller. No other parties are intended to be direct or incidental beneficiaries of this Contract and no third party shall have any right in, under or to this Contract.

29. No Joint Venture, Partnership or Other Relationship Created. The relationship between City and Seller is that solely of a seller and a buyer and no joint venture, partnership or other relationship is created or implied by this Contract.

IN WITNESS WHEREOF, the parties hereto have executed this Contract in Lincoln, California, by affixing their signatures below, and this Contract shall be deemed effective as of the date on which each of the parties execute this Contract as indicated by the dates below. In the event that the parties do not execute this Contract on the same date, the effective date of this Contract shall be the latest date on which one of the parties executes this Contract.

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"SELLER"
Toter, LLC

Dated: 4/24/2026, 2026

By (Sign): DocuSigned by: Laura P. Hubbard 834FF567BB0940B...
Print Name: Laura P. Hubbard
Title: Director of Municipal Sales
Email: kclark@toter.com, lhubbard@wastequip.com

"CITY OF LINCOLN"

Dated: _____, 2026

By: _____
Sean Scully, City Manager

APPROVED AS TO FORM:

_____
City Attorney (Sign) Date

_____
City Attorney (Print Name) Date

ATTEST:

_____
Hope Ithurburn, City Clerk Date

City Accountability - Department responsible for contract:

Public Works – Solid Waste

Staff responsible for contract:

Jason Duckworth

ATTACHMENTS:
☐ CONTRACT FOR GOODS (*signed by Consultant/Contractor*) N/A Current Insurance Certificate *(applicable to the contract)*
☐ Detailed Scope of Work & Specifications, including hourly rates, etc.
☐ **Amount: $82,500 & Account/Fund: 73508030-50140: $41,250 // 73108030-50140: $41,250**
N/A Current City Business License (required if working in Lincoln)
☐ Cooperative Purchase Documentation

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EXHIBIT A

1661 Frontera Rd, Del Rio, TX, 78840 PHONE: 800-424-0422 FAX: 833-930-1124 WQ-10378793

Sourcewell Awarded Contract
Contract # 120324-TOT

Sell To:			
Contact Name Bill To Name	Angela Frost City of Lincoln CA 600 6th St	Ship To Name	City of Lincoln CA
Bill To	Lincoln, CA 95648-1825 USA	Ship To	2100 Flightline Dr Lincoln, CA 95648-9484 USA
Email	angela.frost@lincolnca.gov (916) 434-2452	Quick Ship	☐
Phone	(916) 899-0385		
Mobile			

Quote Information			
Salesperson	Michael Lynn	Expiration Date	4/14/2026
Salesperson Email	mlynn@wastequip.com	Quote Number	WQ-10378793
Salesperson Phone	(916) 203-9640		Please Reference Quote Number on all Purchase Orders

Product	Product Description	Description	Selected Option	Quantity	Sales Price	Total Price

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					ce	
**Plastics - 79296 - Sourcewell	Model 79296 - Toter 96 Gallon EVR II Universal/Nestable Cart-Sourcewell	Body Hot Stamp x 2 Lid Hot Stamp x 1 No Stop Bar	---Body Color - (200) Black ---Lid Color - (200) Black ---Body Hot Stamp on Both Sides (Existing) in White ---Lid Hot Stamp Insert - Read from Street (Existing) in White ---Wheels - 10in Snap-on ---No Stopbar ---Customer Serial Number Hot Stamped on Front of Cart Body in White ---2/3 Assembled with Lid (down), Stop Bar and Axle Factory Installed ---Warranty – 12 Yrs Cart Body, All other components 10 Yrs	624.00	$56.50	$35,256.00
**Plastics - 79296 - Sourcewell	Model 79296 - Toter 96 Gallon EVR II Universal/Nestable Cart-Sourcewell	Body Hot Stamp x 2 Lid Hot Stamp x 1 No Stop Bar	---Body Color - (940) Green ---Lid Color - (940) Green ---Body Hot Stamp on Both Sides (Existing) in White ---Lid Hot Stamp Insert - Read from Street (Existing) in White ---Wheels - 10in Snap-on ---No Stopbar ---Toter Serial Number Hot Stamped on Front of Cart Body in Custom Color ---2/3 Assembled with Lid (down), Stop Bar and Axle Factory Installed ---Warranty – 12 Yrs Cart Body, All other components 10 Yrs	624.00	$56.50	$35,256.00

Docusign Envelope ID: B5B8B156-8493-8478-8293-19CFD933CBB1

EXHIBIT A

1661 Frontera Rd, Del Rio, TX, 78840 PHONE: 800-424-0422 FAX: 833-930-1124 WQ-10378793

Sourcewell Awarded Contract

Contract # 120324-TOT

Payment Terms	Net 30 Days if credit has been established FOB Origin
Shipping Terms	

Subtotal	$70,512.00
Shipping	$6,000.00
Tax	$5,112.12
Grand Total	$81,624.12

Additional Information

Additional Terms	Contract Information
Additional Information	
Special	

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Our Quote serves as an offer to provide Products and/or services at the quantities and prices shown and is a good faith estimate, based on our understanding of your needs. By signing below, you indicate your acceptance of our offer which is expressly subject to the Wastequip Terms & Conditions of Sale ("Wastequip's Terms"") located at: https://www.wastequip.com/terms-conditions-sale, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. Wastequip's Terms may be updated from time to time and are available by hard copy upon request. Any changes or deviations to the terms of this Quote, including any different terms in an Order submitted by you, must be agreed upon in writing by both parties.

Pricing is based on your acceptance prior to the expiration of this Quote, including product specifications, quantities, and timing. Any differences to your Order may result in different pricing, freight or other costs. Due to volatility in petrochemical, steel and related Product material markets, actual prices and freight, are subject to change. We reserve the right, by providing notice to you at any time before beginning Product manufacturing, to increase the price of the Product(s) to reflect any increase in the cost to us which is due to any factor beyond our control (such as, without limitation, any increase in the costs of labor, materials, or other costs of manufacture or supply). Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume, Products and materials are subject to manufacturing and commercial variation and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars; this Quote may not include all applicable taxes, brokerage fees or duties. If customer is not tax exempt, final tax calculations are subject to change. Pursuant to California Section 26275 of the Health and Safety Code, certain trash receptacles and storage containers must be marked with reflectors. Customers must disclose if such receptacles and containers are intended for use in California – if not disclosed, the receptacles and containers are not intended for use in California.

Sourcewell – Pricing and Products/Services offerings are based on the Sourcewell Co-Operative Contract with Toter, LLC (#120324-TOT, eff. 4/4/2025), and such Contract terms and conditions are incorporated herein by reference. Pricing and Products/Services changes may occur at any time with proper documentation, and subject to Sourcewell approval; therefore, offerings may change without written prior notice. Wastequip Product Limited Warranties, Disclaimers, Limitation of Liability and Remedies, and Limited Warranty Provisions apply to all purchases thereunder.

Signatures

Accepted By:_____

Company Name: _____

Date: _____

Purchase Order: _____

Docusign Envelope ID: B5B8B156-8493-8478-8293-19CFD933CBB1

Please Reference Quote Number on all Purchase Orders

Docusign Envelope ID: B5B8B156-8493-8478-8293-19CFD933CBB1

EXHIBIT B

PRICE

Cost of Goods:	$70,512.00
Shipping:	$6,000.00
Tax:	$5,112.12
Total:	$81,624.12

Note: The contract is being written for an amount not to exceed $82,500 to cover any unforeseen price increases due to eventualities or inconsistencies in the cost of materials, labor, processing, manufacturing, taxes and tariffs, shipping, or any other costs necessary to manufacture and ship the product.

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MASTER AGREEMENT #120324
CATEGORY: Plastic Refuse and Recycling Containers with Related Technology Solutions
SUPPLIER: Toter, LLC

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Toter, LLC, 841 Meacham Road, Statesville, NC 28677 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

Article 1: General Terms

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.

2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.

3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.

4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about

Docusign Envelope ID: B50ADA26-04C6-427F-8F08-6A9936656373

Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.

5) **Term.** This Agreement is effective upon the date of the final signature below. The term of this Agreement is four (4) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on April 4, 2029, unless it is cancelled or extended as defined in this Agreement.

   a) **Extensions.** Sourcewell and Supplier may agree to up to three (3) additional one-year extensions beyond the original four-year term. The total possible length of this Agreement will be seven (7) years from the effective date.

   b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.

6) **Survival of Terms.** Notwithstanding the termination of this Agreement, the obligations of this Agreement will continue through the performance period of any transaction entered between Supplier and any Participating Entity before the termination date.

7) **Scope.** Supplier is awarded a Master Agreement to provide the solutions identified in RFP #120324 to Participating Entities. In Scope solutions include:

   a) Residential, commercial, and institutional-sized refuse and recycling containers, collection bins, dumpsters, and carts of principally non-metallic composition;
   b) Lift and tipping solutions for stationary carts and dumpsters;
   c) Maintenance, repair, and similar services of containers; and,
   d) Technology solutions related to the management of, planning for, and/or processes related to collection of refuse and recycling materials solutions described in subsections a.-c., above.

8) **Included Solutions.** Supplier's Proposal to the above referenced RFP is incorporated into this Master Agreement. Only those Solutions included within Supplier's Proposal and within Scope (Included Solutions) are included within the Agreement and may be offered to Participating Entities.

9) **Indefinite Quantity.** This Master Agreement defines an indefinite quantity of sales to eligible Participating Entities.

10) **Pricing.** Pricing information (including Pricing and Delivery and Pricing Offered tables) for all Included Solutions within Supplier's Proposal is incorporated into this Master Agreement.

11) **Not to Exceed Pricing.** Suppliers may not exceed the prices listed in the current Pricing List on file with Sourcewell when offering Included Solutions to Participating Entities. Participating Entities may request adjustments to pricing directly from Supplier during the negotiation and execution of any transaction.

12) **Open Market.** Supplier's open market pricing process is included within its Proposal.

13) Supplier Representations:

Docusign Envelope ID: B50ADA26-04C6-427F-8F08-6A9936656373

i) **Compliance.** Supplier represents and warrants it will provide all Included Solutions under this Agreement in full compliance with applicable federal, state, and local laws and regulations.

ii) **Licenses.** As applicable, Supplier will maintain a valid status on all required federal, state, and local licenses, bonds, and permits required for the operation of Supplier's business with Participating Entities. Participating Entities may request all relevant documentation directly from Supplier.

iii) **Supplier Warrants.** Supplier warrants that only Included Solutions of its manufacture, sold by the Supplier, or by a Supplier authorized distributor, for normal and intended use and service and for specific periods against operational failure caused by proven defective material or workmanship. In addition, Supplier warrants the Solutions are suitable for and will perform in accordance with the ordinary use for which they are intended.

14) **Bankruptcy Notices.** Supplier certifies and warrants it is not currently in a bankruptcy proceeding. Supplier has disclosed all current and completed bankruptcy proceedings within the past seven years within its Proposal. Supplier must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the term of this Agreement.

15) **Debarment and Suspension.** Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota, the United States federal government, or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Agreement. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time during the term of this Agreement.

16) **Provisions for non-United States federal entity procurements under United States federal awards or other awards (Appendix II to 2 C.F.R § 200).** Participating Entities that use United States federal grant or other federal funding to purchase solutions from this Agreement may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Section, all references to "federal" should be interpreted to mean the United States federal government. The following list applies when a Participating Entity accesses Supplier's Included Solutions with United States federal funds.

i) **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all agreements that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

Docusign Envelope ID: B50ADA26-04C6-427F-8F08-6A9936656373

ii) **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must comply with all applicable Davis-Bacon Act provisions.

iii) **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708).** Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies, materials, or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Agreement. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

iv) **RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT.** If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Supplier

Docusign Envelope ID: B50ADA26-04C6-427F-8F08-6A9936656373

certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

v) **CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387).** Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Agreement it will comply with applicable requirements as referenced above.

vi) **DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689).** A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. § 180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

vii) **BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352).** Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

viii) **RECORD RETENTION REQUIREMENTS.** To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

ix) **ENERGY POLICY AND CONSERVATION ACT COMPLIANCE.** To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

x) **BUY AMERICAN PROVISIONS COMPLIANCE.** To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

Docusign Envelope ID: B50ADA26-04C6-427F-8F08-6A9936656373

xi) **ACCESS TO RECORDS (2 C.F.R. § 200.336).** Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

xii) **PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322).** A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

xiii) **FEDERAL SEAL(S), LOGOS, AND FLAGS.** The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

xiv) **NO OBLIGATION BY FEDERAL GOVERNMENT.** The U.S. federal government is not a party to this Agreement or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Agreement or any purchase by an authorized user.

xv) **PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.** The Contractor acknowledges that 31 U.S.C. § 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Agreement or any purchase by a Participating Entity.

xvi) **FEDERAL DEBT.** The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

xvii) **CONFLICTS OF INTEREST.** The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Agreement or any aspect related to the anticipated work under this Agreement raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

xviii) **U.S. EXECUTIVE ORDER 13224.** The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

Docusign Envelope ID: B50ADA26-04C6-427F-8F08-6A9936656373

xix) **PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.** To the extent applicable, Supplier certifies that during the term of this Agreement it will comply with applicable requirements of 2 C.F.R. § 200.216.

xx) **DOMESTIC PREFERENCES FOR PROCUREMENTS.** To the extent applicable, Supplier certifies that during the term of this Agreement, Supplier will comply with applicable requirements of 2 C.F.R. § 200.322.

Article 2:
Sourcewell and Supplier Obligations

The Terms in this Article 2 relate specifically to Sourcewell and its administration of this Master Agreement with Supplier and Supplier's obligations thereunder.

1) **Authorized Sellers**. Supplier must provide Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers which may complete transactions of Included Solutions offered under this Agreement. Sourcewell may request updated information in its discretion, and Supplier agrees to provide requested information within a reasonable time.

2) **Product and Price Changes Requirements.** Supplier may request Included Solutions changes, additions, or deletions at any time. All requests must be made in writing by submitting a Sourcewell Price and Product Change Request Form to Sourcewell. At a minimum, the request must:
   - Identify the applicable Sourcewell Agreement number;
   - Clearly specify the requested change;
   - Provide sufficient detail to justify the requested change;
   - Individually list all Included Solutions affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
   - Include a complete restatement of Pricing List with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Included Solutions offered, even for those items where pricing remains unchanged.

   A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Agreement and will be incorporated by reference.

3) **Authorized Representative.** Supplier will assign an Authorized Representative to Sourcewell for this Agreement and must provide prompt notice to Sourcewell if that person is changed. The Authorized Representative will be responsible for:
   - Maintenance and management of this Agreement;
   - Timely response to all Sourcewell and Participating Entity inquiries; and
   - Participation in reviews with Sourcewell.

   Sourcewell's Authorized Representative is its Chief Procurement Officer.

4) **Performance Reviews.** Supplier will perform a minimum of one review with Sourcewell per agreement year. The review will cover transactions to Participating Entities, pricing and terms,

Docusign Envelope ID: B50ADA26-04C6-427F-8F08-6A9936656373

administrative fees, sales data reports, performance issues, supply chain issues, customer issues, and any other necessary information.

5) **Sales Reporting Required.** Supplier is required as a material element to this Master Agreement to report all completed transactions with Participating Entities utilizing this Agreement. Failure to provide complete and accurate reports as defined herein will be a material breach of the Agreement and Sourcewell reserves the right to pursue all remedies available at law including cancellation of this Agreement.

6) **Reporting Requirements.** Supplier must provide Sourcewell an activity report of all transactions completed utilizing this Agreement. Reports are due at least once each calendar quarter (Reporting Period). Reports must be received no later than 45 calendar days after the end of each calendar quarter. Supplier may report on a more frequent basis in its discretion. Reports must be provided regardless of the amount of completed transactions during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

   The Report must contain the following fields:
   - Participating Entity Name (e.g., City of Staples Highway Department);
   - Participating Entity Physical Street Address;
   - Participating Entity City;
   - Participating Entity State/Province;
   - Participating Entity Zip/Postal Code;
   - Sourcewell Participating Entity Account Number;
   - Transaction Description;
   - Transaction Purchased Price;
   - Sourcewell Administrative Fee Applied; and
   - Date Transaction was invoiced/sale was recognized as revenue by Supplier.

   If collected by Supplier, the Report may include the following fields as available:
   - Participating Entity Contact Name;
   - Participating Entity Contact Email Address;
   - Participating Entity Contact Telephone Number;

7) **Administrative Fee.** In consideration for the support and services provided by Sourcewell, Supplier will pay an Administrative Fee to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. Supplier will include its Administrative Fee within its proposed pricing. Supplier may not directly charge Participating Entities to offset the Administrative Fee.

8) **Fee Calculation.** Supplier's Administrative Fee payable to Sourcewell will be calculated as a stated percentage (listed in Supplier's Proposal) of all completed transactions utilizing this Master Agreement within the preceding Reporting Period. For certain categories, a flat fee may be proposed. The Administrative Fee will be stated in Supplier's Proposal.

9) **Fee Remittance.** Supplier will remit fee to Sourcewell no later than 45 calendar days after the close of the preceding calendar quarter in conjunction with Supplier's Reporting Period obligations defined herein. Payments should note the Supplier's name and Sourcewell-assigned Agreement number in the memo; and must be either mailed to Sourcewell above "Attn: Accounts Receivable" or

Docusign Envelope ID: B50ADA26-04C6-427F-8F08-6A9936656373

remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions.

10) **Noncompliance.** Sourcewell reserves the right to seek all remedies available at law for unpaid or underpaid Administrative Fees due under this Agreement. Failure to remit undisputed payment, delinquent undisputed payments, underpayments of undisputed amounts, or other mater deviations from the requirements of this Agreement may be deemed a material breach and may result in cancellation of this Agreement and disbarment from future Agreements.

11) **Audit Requirements.** Pursuant to Minn. Stat. § 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell and the Minnesota State Auditor for a minimum of six years from the end of this Agreement. Supplier agrees to fully cooperate with Sourcewell in auditing transactions under this Agreement to ensure compliance with pricing terms, correct calculation and remittance of Administrative Fees, and verification of transactions as may be requested by a Participating Entity or Sourcewell.

12) **Assignment, Transfer, and Administrative Changes.** Supplier may not assign or otherwise transfer its rights or obligations under this Agreement without the prior written consent of Sourcewell. Such consent will not be unreasonably withheld. Sourcewell reserves the right to unilaterally assign all or portions of this Agreement within its sole discretion to address corporate restructurings, mergers, acquisitions, or other changes to the Responsible Party and named in the Agreement. Any prohibited assignment is invalid. Upon request Sourcewell may make administrative changes to agreement documentation such as name changes, address changes, and other non-material updates as determined within its sole discretion.

13) **Amendments.** Any material change to this Agreement must be executed in writing through an amendment and will not be effective until it has been duly executed by the parties.

14) **Waiver.** Failure by either party to enforce any right under this Agreement will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right.

15) **Complete Agreement.** This Agreement represents the complete agreement between the parties for the scope as defined herein. Supplier and Sourcewell may enter into separate written agreements relating specifically to transactions outside of the scope of this Agreement.

16) **Relationship of Sourcewell and Supplier.** This Agreement does not create a partnership, joint venture, or any other relationship such as employee, independent contractor, master-servant, or principal-agent.

17) **Indemnification.** Supplier must indemnify, defend, save, and hold Sourcewell, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell, arising out of any act or omission in the performance of this Agreement by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in design, condition, or performance of Included Solutions under this Agreement to the extent the included solutions have been used according to their specifications. Sourcewell's responsibility will be governed by the State of Minnesota's Tort

Docusign Envelope ID: B50ADA26-04C6-427F-8F08-6A9936656373

Liability Act (Minnesota Statutes Chapter 466) and other applicable law. IN NO EVENT WILL SUPPLIER BE LIABLE FOR ANY LOSS OF USE, REVENUE, OR PROFIT, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, OR EXEMPLARY DAMAGES, WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEBLE AND WHETHER OR NOT THE INDEMNITEE WAS ADVISED OF THE POSSIBILITY OF SUCY DAMAGES.

18) **Data Practices.** Supplier and Sourcewell acknowledge Sourcewell is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. As it applies to all data created and maintained in performance of this Agreement, Supplier may be subject to the requirements of this chapter.

19) **Grant of License.**
   a) **During the term of this Agreement:**
      i) **Supplier Promotion.** Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising, promotional materials, and informational sites for the purpose of marketing Sourcewell's Agreement with Supplier.

      ii) **Sourcewell Promotion.** Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising, promotional materials, and informational sites for the purpose of marketing Supplier's Agreement with Sourcewell.

   b) **Limited Right of Sublicense.** The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, partners, or agents (collectively "Permitted Sublicensees") in advertising, promotional, or informational materials for the purpose of marketing the Parties' relationship. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this section by any of their respective sublicensees.

   c) **Use; Quality Control.**
      i) Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

      ii) Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Each party may make written notice to the other regarding misuse under this section. The offending party will have 30 days of the date of the written notice to cure the issue or the license/sublicense will be terminated.

   d) **Termination.** Upon the termination of this Agreement for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

Docusign Envelope ID: B50ADA26-04C6-427F-8F08-6A9936656373

20) **Venue and Governing law between Sourcewell and Supplier Only.** The substantive and procedural laws of the State of Minnesota will govern this Agreement between Sourcewell and Supplier. Venue for all legal proceedings arising out of this Agreement between Sourcewell and Supplier will be in court of competent jurisdiction within the State of Minnesota. This section does not apply to any dispute between Supplier and Participating Entity. This Agreement reserves the right for Supplier and Participating Entity to negotiate this term to within any transaction documents.

21) **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Agreement is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

22) **Insurance Coverage.** At its own expense, Supplier must maintain valid insurance policy(ies) during the performance of this Agreement with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

a) **Commercial General Liability Insurance.** Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Agreement.

- $1,500,000 each occurrence Bodily Injury and Property Damage
- $1,500,000 Personal and Advertising Injury
- $2,000,000 aggregate for products liability-completed operations
- $2,000,000 general aggregate

b) **Certificates of Insurance.** Prior to execution of this Agreement, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Agreement. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or provided to in an alternative manner as directed by Sourcewell. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. Failure of Supplier to maintain the required insurance and documentation may constitute a material breach.

c) **Additional Insured Endorsement and Primary and Non-contributory Insurance Clause.** Supplier agrees to list Sourcewell, including its officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

d) **Waiver of Subrogation.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses

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paid under the insurance policies required by this Agreement or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

e) **Umbrella/Excess Liability/SELF-INSURED RETENTION.** The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

23) **Termination for Convenience.** Sourcewell or Supplier may terminate this Agreement upon 60 calendar days' written notice to the other Party. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

24) **Termination for Cause.** Either party may terminate this Agreement upon providing written notice of material breach to the other party. Notice must describe the breach in reasonable detail and state the intent to terminate the Agreement. Upon receipt of Notice, the recipient will have 30 calendar days in which it must cure the breach. Termination pursuant to this section will not relieve the breaching party under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

Article 3:
Supplier Obligations to Participating Entities

The Terms in this Article 3 relate specifically to Supplier and a Participating Entity when entering transactions utilizing the General Terms established in this Master Agreement. Article 1 General Terms control over any conflict with this Article 3. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Quotes to Participating Entities.** Suppliers are encouraged to provide all pricing information regarding the total cost of acquisition when quoting to a Participating Entity. Suppliers and Participating Entities are encouraged to include all cost specifically associated with or included within the Suppliers proposal and Included Solutions within transaction documents.

2) **Shipping, Delivery, Acceptance, Rejection, and Warranty.** Supplier's proposal may include proposed terms relating to shipping, delivery, inspection, and acceptance/rejection and other relevant terms of tendered Solutions. Supplier and Participating Entity may negotiate final terms appropriate for the specific transaction relating to non-appropriation, shipping, delivery, inspection, acceptance/rejection of tendered Solutions, and warranty coverage for Included Solutions. Such terms may include, but are not limited to, costs, risk of loss, proper packaging, inspection rights and timelines, acceptance or rejection procedures, and remedies as mutually agreed include notice requirements, replacement, return or exchange procedures, and associated costs.

3) **Applicable Taxes.** Participating Entity is responsible for notifying supplier of its tax-exempt status and for providing Supplier with any valid tax-exemption certification(s) or related documentation.

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4) **Ordering Process and Payment.** Supplier's ordering process and acceptable forms of payment are included within its Proposal. Participating Entities will be solely responsible for payment to Supplier and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

5) **Transaction Documents.** Participating Entity may require the use of its own forms to complete transactions directly with Supplier utilizing the terms established in this Agreement. Supplier's standard form agreements may be offered as part of its Proposal. Supplier and Participating Entity may complete and document transactions utilizing any type of transaction documents as mutually agreed. In any transaction document entered utilizing this Agreement, Supplier and Participating Entity must include specific reference to this Master Agreement by number and to Participating Entity's unique Sourcewell account number.

6) **Additional Terms and Conditions Permitted.** Participating Entity and Supplier may negotiate and include additional terms and conditions within transaction documentation as mutually agreed. Such terms may supplant or supersede this Master Agreement when necessary and as mutually determined by Participating Entity and the Supplier. Sourcewell has expressly reserved the right for Supplier and Participating Entity to address any necessary provisions within transaction documents not expressly included within this Master Agreement, including but not limited to transaction cancellation, dispute resolution, governing law and venue, non-appropriation, insurance, defense and indemnity, force majeure, and other material terms as mutually agreed.

7) **Subsequent Agreements and Survival.** Supplier and Participating Entity may enter into a separate agreement to facilitate long-term performance obligations utilizing the terms of this Master Agreement as mutually agreed. Such agreements may provide for a performance period extending beyond the full term of this Master Agreement as determined in the discretion of Participating Entity.

8) **Participating Addendums.** Supplier and Participating Entity may enter a Participating Addendum or similar document extending and supplementing the terms of this Master Agreement to facilitate adoption as may be required by a Participating Entity.

Sourcewell	Toter, LLC
Signed by: Jeremy Schwartz C0FD2A139D06489...	Signed by: Laura P. Hubbard 834FF567BB0940B...
By: _____	By: _____
Jeremy Schwartz	Laura P. Hubbard
Title: Chief Procurement Officer	Title: Director of Municipal Sales
Date: 4/2/2025 | 9:26 PM CDT	Date: 4/2/2025 | 3:37 PM EDT

RFP 120324 - Plastic Refuse and Recycling Containers with Related Technology Solutions

Vendor Details

Company Name:	Toter, LLC
Address:	841 Meacham Road Statesville, North Carolina 28677
Contact:	Kellie Clark
Email:	toterbids@toter.com
Phone:	800-424-0422 09584
Fax:	833-930-1124
HST#:	56-1362422

Submission Details

Created On:	Tuesday October 15, 2024 11:11:45
Submitted On:	Tuesday December 03, 2024 13:29:43
Submitted By:	Kellie Clark
Email:	toterbids@toter.com
Transaction #:	ac5940a6-901d-4e8e-a940-9e27a640d579
Submitter's IP Address:	4.37.174.194

Specifications

Table 1: Proposer Identity & Authorized Representatives (Not Scored)

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Table 1 Specific Instructions. Sourcewell requires identification of all parties responsible for providing Solutions under a resulting master agreement(s) (Responsible Supplier). Proposers are strongly encouraged to include all potential Responsible Suppliers including any corporate affiliates, subsidiaries, D.B.A., and any other authorized entities within a singular proposal. All information required under this RFP must be included for each Responsible Supplier as instructed. Proposers with multiple Responsible Supplier options may choose to respond individually as distinct entities, however each response will be evaluated individually and only those proposals recommended for award may result in a master agreement award. Unawarded entities will not be permitted to later be added to an existing master agreement through operation of Proposer's corporate organization affiliation.

Line Item	Question	Response *	
1	Provide the legal name of the Proposer authorized to submit this Proposal.	Toter, LLC	*
2	In the event of award, is this entity the Responsible Supplier that will execute the master agreement with Sourcewell? Y or N.	Yes.	*
3	Identify all subsidiaries, D.B.A., authorized affiliates, and any other entity that will be responsible for offering and performing delivery of Solutions within this Proposal (i.e. Responsible Supplier(s) that will execute a master agreement with Sourcewell).	Toter, LLC's affiliates are its Wastequip sister companies, ContainerPros, and wasteware; however, Toter, LLC is the Responsible Supplier to execute this master agreement with Sourcewell.	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	Unique Entity ID: SJFNRBPETCZ6 CAGE Code: 0Z9Y1	*
5	Provide your NAICS code applicable to Solutions proposed.	325211 Plastics Material and Resin Manufacturing, 326199 Plastic Trash Cans / All Other Plastics Product Manufacturing, 495306 Waste Containers, 495307 Sanitation Services, 495310 Refuse Systems, 495311 Recycling Equipment & Systems, 562111 Transfer Station Compactors / Solid Waste Collection	
6	Proposer Physical Address:	841 Meacham Rd. Statesville, NC 28677	*
7	Proposer website address (or addresses):	www.toter.com	*
8	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer):	Laura P. Hubbard, Director of Municipal Sales 841 Meacham Road, Statesville, North Carolina 28677, lhubbard@wastequip.com, 704-682-3398	*
9	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Laura P. Hubbard, Director of Municipal Sales 841 Meacham Road, Statesville, North Carolina 28677, lhubbard@wastequip.com, 704-682-3398	*
10	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Kellie K. Clark, Sr. Manager of Bids and Contracts, 841 Meacham Road, Statesville, North Carolina 28677, kclark@toter.com, 980-987-7602 Ext. 9584	*

Table 2A: Financial Viability and Marketplace Success (50 Points)

Line Item	Question	Response *	

11	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested Solutions.	Toter has been in continuous operation since 1962, originally as a subsidiary of Rubbermaid Incorporated. Our headquarters is in North Carolina. The company was organized as a private corporation in 1983 as Applied Products, Inc., and changed the name to Toter Incorporated in 1988. In 2007, Toter was acquired by Wastequip and became its largest acquisition at the time. Wastequip is the leading North American manufacturer of waste handling and recycling equipment focused on manufacturing expertise and product innovation. Toter and other Wastequip divisions position our parent company to offer a full line of products, systems and solutions to collect and transport just about any type of waste and recyclables, and Toter products have been included in a past Wastequip Sourcewell contract. Wastequip is known as the All-In-One waste equipment company, with the Toter division's containers known as Built for Extremes®. From the very first container produced by our company, Toter has first studies the needs of Participating Entities. Each requires reliable products and services for Best Value. Replacing items and incurring additional services and costs is not best use of funding, people, raw materials, and other resources, and neither is bidding repeatedly. Toter seeks to be the first and best solution in every situation, earning the All-In-One catch phrase by delivering right when you need it. Toter introduced an automated cart system for curbside garbage collection in the 1960s, earning us our well-deserved reputation as the go-to cart brand for the collection of waste, recycling, and organics. We focus on developing products that combine practical convenience, extreme durability and long-term value through proven industry leading performance and warranty. Today we serve waste haulers and municipalities as well as commercial, industrial and institutional customers through regional manufacturing/distribution facilities located in Statesville, NC (headquarters); Acuna, Mexico; and Del Rio, TX. It is important to note that we are dedicated to the waste industry, not manufacturing for any other industry. Our company's core values include: - We always act with safety, honesty and integrity. - We serve customers to total satisfaction by delivering value oriented, market leading products and services. - We act quickly but thoughtfully. - We identify and improve the things that matter most. - We provide challenging opportunities with clear expectations. - We embrace change. - We make commitments and keep them, earn trust and create respect.
12	What are your company's expectations in the event of an award?	Toter anticipates a quick transition from our current contract to a new and improved contract. Our sales force, dealers and distributors are ready to sell and provide solutions seamlessly to our customers' needs. We already have the familiarity, tools and staffing in place to continuously promote the Sourcewell contract in the marketplace among existing and potential customers, and to showcase our products and services as total solutions using this contract. Toter would continue and increase promotion in this way throughout the contract term. Toter will involve and improve our dealer and distributor networks' understanding of how Sourcewell satisfies the bidding/proposal processes of customers and allows the customer to obtain product they want and deserve, which also gains for Toter a competitive advantage. We intend to continue revenue growth by continuing to gain market share.
13	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response. DO NOT PROVIDE ANY TAX INFORMATION OR PERSONALLY IDENTIFIABLE INFORMATION.	The attached Organizational Chart shows Toter, LLC's relationship to Wastequip, LLC and ultimately to Patriot Container Corp. Patriot Container Corp. is the level of ownership where we produce our financial statements and report earnings, and we therefore have attached a copy of our most recent unaudited financials. As a privately held company, our financial statements are proprietary trade secrets and we take great lengths to protect the confidentiality of this information by restricting disclosure of this information to those that have a need to know for a specific purpose (typically through non-disclosure agreements). Toter, LLC is providing these financial statements as required by the RFP terms and trusts that Sourcewell will not post this information for public viewing and provide Toter with notice if a FOIA request is made for information that would include these financial statements.
14	What is your US market share for the Solutions that you are proposing?	While Toter's exact market share information is company confidential and critical to our strategy for success, we can share more about our market position. Based on our internal estimates, we determined that Toter Residential consistently enjoys a top 3 position in the US market. Toter ProProducts maintains a top 5 position in the US market.
15	What is your Canadian market share for the Solutions that you are proposing?	While Toter's exact market share information Is company confidential and critical to our strategy for success, we can share more about our market position. Even though the Canadian market is not tracked as thoroughly as the US market, we believe Toter Residential also holds a top 3 position in the Canadian market. We would like to continue to grow our Canadian market share by continuing to try and convince Canadian municipalities to utilize our contract with the help of groups like RMA.

16	Disclose all current and completed bankruptcy proceedings for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the pendency of this RFP evaluation.	None.	*
17	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer the question that best applies to your organization, either a) or b). a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Toter, LLC Is a manufacturer and service provider, with a network of distributors and dealers and best fall within item "b". The majority of Toter Residential sales are made directly in North America by augmenting our Sales footprint from 2021's 10 Regional Sales Managers (RSM) to 26 RSMs currently, plus from 2 to 4 Division Sales Directors, 1 Municipal Sales Director and 1 Vice President of Sales. We also rely on well established dealers in certain states who aid in developing new business and provide additional support services to Toter across the US and Canada. Our RSMs, dealer network and service providers are fully supported by a team of Customer Satisfaction Specialists, Call Specialists at the Wastequip Call Center, as well as a dedicated Bid/Contracts staff and a specific Quality/Warranty Team. All dealers and service providers are independent third-party contractors and employ their own teams consisting of sales, service and warranty staff. Toter Pro Products are represented by third party sales agents and dealers.	*
18	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Toter has applicable licenses to operate in the State of North Carolina, the state of our headquarters. We obtain licenses in municipalities and localities in which we are required by contracts to register and obtain licenses as required. We operate facilities that are OSHA compliant, our roll carts for residential use meet or exceed the American National Standards Institute (ANSI) Standards to ensure consistent quality and safety: ANSI 2245.30-2008 - Waste Containers - Safety Requirements and 2245.60- 2008 Waste Containers - Compatibility Dimensions. Our roll carts have been independently certified with Wind Tunnel Testing of empty Toter carts by nationally recognized schools of aeronautical engineering and well as the interagency Grizzly Bear Committee (IGBC) approval of Toter Bear Carts. We concentrate on certifications and licenses that are meaningful and advantageous to Participating Agencies (certifying safety, durability, reliability, functionality, and the like).	*
19	Disclose all current and past debarments or suspensions for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a debarment or suspension status any time during the pendency of this RFP evaluation.	None.	*

20	Describe any relevant industry awards or recognition that your company has received in the past five years.	As the parent company of Toter, Wastequip and Toter have received several recognitions: - In 2021, Toter was nominated for the "Coolest Thing Made in NC" by the NC Chamber, celebrates North Carolina's most economically vital and enduring industries, and allows the public to nominate and vote for favorite products manufactured in North Carolina. - Each year (and many years running), Toter is consistently named named by Plastics News as the top ranked rotational molder plastic containers in North America, and also among the top 1-3 rotational molders in North America overall. - In 2023, our sister division, Wastebuilt, received an international GOLD dotCOMM award for its transformative digital presence in partnership with Americaneagle.com and OroCommerce. This award honors excellence in web creativity and digital communication, and also recognizes the time and effort Wastebuilt invested to build a scalable, dynamic, and integrated solution to fix problems for our customers, for Wastebuilt, and all concerned in Wastequip's eCommerce/dotCOM endeavors. Wastebuilt is the waste industry's online source for waste equipment supplies and replacement parts for refuse trucks, roll-off hoists, compactors, containers and more, - in 2024, the National Waste & Recycling Association's Women's Council awarded Blue Ribbon to Toter's exhibit highlighting the detailed history and growth of the Waste & Recycling Industry. Inspiration for the exhibit was Laura Hubbard's, Toter's Director of Municipal Sales, and then constructed by Todd Wright, Engineering Manager, in conjunction with Appalachian Machine, a long-time Toter supplier of Cart Lifters and parts. Executive Team Awards: - Waste 360 awarded Toter's Brittany Taylor, Regional Sales Manager, to the 2023 class of “40 under 40” awards. Chance Hennig, Regional Sales Manager was also named to the 2021 Class. The program recognizes inspiring and innovative professionals under the age of 40 whose work in waste, recycling and organics has made a significant contribution to the waste and recycling industry.	*
21	What percentage of your sales are to the governmental sector in the past three years?	Toter's sales to the governmental sector from 2021-2024 were approximately 35%.	*
22	What percentage of your sales are to the education sector in the past three years?	While Toter has sales to education customers, Toter does not track the education sector.	*
23	List all state, cooperative purchasing agreements that you hold. What is the annual sales volume for each of these agreement over the past three years?	Our annual sales volumes on the aggregate for state and national cooperative purchasing contracts has grown with our continuous commitment, outreach, and diligence to provide new and consistent solutions for member agencies through our cooperative contracts over the past three years: - 2021 over 2020 - increase of over 4% - 2022 over 2021 - increase of over 16% - 2023 over 2022 - increase of nearly 29% - 2024 is estimated to surpass 2023 in sales off this contract! (Restrictions under the respective cooperative purchasing agreements prevent our ability to specifically identify annual sales volumes for each such contract.)	*
24	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	None.	*

Table 2B: References/Testimonials

Line Item 25. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Prince George's County, Maryland	Timothy Richards	301-780-6312	*
City of Memphis, Tennessee	Phillip Davis	901-636-3400	*
City of Fort Worth, Texas	Christian Harper	817-713-1703	*

Table 3: Ability to Sell and Deliver Solutions (150 Points)

Describe your company’s capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	

26	Sales force.	In 2023, Toter expanded the sales team from 10 to 23 Regional Sales Managers, all based in key locations throughout the country, who will be responsible for field support of all Sourcewell members. These industry experts perform all actions necessary to produce a superior level of sales, including, but not limited to: making sales calls necessary to cover territory, assisting with test programs, assist with municipal contract issues, unique product applications, and all other field service issues. They may also be responsible for reporting contract updates to Participating Agencies, as well as forecasting large projects, coordinating non-core program items, and general contract facilitation. Toter also has in place 4 Regional Sales Directors over the above Managers with support from the Director of Municipal Sales and the Bid/Contract team. Toter's executive level ensure that long term strategic partner issues such as ongoing cost reductions and new product innovations are pursued aggressively. Toter also has an Inside Sales Team supporting the above, to provide quoting and assistance as needed. There are 7 Inside Sales staff, led by 1 manager position. This team extends all of Wastequip's Sales Teams, including Toter sales, to provide centrally located support for across North America and beyond. Toter will continue to use our best resources of time, experience and personnel to successfully support and grow this contract. We provide ongoing training to carry out the requirements of the contract and require all new sales reps attend a Sourcewell University or similar event in their territory.	*
27	Describe the network of Authorized Sellers who will deliver Solutions, including dealers, distributors, resellers, and other distribution methods.	Toter's Residential Division has well established dealers in certain states who aid in developing new business and provide additional support services to Toter across the US and Canada. Toter's Pro Products Division has a network of approximately 5 independent dealers and approximately 100 national distributors. Our dealer network and service providers are fully supported by our sales, service, and warranty teams.	*
28	Service force.	As affiliates under this contract, Toter utilizes our Wastequip sister company, called ContainerPros, that provides services relative to our customers throughout the United States. ContainerPros employs a number of individuals at multiple levels to manage and operate the services requested. These individuals range from Directors, Project Managers, Project Coordinators, Project Supervisors, Leads, Sales, etc. ContainerPros also utilizes multiple third-party vendors to assist in projects across the US and Canada. There is no project too Large or too Small! Likewise, we utilize our Wastequip sister division, called wasteware, to supply technology (RFID primarily) and related products and services. Services may include trainings with hands on walk-throughs (sandboxes and Member's purchased products), and other service support is available. We seek to assist Participating Members to get the most from all purchases off this contract, and across Wastequip, as what we consider "The Right Thing To Do", since every dollar in a purchase must count and support is key for purchasers' needs.	*
29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Our general outline for order processing is: 1. Toter prepares proposal documents based on product selection by Sourcewell Member 2. Sourcewell Awarded Contract logo quote is provided to the Sourcewell member utilizing our SalesForce.com CRM (Customer Relationship Management) system 3. Upon quote acceptance, the Sourcewell Member issues a Written Purchase Order to Toter. 4. Order is entered electronically into the Toter D365/CRM order entry system. 5. Order details are confirmed in writing by the customer with an Order Confirmation and Markings Approvals Forms. 6. Once signed order acknowledgement is received, order is released for production planning for a production timeframe. 7.Order is produced to required specifications. 8.Toter logistics team/driver(s) contacts Sourcewell Member to schedule delivery 9.Order is delivered to Sourcewell Member 10. Sourcewell Member is invoiced 11. Report of Sales is generated out of the Toter CRM for specific reporting periods as needed. 12. Sales from the CRM are reported to Sourcewell, and administrative fee is paid per the percentage to be determined by time of Sourcewell Award/Contract (per contract established schedule).	*

30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Toter's Customer Service team strives to be the best in the business by consistently and proactively tending to the needs of our customers. We have significant experience in servicing both large and small municipal and privately-owned accounts, big box retailers such as The Home Depot, Lowes, Walmart, TrueValue, and additional retailers. Because of the extensive customer base and their expectations, we provide rigorous, just-in-time delivery performance and responsive customer service. We continue to believe that our commitment to overall customer satisfaction is how we keep our customers happy. We expect that all customers will have a great experience with our products and us. As such we continue to hold to our adopted customer service credo: COMMITMENT - We will treat all customers with respect (regardless of size) - We will follow up with you upon receipt of your order to ensure satisfaction - We will resolve any issues quickly SUPPORT - We will provide a dedicated Customer Service Satisfaction (CSS) specialist for each participating member (plus each CSS backs others' territories to ensure seamless service) - We will respond quickly on quotes (same-day response in most cases) - We will provide an order confirmation (within 24-48 hours) - We will call you with shipping & delivery information and provide early notification should there be any issues with your order. Each Member will be assigned a dedicated Customer Satisfaction Specialist (CSS). All CSSs are cross-trained on this contract and they will be available for backup and high-volume situations. The CSS team is managed by Toter's Customer Service Supervisor, on-site with CSSs at Toter headquarters and available to help in any situation. CSSs handle customer needs prior to, during, and after orders are placed with our company. Routine services include assisting with customer choices, quoting, entering orders, obtaining customer approvals on custom markings and features, constant order tracking with production and traffic departments, handling intricate detail on large and small orders/projects and situations such as drop shipments and timing of shipments, and problem solving when order issues arise and when technical feedback is obtained. The Warranty period begins at the date of original purchase. Toter’s Warranty Manager processes Warranty Claims and issues to provide accurate and expedited service to all customers. We have suppliers we have worked with for many years, and we have developed relationships and set agreements as needed, to maintain a level of commitment from them to supply what is needed and when, for on-time deliveries to Toter that do not hold up orders and processes. We have worked with many of these suppliers for many years. Toter also has backup suppliers established as added insurance we have what is needed at all times.	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities.	Toter has enjoyed the privilege of working with Sourcewell since 2015 and are excited about the opportunity to continue our relationship with Sourcewell and their participating entities. We have extensive experience marketing cooperative purchasing agreements with a high degree of success that has resulted in successful sales to over 350 Sourcewell participating agencies. Toter’s executive leadership and sales team are fully invested and all resources are in place for a seamless transition. Our bid/contract team and Regional Sales Managers are very familiar with the contract and ready to promote a new contract to existing and new agencies. If awarded, we would notify existing customers immediately so they can seamlessly transition from purchasing off our current contract to our new contract.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Toter currently provides our complete line of products and services to Canadian entities. We have been fortunate to have our Sourcewell contract adopted by Canoe and have been very pleased with the increase in interest and activity in Canada.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed agreement.	None.	*
34	Identify any account type of Participating Entity which will not have full access to your Solutions if awarded an agreement, and the reasoning for this.	None.	*
35	Define any specific requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	Toter currently serves all these areas, with all of our products and does not have any specific requirements or restrictions.	*

36	Will Proposer extend terms of any awarded master agreement to nonprofit entities?	Yes.	*

Table 4: Marketing Plan (100 Points)

Line Item	Question	Response *	
37	Describe your marketing strategy for promoting this opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Our marketing strategy utilizes both digital and print platforms, including paid and organic posting on social media. This will prioritize outreach through key industry publications like American City & County and Government Product News. We will foster our partnership with Sourcewell across select media channels by publishing press releases and targeted content designed to reach key market segments. This messaging will focus on targeting Public Works, Municipalities, and other sectors where our collaboration adds significant value. Wastequip will predominantly highlight our Sourcewell partnership at the trade shows we attend. To call attention to this relationship, we will display the Sourcewell logo on show materials like banner stands and literature at major regional and national events. The Toter Bids and Contracts Department is a key component in communicating our Sourcewell partnership by incorporating their logo and relevant details into quotes and outreach efforts. This approach will aid in growing Sourcewell's reach into underserved markets and raise awareness in new sectors. We will continue to emphasize the value brought to the industries we serve across our web properties. The plan to feature Sourcewell information will likely include a link back to Sourcewell's website to enhance visibility and drive engagement in this valuable partnership.	*
38	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Wastequip's multifaceted marketing strategy leverages various channels to maximize visibility by boosting brand awareness and driving customer engagement. We conduct research to identify effective organic and paid search terms that resonate with our target audience and incorporate these insights into the content on our branded websites. We use this information to develop a comprehensive list of keywords for our paid search efforts that enhance our organic program. Through robust tracking methods, we gain a clear understanding of our customers' online behaviors, job titles, and locations. This data enables us to retarget visitors and create lookalike audience segments for expanded ad placements. Additionally, we use UTM parameters and custom redirects to capture personal interactions with our brands. All this data contributes to building detailed audience segments on social platforms. This allows us to accurately target key professionals on LinkedIn, Meta, and other channels for our paid social in addition to other campaigns. Examples include: Facebook Metadata: Audience Demographics: Age, location, interests, gender. Engagement Metrics: Likes, shares, comments, click-through rates, and post reach. Visitor Data: Repeat visitors vs. new visitors, time spent on the page, and bounce rate. LinkedIn Metadata: Audience Details: Job titles, industry, company size, and geographic data. Engagement Insights: Likes, shares, comments, and click-through rates. Campaign Metrics: Conversion rates, impressions, and click-through rates. Wastequip Website Properties Metadata: Visitor Data: Unique visitors, returning visitors, pages per session, session duration. Source/Medium: Identifies traffic sources (organic, paid, referral, campaign). Behavior Metrics: Pages viewed, exit pages, bounce rate, and form submissions. Conversion Data: Tracks product page views, download actions, and completed forms. Banner Ads Metadata: Campaign Data: Impressions, click-through rates, and conversion rates. Lead Source Information: Tracks lead origin through campaigns, banner ads, and keywords. Audience Targeting: Target demographics (age, location, interests). Sales Cycle Tracking: Lead progression in Salesforce from inquiry to sale.	*

39	In your view, what is Sourcewell's role in promoting agreements arising out of this RFP? How will you integrate a Sourcewell-awarded agreement into your sales process?	In promoting agreements from this RFP, Sourcewell provides foundational support by leveraging its established credibility and outreach capabilities. Sourcewell can amplify the agreement's visibility through its network and communication channels. Thus ensuring potential customers are informed of the benefits and streamlined purchasing processes that are available to them. Toter appreciates the level of understanding of our industry and Participating Entity/Customer base, and has had the innate ability to interface with both to assist and promote Sourcewell contracts. Sourcewell has provided data for sales from other Sourcewell Contracts used by Participating Entities to support our position in difficult sales. This assistance will continue to be valuable to Toter. The triangular relationship between Participating Agencies, Sourcewell, and Toter is just the solution needed for all concerned. Toter will take a proactive approach to integrate a Sourcewell-awarded agreement into our sales process. Incorporating this agreement into our sales strategy will educate our Regional Sales Managers on its value and how to effectively communicate the benefits to potential clients. Additionally, we will leverage the Wastequip Marketing team to support this effort through digital media campaigns, targeted email communications, product showcases, and promotional events. By creating specific audience segments in our CRM and using tailored messaging, we'll engage relevant industries and specific job titles with personalized content. This integrated approach allows us to seamlessly promote the Sourcewell agreement, maximizing its impact and driving greater adoption among our customers. Through consistent tracking and feedback, we will be able to adjust our strategy to advantageously meet Sourcewell's objectives and our clients' needs.	*
40	Are your Solutions available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Due to the specialized requirements and customizations of Toter products, we do not operate through an e-procurement ordering platform. However, we accept purchase orders by mail, fax, and our dedicated email address (toterpo@wastequip.com). We can generate purchase orders from draft carts that Toter has entered into the Ariba Supplier Solutions and provide invoicing for customers using Ariba. Additionally, we have the capability to enter order updates (such as delivery information) and invoices in select customers' e-procurement systems and inter-municipal platforms. This flexibility enables us to work closely with our customers to meet their needs.	*

Table 5A: Value-Added Attributes (100 Points)

Line Item	Question	Response *	
41	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Toter offers plant tours for our customers upon request, and our staff is on hand for trouble-shooting issues with containers or services In the field. We offer assembly instructions upon request, and at the end of each project for containers being serviced. Repairs and simple, and can be explained in 1-2 page instruction sheets, but also can happen in person. After every cart rollout project for municipal Participating Entities, and upon request, in person instruction can occur, usually requiring 30 minutes or less due to the excellent design of the products provided, at no charge to the customer. Toter offers Wastequip's technology solutions. Customers who subscribe for a technology offering will receive a standardized user online training. This user training will be performed by Wastequip's product specialists for technology solutions and addresses the major functionalities of the software and hardware solutions, which are intended to be utilized by the customer. Additional training programs are available with pricing on request. Pricing depends on scope and length of the requested training(s). After the training, standardized user guidelines will be available at no charge. For Toter's Professional Members: Toter Pro national and local sales representatives can provide training and selling support when needed. Plant tours are available for customers upon request, and our staff is on hand for trouble-shooting issues with containers or services. Wastequip's steel containers plant in Eagleville, TN has established a welding and job training program for its starting employees, but offered also the the community. The program offers welding and other certifications to grow local individuals and families when they earn marketable job skills for solid employment. Wastequip hires trained individuals out of this program as well, as a "Win-Win" for all! Wastequip utilizes a library with hundreds of training availabilities for its employees, with free access to professional trainings on topics such as safety, diversity, conflict resolution, software training, and a vast array of topics to choose from. While task assignments are made for review of topics, employees can avail themselves of acclaimed presenters and topics of concern or interest - for a confident, professional, and knowledgeable employee base.	*	

42	Describe any technological advances that your proposed Solutions offer.	Wastequip's steel containers plant in Eagleville, TN has established a welding and job training program for its starting employees, but this program is also offered also the the community. The program offers welding and other certifications to grow local individuals and families when they earn marketable job skills for solid employment. Wastequip hires trained individuals out of this program as well, as a "Win-Win" for all! All technology solutions are based on modern technical and technological infrastructures to ensure a sustainable and future oriented solution landscape. These infrastructures are also laid out to be highly available and data security has been implemented in depth. Compared to other solutions and offerings in the industry, there are no system or server requirements on the member side, as long as a modern browser is used to access the software solutions. All technology solutions are developed to be as user friendly as possible and the implementation process is streamlined to the maximum. We offer these technology solutions to increase revenue and gain market share, reduce costs, provide greater stewardship of staff time/efforts resources, and improve customer experiences overall. Organics collection stresses carts because the density of food waste (6.25 pounds/gallon) is much higher than that of municipal solid waste (garbage) and recyclables (max of 3.5 pounds/gallon). Sourcewell member agencies needing to collect residential and commercial food waste should not face the decision of deploying small, two wheel carts that do not have sufficient load rating for the application. In order to provide member agencies with safe and useful food waste carts, Toter offers a unique line of 21, 32 and 48 gallon automated Organics carts that are load rated and independently certified to regularly receive and dump food waste at the above-mentioned higher density of 6.25 pounds/gallon. In addition, we offer complementary containers to include a 2 Gallon bin for collection of food waste in the resident's kitchen and a 13 gallon manual bin for curbside collection. Toter also offers 2 and 3 Cubic Yard FELs with higher load ratings to handle heavy food waste. Only Toter offers a fully automated lid latch, DuraLatch, that latches automatically when the lid is dropped, opens with one finger, and opens automatically when the cart is dumped by the truck. DuraLatch meets the long requested industry demand for the return to a latching cart but without interfering with fully automated collection. In 2022, Toter developed a 1 Cubic Yard plastic Front Load Container (FL) to complement the already established 2, 3 and 4 Cubic Yard FL containers. This 1 cubic yard container is popular in shared waste collection for multi-housing unit applications. The container will hold around 5-6 standard 33-gallon trash bags, and extends the timeframes for collection events through time. ToterPro rolled out a new tilt truck design with extra-durable roto molded body and slimmer design, for improved maneuverability through commercial doorways, and inset wheels allow the containers to be nested when fully assembled for easier shipping and storage. - Toter participated in our parent company's Internship Program, specially designed to provide students and recent graduates with incredible career-related experiences. While we strive to give these students transferrable skills, networking opportunities and strong professional portfolios, these paid summer internships also benefit our company with fresh ideas from a tech savvy generation! Toter continuously researches and implements newer resins for greater durability and moldability, producing carts that are tougher than ever. We consistently deliver on durability with customers reporting service life much longer than he 9 years of average service life of competitor carts owned by surveyed entities, dramatically lowering the carbon footprint by longevity alone, and the added advantage of inclusion of recycled content. This is an ongoing commitment for our company and our customers, widening the environmental sustainability footprint for us both, while integrating technology to maintain containers' Life Cycles high. These technology solutions increase revenue and gain market share, reduce costs, provide greater stewardship of staff's time, efforts, and resources, and improve customer experiences overall, and when coupled with the ease of use with Sourcewell, Participating Agencies receive these benefits with a contract that satisfies the bidding process!	*

43	Describe any “green” initiatives that relate to your company or to your Solutions, and include a list of the certifying agency for each.	Our company initiated the Wastequip Sustainability Report which codifies a formal sustainability program. In 2019, a small team planted the seeds for our sustainability program, and each year since, the ripple of people at the company addressing sustainability has widened. For the planet, we have control over the products we make and how we make them. Lifecycle assessments have helped us deeply understand how our processes and products impact the environment. Because one of our biggest impacts is in the raw materials we source, we set a goal to reduce the virgin resin we manufacture with at Toter (while maintaining our industry-leading warranty) and launched the EVR-Green cart, which uses 100% recycled content in the cart body. This year, we are also introducing to the market a steel container that is 10% lighter but just as strong. This not only brings a lower environmental impact, but it will also allow our customers to carry heavier loads and consume less fuel. Each year, we take one more step to embed people and planet into our business. Our cross-functional CORE Steering Committee ensures that we select the right priorities, understand unintended consequences, overcome unexpected challenges, and hold each other accountable. Our CapEx and new product development approval processes includes planet considerations. And, in 2023, our business leaders started presenting greenhouse gas emissions in our monthly business reviews for our Containers and Trucks divisions. We base our Planet data on the Greenhouse Gas (GHG) Protocol Corporate Standard, because it is global, quantitatively rigorous, and consistent with how other companies calculate their emissions. Although under the GHG protocol, our organizational boundary includes all three of our divisions (Parts & Service, Containers, and Trucks), we’ve been focused on our Trucks and Containers manufacturing, because they are our largest source of emissions. We include our Scope 1 and 2 emissions in our monthly business reviews for our Containers and Trucks divisions and have improved our data collection, calculation, and visualization processes significantly. Our Scope 1 emissions comprise stationary combustion to heat our plants and operate machinery, fueling onsite vehicles like forklifts, and welding. Our Scope 2 emissions are electricity. We track our absolute emissions, the total emissions produced from our facilities, as well as our intensity emissions, which we calculate by dividing the absolute emissions in a month by the weight of products we made that month. This enables us to compare across facilities and gauge our efficiency from a standardized perspective. In 2023, our absolute emissions and intensity emissions slightly improved, primarily from improvements in the electric grids our plants operate on. Our intensity emissions increased marginally this year, driven by our Containers manufacturing and partially offset by our Truck manufacturing. In 2023, our Scope 1 absolute emissions increased, mostly due to stationary combustion, offset slightly by improvements in our Scope 2 absolute emissions from grid improvements.	*

44	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the Solutions included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	To understand the complete environmental impact of our products, we work with a consultant on cradle-to-grave life-cycle assessments (LCAs), which scientifically measure the carbon footprint of our products. This includes the raw materials we source, inbound transportation to our facilities, manufacturing our products, distributing our products, the use of our products, and the end of life, and complies with ISO 14044 standards. From both our Toter LCA and our new Steel LCA, the majority of emissions from our products comes from the raw materials we source. We've turned what we learned from spreadsheets and models into the real world with products designed to reduce the raw materials we manufacture with and therefore, the most important part of our containers' carbon footprint. From our Toter LCA, we learned that 60% of a cart's carbon footprint comes from using virgin resin (resin that's brand new), so we set a goal to reduce the amount of virgin resin in our carts by 25% without compromising the warranty. With a common goal, our Engineering and Quality teams designed the first cart body on the market to use all PIR and/or PCR in the cart body. It's available in a black body only, passes the same warranty tests as all of our other Toter products, and has a carbon footprint that's 37% lower than a standard Toter cart with all-virgin resin.	*
45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	ONE STOP SHOP Toter is owned by our parent company, Wastequip, the waste industry's one stop shop with 12 industry leading brands. We are the leading manufacturer of waste handling equipment in North America. Our company has a network of expertise and a reputation for service and innovation. The Wastequip portfolio includes quality brands from the production of carts, containers and compactors to refuse trucks, parts and service. With a "can do" approach trust Wastequip to be your "All-in-One" equipment, service, and parts provider. Prince George's County is one of many Participating Agencies that not only prefers Toter Products and Services, but they also have stated a definite preference for the ease of purchasing with our company overall utilizing Sourcewell Contracts for both Steel (Wastequip) and Plastics (Toter), as One-Stop-Shopping! CART SIZES TO MEET CUSTOMER NEEDS Toter's patented EVR® carts (16, 21, 24, 32, 35, 48, 64, and 96 gallons, plus our new Universal series to include 95, 65 and 35 gallon carts, are compatible with semi and fully automated refuse trucks in North America and are the "World's Toughest Carts™." All are manufactured in full conformance with ANSI Standards Z245.30-2008 and Z245.60-2008. Besides roll carts, Toter has a complete line of 1, 2, 3 and 4 cubic yard plastic front load containers. Each container features: steel rod reinforcement, ribbed bottom wear chimes, double-walled lift pockets, integrated bumpers, and more. These features afford customers with enhanced durability, maximum pocket strength, protection for longer life, and maximum space for custom signage. Our stackable design provides better truckload/shipment and storage efficiency and are even stackable/nestable when the container is fully assembled and ready for use! BUILT FOR EXTREMES Toter carts are manufactured through our process known as Advanced Rotational Molding™ that allows us to create carts that are Built for Extremes™ Advanced Rotational Molding eliminates built-in stress, weakness and brittleness associated with injection molded products. In addition, Toter's use of linear medium density polyethylene (MDPE) is specifically engineered for toughness and high-impact resistance. In contrast, injection-molded carts are made with high density polyethylene (HDPE), which is more rigid and brittle. HDPE has poor impact resistance and high notch sensitivity. These properties, combined with high stress molding, make an injection cart more likely to crack and split while in service. It is important to note that it is not necessary to alter or modify the Advanced Rotational Molding process nor materials when producing carts for extremely cold or extremely hot climates. . Again, our process and superior materials together produce a cart that is resilient and best in a combination of extreme temperatures (-40˚C to 120˚C), especially in cold climates, even with rigorous treatment in automated collection systems. This is a fact of polymer science, not sales literature. Toter carts are the "Best Value" to residents. Advantages of Advanced Rotational Molding: • Superior toughness and durability • Single-piece product design – no seams	

• Consistent wall thickness
• Stress-free, zero-pressure product
• Unique design and structural capabilities like Rugged Rim®, nestable when fully assembled, and granite finish
• UV stable
• Custom colors
• Corrosion- and chemical-resistant
• Ability to mold in graphics

INDUSTRY LEADING WARRANTY
Recognized throughout the industry as The World's Toughest Carts™, Toter carts are produced using a patented, stress-free molding technology known as Advanced Rotational Molding™. This manufacturing process results in tougher, more durable residential carts, backed by Toter with 12 (twelve) year cart body warranty 10 (ten) years of coverage on all other cart components. This warranty is like no other manufacturer's warranty, industry wide. Easy to use, and reliable, the warranty demonstrates how we confidently back our carts.

From Day One
When you receive your Toter carts, they are easily made ready to roll. Unlike injection molded carts that nest no more than 2 carts high because of protruding wheels, Toter carts can be stacked up to 8 carts high as they require fewer square feet (without latches installed).

Toter carts can be delivered 3x more quickly than other brands by eliminating trips with more carts per load. Cities and haulers save between $2-3 per cart* in fuel, truck usage and labor expenses due to Toter's nestability feature.

YEARS 0-10
Toter carts are made with Advanced Rotational Molding, which makes them built for toughness and maximum resistance.

With 1/3 of the failure rate compared to injection molded carts, Toter carts generate fewer customer complaints, repair calls, and fewer part purchases. Over the first 10 years of ownership, this saving amounts to about $4 to $5 per cart (USD), (along with your happier customers). *

YEARS 11--12
Only Toter offers a 12-Year body warranty. Designed to keep working after others fail, they are extremely impact resistant. By having full body protection for 2 additional years (as compared to other brands), you can avoid replacement costs during years 11 and 12. Those savings are $5 to $7 per body or $7 to $9/cart (USD).

YEARS 13-20
While injection carts claim a 10-year service life, Toter has 40 years of experience that says Toter carts consistently last 15 to 20+ years. Imagine avoiding having to buy a replacement fleet of injection carts after year 10. If one half of your Toter carts were to last 15 years and one half were to last 20 years, the Average Savings on Replacement Cart Purchase and Delivery would be $38/cart (USD).

ADD IT UP
You can experience $2-3/cart in delivery savings, plus $4-5/cart in cart maintenance savings, plus $5-7/body or $7-9/cart for years 11-12 additional body warranty years, and $38/cart for longer service life! Total Savings comes to approximately $44 to $46 per cart (USD).

In addition to the above roll cart warranty, our Front Load Containers carry a 3 year container warranty (90 days for casters and non-plastic components).

PARTS INTERCHANGABILITY
In addition to our proven long service life and very low repair rate, key parts on Toter carts are primarily interchangeable among our various cart sizes: wheels, stop bars, and lid hardware. This simplifies maintenance and reduces parts inventory/costs.

RECYCLABILITY
All of the components utilized in Toter containers are fully (100%) recyclable into products of a like or similar nature. This degree of recyclability is known in the industry as "primary recyclability." This will allow the option to sell the recyclable materials into the plastics/steel commodity markets.

PROFESSIONAL PRODUCTS
Toter manufactures an entire line of Professional Products – commercial, industrial and specialized superior containers. Product offerings include Two-Wheeled and Caster Carts, Organics, Medical Waste and Secure Document Management Carts with standard single-wall or rotationally molded double-wall lids for sealing off medical waste and organics (wet) materials, and for securing confidential documents. These containers may be towable for additional efficiency and safety in moving waste. Toter offers Atlas commercial-grade, large-capacity, Rugged Rim® cans with a detachable lid and are fitted for dollies to roll and move

		materials smoothly. Slimline Containers and Litter Containers provide effective, sustainable waste collection for industrial, commercial and institutional inside and outside applications – and are available in a wide range of styles for varied environments. Cube Trucks, Tilt Trucks, and Mobile Trucks are perfect or moving large, heavy materials and waste to its final destination for use or disposal. Many containers in this line are also towable for efficient and safe movement to final disposal areas. You will find these various products in hospitals, colleges/universities, research facilities, manufacturing industries, store environments, offices, public streets, malls, sports arenas, convention centers, gas stations and convenience stores, and practically anywhere you may venture! ASSEMBLY & DELIVERY SERVICES Roll carts and container services can be provided by Toter with our sister Wastequip company, ContainerPros. Offloading, assembly and distribution of carts to households may be accomplished as individual services or all three services together. Participating Agencies may require unloading of carts upon delivery to the Participating Agency's delivery site, complete assembly of carts to make them "Ready to Roll", then distribution to residences and commercial addresses. ContainerPros has capabilities in place for the optional scanning of UHF RFID Tags during distribution, using UHF Handheld Scanners that report delivery data in real time to our wasteware web portal, and compiling that information in a Distribution Report (Tags coordinated with cart address) in Excel format. Whenever a citywide implementation is required for new containers, we will meet or exceed the Participating Agencies' requirements regarding all deliveries. ContainerPros offers many value-added benefits and services that will ensure a smooth delivery and successful program implementation. CLOUD BASED TECHNOLOGY SOLUTIONS wasteware is your digital partner for products, equipment, and services in the waste and recycling industry. Our cloud-based solutions suite and mobile app allow you to stay informed and support accurate decision making based on transparent and reliable data. We designed wasteware to be used not only by any company in the industry, but also by cities and municipalities to provide essential business functions like inventory and asset management, asset location monitoring, maintenance and service management, as well as service verification. It can integrate seamlessly with customer systems, provide cart tracking, manage work orders, verify service work, and much more. LEASING OPPORTUNITIES Toter is adept at assisting our customers with a leasing program alternative to an outright purchase, and this program utilizes the Sourcewell Contract for Leasing - NCL Government Capital, tax-exempt municipal leasing Contract #011620-NCL. We work with financial institutions that specialize in municipal lending situations as third-party financing. We understand the benefits of leasing: conservation of capital, better terms, simplified record keeping, easier allocation of cost, bank lines untouched, cleaner balance sheets, overcoming budget limits, convenience, etc.	
46	Describe advancements reflected in the equipment or products offered such as safety, longevity or life cycle cost measures.	Toter carts and containers are an environmentally sustainable investment. Although our carts are the "World's Toughest Carts™", and our carts last for 15-20+ years in active service life, Toter carts are 100% recyclable, supporting the recycling of retired carts for municipalities and sustainably closing the loop between new carts and retired carts with the recycling of retired carts, then molding back into new carts. As a leader in the environmental industry, we constantly strive to do our part in being both a good corporate citizen and a leader in new technology to improve our world. Fewer cart failures means fewer carts replaced to maintain a perpetual cart system, reduced vehicle traffic for service, and fewer pounds of raw materials (plastic and steel) consumed. We are also proud to offer more carts from the factory per truckload than most competitors (often with a higher level of assembly from the factory). This will reduce the amount of deliveries needed to fulfill your orders. In short, a more sustainable program results, yielding a reduced impact on our environment.	*

47	Describe your organization's approach to the collection, storage, usage, ownership, protection, access, and rights of customer data that is gathered in the normal course of doing business.	We realize the growing ultimate importance of protection with customer data and company information. Data Collection - We collect data in order to provide our goods and services, to process requests received (including warranty requests), and to provide support. We do not knowingly collect personal information from children under 13 years of age. Additional reasons for data collection may be viewed in our Privacy Policy at www.wastequip.com/privacy-policy. This data may include personally identifiable information such as name, postal address, e-mail address, and telephone number. Information collected automatically by our website or systems may include usage details, IP addresses, browser type, operating system and information collected through cookies, web beacons, and other tracking technologies. Storage - Information you provide to us is stored on our systems using, at a minimum, industry standard data security practices. Any payment transactions are processed through third party providers using SSL and other encryption technology. Data - We use information that we collect, including any personal information to provide information, products, or services that are requested from us. We provide our third-party vendors, service providers, and contractors with information in order to service our accounts or provide repair/warranty services for products purchased from us. Ownership and Rights - Wastequip customers own their own personal data. Wastequip follows all applicable local, state, and federal privacy laws including the California Consumer Privacy Act (CCPA). Customers and others may contact Wastequip at any time to confirm, correct, or delete their personal information provided to us as allowed by applicable law. The above represents a summary of key Privacy Policy terms relevant to Sourcewell's Participating Agencies. Please visit https://www.wastequip.com/privacy-policy to view our full Privacy Policies.	*
48	Describe how your offering encourages/facilitates increased participation and efficiencies in recycling and diversion programs.	Recycling requires far less energy, uses fewer natural resources, and keeps waste from piling up in landfills. Recycling offers significant energy savings over manufacturing with virgin materials (for example, manufacturing with recycled aluminum cans uses 95 percent less energy). Recycling and buying recycled products create demand for more recycled products, decreasing waste and helping our economy. Toter supplies private haulers and recyclers with cart fleets for collection services. Additionally, Toter works with Municipalities across North America that receive grant funding to implement a recycling program such as The Recycling Partnership, SWIFR, ADEM, Kentucky Pride Fund Recycling Grant, and The EPA to name a few. Our company focuses on researching grant related opportunities and collaborating internally with team members and externally with government entities to educate and implement recycling programs across the continent. Toter's cross functional team of waste industry experts are knowledgeable about the requirements related to the available recycling grant opportunities that have been implemented. Our Team Members will work with Participating Agencies to meet the outlined requirements in our roll cart production. For instance, Toter carts will meet the Recycling Partnership with carts be manufactured with a minimum of five percent (5%) residential post-consumer plastic content based on the entire mass of the body, lid and wheels of the carts. This resin will have been generated by a household and collected for recycling by a curbside or drop-off recycling program in the United States. This requirement will not be met through the use of post-industrial plastics or plastic sourced from end-of-life carts or bins, but the material will consist of material that was purchased, consumed, and disposed of solely by a residential household in their role as an end-user of a product or package that has been used for its intended purpose and has subsequently been collected for recycling by a curbside or crop-off recycling program in the United States. Toter carts will also be manufactured using an additional twenty percent (20%) of post-consumer or post-industrial recycled content. When it comes to curbside recycling collection services, we work with Recology, Casella, EDCO, Waste Pro, Waste Management, Santek, CR&R and many other hauling/recycling companies varying in size, with resources readily in place for production, assembly, distribution to residents, cart maintenance and retired carts recycling services. ContainerPros offers cart removal services to assist in getting old carts from residents when new carts are being introduced. We will collect all old carts from the residents addresses and return them to a designated site of your choice. Optional additional services offered are to sort, grade and stack the old carts for future usage. ContainerPros also offers a recycling program for old carts that have served their useful life. We can supply recyclers local to Participating Public Agencies, and/or arrange for old carts to be disassembled, loaded out and transported to a recycling facility. This program offers money back per recycled pound of plastic. This also assists with customer Diversion and Sustainability initiatives.	*

49	Identify if your offered technology solutions are available through mobile device applications and with which operating systems they are compatible.	Wastequip's technology solutions for Assembly & Distribution, Asset Management, and Service Verification are available through a web-based platform, and are thus compatible with the majority of modern operating systems. A modern web browser such as Google Chrome or Firefox is recommended. In addition to this, a mobile app allows for crews in the field to perform work orders, service requests, and deliveries. The mobile app is available for modern Android devices. RFID scanning requires specific hardware, which is available through this contract.	*

Table 5B: Value-Added Attributes

Line Item	Question	Certification	Offered	Comment	
50	Select any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation and a listing of dealerships, HUB partners or re-sellers if available. Select all that apply.		○ Yes ◉ No	Toter, LLC reviews all requests for Projects/Bids/Proposals to understand any requirements for utilizing disadvantaged businesses as qualified subcontractors/suppliers. Toter is not a certified disadvantaged Bidder. However, Toter is committed to utilization of disadvantaged businesses whenever possible, and we set out to identify possible use of disadvantaged businesses on a case-by-case basis in a concerted attempt to meet requested levels of participation, and in an overall effort of our company at large, to grow and strengthen smaller, disadvantaged businesses. We also value diversity in employment, knowing that our company and customers are strengthened by our individuality and purposeful discussion, and our consistently viewing issues and opportunities with choices from multiple approaches and creative solutions! In most projects there are possibilities for use of disadvantaged businesses. We normally search for specific businesses with resources that match the following: 1. Over-the-road trucking of carts to the city (53-foot trailers) 2. Project management of door-to-door delivery of carts to residents or for other work required 3. Supplies, forklift, and/or trucks for local delivery of carts to residents and other work required Toter further vets discovered disadvantaged businesses for qualifications to perform the work and we consider all cost effective, positive responses. In this Bid, there is an encouragement to utilize disadvantaged businesses. And, at the same time, the scope of work for the contract only affords an opportunity for subcontracting with Item #1 above for common carrier transportation of carts from our plant to the City destination. Toter already has a working relationship in our daily business with two common carriers, One Horn Transportation Inc, and Royal Express, Inc. We have worked with both carriers for quite a while now to provide reliable and quality service. Documentation of DBE certification is available upon request for: - One Horn Transportation – WBE Certified by National Women's Business Enterprise - Royal Express, Inc. - Southwest Minority Supplier Development Council Aside from requirements for participation of disadvantaged businesses, Toter continuously demonstrates our overall commitment to employ and do business with disadvantaged businesses in both special projects and daily business. For example, we use a Woman Owned Business to fulfill daily office and bidding supplies needs, and we work with many disadvantaged businesses to perform the work of unloading, assembly and distribution of carts (and related services) to Participating Agencies when required by projects (Items #2 and #3 listed above).	*
51		Minority Business Enterprise (MBE)	○ Yes ◉ No	Please see Toter's response in the above question #50 comment box.	*
52		Women Business Enterprise (WBE)	○ Yes ◉ No	Please see Toter's response in the above question #50 comment box.	*

53		Disabled-Owned Business Enterprise (DOBE)	○ Yes ◉ No	Please see Toter's response in the above question #50 comment box.	*
54		Veteran-Owned Business Enterprise (VBE)	○ Yes ◉ No	Please see Toter's response in the above question #50 comment box.	*
55		Service-Disabled Veteran-Owned Business (SDVOB)	○ Yes ◉ No	Please see Toter's response in the above question #50 comment box.	*
56		Small Business Enterprise (SBE)	○ Yes ◉ No	Please see Toter's response in the above question #50 comment box.	*
57		Small Disadvantaged Business (SDB)	○ Yes ◉ No	Please see Toter's response in the above question #50 comment box.	*
58		Women-Owned Small Business (WOSB)	○ Yes ◉ No	Please see Toter's response in the above question #50 comment box.	*

Table 6: Pricing (400 Points)

Provide detailed pricing information in the questions that follow below.

Line Item	Question	Response *	
59	Describe your payment terms and accepted payment methods.	0 % net 30 days. Toter accepts P-card procurements/payments. Our preferred method of payment is wire, ACH or check.	*
60	Describe any leasing or financing options available for use by educational or governmental entities.	As a benefit of being a Wastequip division, Toter provides a bridge to solutions for educational or governmental entities to find leasing and financing options through Wastequip Finance, with our finance partner, NCL Government Capital (NCL), the only leasing and financing company in the nation with a leasing and financing contract on Sourcewell (Contract #011620-NCL). We are pleased to offer NCL's over 20 years of specializing in providing competitive equipment financing programs for entities across the nation, providing Sourcewell members access to financing that multiplies their purchasing power potentially six-fold. We understand that funds aren't always available for new and adequate equipment, and the Tax-Exempt Municipal financing offered by Wastequip Finance/NCL through Toter allows agencies to get that equipment now through manageable installment payments that come from their operating budget. We believe that Sourcewell, Toter/Wastequip Finance, and NCL have a common goal to provide solutions to Sourcewell members that will substantially alter the future for all in the most positive ways.	*
61	Describe any standard transaction documents that you propose to use in connection with an awarded agreement (order forms, terms and conditions, service level agreements, etc.). Upload all template agreements or transaction documents which may be proposed to Participating Entities.	While doing business seems to be a meticulous task for companies and Participating Agencies alike, Toter seeks to streamline processes for Participating Agencies, all the while setting each up for safe use of data, high service levels, approvals of order details prior to manufacture, and other forms and processes. These transaction documents are established to make sound business sense for our company and all customers. Examples of some of these forms are attached for Sourcewell's perusal. We have included the following Standard Transaction Documents in the file upload section: • Customer Set-Up Form • Wastequip Credit Application Form • Credit Card Authorization Form • Wastequip Terms and Conditions of Sale • Wastequip Limited Warranty with Warranty Claims Procedure	*
62	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Toter accepts P-card procurements/payments. Our preferred method of payment is wire, ACH or check.	*

63	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Toter Residential does not have set list pricing, therefore we are offering a line item ceiling pricing model that is comparable to other co-operative contracts and gives us the flexibility to provide competitive pricing to Sourcewell's participating agencies while protecting us from volatile fluctuations in resin costs. This pricing model aligns well with our dealer network and Sourcewell is their preferred cooperative contract. We have had great success using this same pricing model on the current contract. Toter Pro Products: pricing model is a 30% discount off list price. We have provided a detailed price list for all products and services that include model numbers and descriptions. Each price guide will include options available as upgrades to the base pricing for that specific product line	*
64	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Toter Residential Products: because there is not a set list price or MSRP for these products, there a set discount to quantify. We have provided incremental volume discounts in our pricing structure and will offer discounts off the base price for large projects when possible, giving the customer the benefit of making larger purchases and permitting Toter the opportunity to be flexible in competitive situations as required. Toter Pro Products: pricing is a 30% discount off list price and both list price and discounted price is reflected on the price pages.	*
65	Describe any quantity or volume discounts or rebate programs that you offer.	Toter Residential Products: pricing for Toter's residential products includes incremental volume discounts. For larger projects, we seek to offer discounts based on quantity, delivery timeframes, and other circumstances that may affect pricing. We have found that offering discounts off the base price for large projects gives us the opportunity to be flexible in competitive situations as required.	*
66	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or "non-contracted items". For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	We believe we have the broadest range of products and services for waste and recycling containers in the market and have included all our offerings in our proposal. As any new products are developed, we will reach out to Sourcewell and request those be added to our contract. Any "sourced" products or related services will be offered to Sourcewell Members on a Supply Quote basis. We will provide the member with a quote for all items not listed on our Sourcewell contract (the Sourcewell Administrative Fee is and/or will be included as with other products and services to be quoted off this Contract).	*

67	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	We have tried to be extremely thorough in including pricing to cover all products, options and services a customer may need with the purchase of waste and recycling containers. However, due to the unique nature of our industry, there may be a few instances where the total cost of acquisition is not included in our proposal pricing. 1. Installation: Due to the customized nature of our business, each customer's project installation is unique, and therefore, quoted individually. Unique installations may include and are not limited to requirements such as RFID tailored inventory and container management systems, interim storage of containers, additional labor for customer preferences, and more. Any of these products or services outside what we have provided in our proposal will be "Priced on Request". 2. Assembly and Delivery: Special needs for Assembly and Distribution related projects will be "Priced on Request" due to the unique needs of municipalities for each project at hand. the site, or "staging area", if provided by Toter, will be "Price on Request" also due to the unique needs of each project, in addition to wide price variables for locations. Cart Lifters for Residential Collection Vehicles can be installed with "Price on Request". Cart Lifters for Toter Pro Products will be quoted and installed with "Price on Request" due to the unique needs of each project. 3. Taxes - Local, State and Federal Sales or Use Taxes or any applicable ferry costs, customs duties, levies and taxes are not included in our proposed pricing models. If required, these items will be added at time of quote. Also, Canadian GST/PST/HST taxes are not included in our proposed pricing models, and are not paid by Wastequip. If required to be paid by Wastequip, then the Member will be required to reimburse Wastequip for these taxes. 4. Canadian members may require pricing to be provided in Canadian Dollars/Currency (CAD). While our pricing is listed in United States Dollars/Currency (USD), we are certainly able to provide the CAD equivalent pricing based on our USD Sourcewell price list and Foreign Exchange rates from Bank of Canada resources.	*
68	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Toter is strategically located in the US which allows us to best service our customers. We have extensive import/export experience and an expansive logistics group available to assist Sourcewell Members. Toter is able to involve outside logistic companies to participate in shipping by freight hauler/common carrier, subcontracted off-loading, assembly, installation and distribution as required by the Member needs and demands. We will evaluate each order as a unique opportunity and consider the Sourcewell Members order volume and location. Cost of shipping/delivery shall be paid by the End User. Calculations of the freight/delivery charges will be based on prevailing rates at the time of quote and included on quote as a separate line item. This cost will not include the 1.5 % Administrative Fee.	*
69	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	We use a combination of contracted motor carriers and freight forwarders to deliver shipments destined for Alaska, Hawaii, and other offshore locations such as, but not exclusive to Puerto Rico. We also have dozens of carriers already under contract that participate in delivering all modes of freight across the Canadian provinces. We have extensive import/export experience and an expansive logistics group available to assist Sourcewell Members. Toter is able to involve outside logistic companies to participate in shipping by freight hauler/common carrier, subcontracted off-loading, assembly, installation and distribution as required by Member needs and demands. We will evaluate each order as a unique opportunity and consider the Members' order volume and location. Note that Freight: Cost of shipping/delivery shall be paid by the End User. Calculations of the freight/delivery charges will be based on prevailing rates at the time of quote and included on the quote as a separate line item. This cost will not include the 1.5 % Administrative Fee.	*

70	Describe any unique distribution and/or delivery methods or options offered in your proposal.	Toter has the ability to meet unique customer needs with Driver Assistance (truck driver moves product to the entrance/exit of 53' truck for customer to remove off the trailer), lift gates (to meet special circumstances with no dock, etc.), combined loads (multi-stop capability to drop at up to 3 locations close together). For our Pro Products and individual customer orders (".COM" customers), we provide drop ship delivery. Obtained over decades, we have experience in the field delivering the assets to their final location -- a resident's dwelling. We offer all types of delivery, to include alley, curbside, up-to-door and special location deliveries per requirements of customers. We recognize that no two projects are alike and that every customer could have specific needs. That allows us to be flexible to meet those specific needs. We do this by thoroughly vetting the customer scope of work. In simple terms, “What are you trying to accomplish and what challenges do you foresee”? We believe that Data is King? Being able to discuss the project, with the customer, and to understand the data, allows us to customize our services to provide the best experience! We do not provide “cookie cutter” services, we provide solutions. Toter offers the industry’s best and most unique delivery option, Fully Factory Assembled or “Ready to Roll”. Member agencies can forget about missing parts, lack of available labor to assemble carts, and other normal assembly related issues. Because Toter carts nest when fully assembled, neat and safe stacks of 6 fully assembled carts high make the work of Public Works and Solid Waste Managers easier and more predictable. For member agencies who want to pay less freight per cart, our standard shipment of carts “2/3rd’s Assembled” means that the only assembly is attaching the wheels after carts are delivered to member locations. Then the cost savings of Nestability kicks in as up to three (3) times as many fully assembled Toter carts will fit on a city delivery truck as compared to any other brand (none are fully Nestable).	*
71	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed agreement with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing.	Toter's sales team works closely with each customer to identify solutions and provide a quote that meets their requirements. All quotes off our current Sourcewell agreement include the Sourcewell logo and Contract number/information of reference, which clearly identifies that the Sourcewell contract is being used to our internal team and customers. Quotes go through an internal approval process where pricing is verified before being sent to the customer. Once the Member's Purchase Order is received, our customer service team codes the order as a "Sourcewell" sale into our order entry system. Using this code, we can easily generate reports from our order entry system. All reports are checked for accuracy by comparing to quotes from our Salesforce application to ensure the order was coded appropriately and included in the reporting.	*
72	If you are awarded an agreement, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the agreement.	Toter develops monthly, quarterly and annual targets to drive business to include municipal sales. This is tracked closely to make sure our sales team is proactively working to meet theses goals. We review and track sales off all directly bid contracts versus cooperative contracts to make sure our sales team continues to lead with cooperative agreements and identify opportunities to discuss cooperative purchasing to those municipalities that are still going through the cumbersome bid process. We also review annual sales specific to sales off the contract to review and compare to prior sales history to determine YoY trends. This has shown our greatest measure of success with continued YoY growth from sales off our current Sourcewell contract including almost doubling sales in 2023.	*
73	Provide a proposed Administration Fee payable to Sourcewell. The Fee is in consideration for the support and services provided by Sourcewell. The propose an Administrative Fee will be payable to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. The Administrative Fee will be calculated as a stated percentage, or flat fee as may be applicable, of all completed transactions utilizing this Master Agreement within the preceding Reporting Period defined in the agreement.	Toter is proposing a 1.5% administrative fee that is calculated and included in the contract dollar amount for products listed in our pricing section. Please note that freight costs will not be included in this fee.	*

Table 7: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments	
74	The pricing offered is as good as or better than pricing typically offered through existing cooperative contracts, state contracts, or agencies.	Toter Residential does not have set list pricing; therefore, we are offering a line-item ceiling pricing model that is comparable to other cooperative contracts. Toter's Pro Products does have set list pricing and is priced at 30% off List for these products, also meeting our pricing description choice for this question.	*

Table 8A: Depth and Breadth of Offered Solutions (200 Points)

Line Item	Question	Response *
75	Provide a detailed description of all the Solutions offered, including used, offered in the proposal.	Toter, LLC is a Wastequip brand which is a manufacturer and marketer of high-quality plastic containers and related products, solely dedicated to the waste industry for residential, hauler, industrial, commercial and retail accounts. We are dedicated to the waste industry, not manufacturing for any other industry. Our products are built to last and manufactured using our Advanced Rotational Molding process, which results in "Built for Extremes" stronger, more durable products than those from injection-molded manufacturers. Or company, since 2016, has backed our residential roll carts with a 12-year cart body warranty, and 10 years on all other carts components. No other manufacturer/brand has sought to provide a matching standard warranty industry-wide! Our containers are categorized into two areas: - Residential Products and Solutions - primarily for municipalities/government entities for waste collection. We "cart" entire cities, counties, townships, parishes, and regions with carts for refuse, recycling, organics, yard waste and other specialized needs. We offer the options and features to customize containers, and when combined with the advantages of Toter carts, our customers have successful waste programs. We also offer the options and services solutions to round out the customers' programs, with lifters to mount onto collection vehicles, special recycling lid features, and a seemingly endless list of available options, based on our long-term and current experience with customer needs. Special options for roll carts are Unloading, Assembly and Distribution of carts to municipal customers, Cart keep them rolling!), and Technology/RFID identification of carts to track carts at municipal properties and maintain inventory through time with tracking of changing locations, repairs, collection issues (cart was not at the curb, etc.), which has quite streamlined Participating Agencies' cart usage with ease. - Pro Products and Solutions - primarily for industrial, commercial and institutional customers, we have designed containers and end-to-end solutions designed to safely and efficiently collect, transport and dispose of waste and recyclables. Our containers and waste handling equipment offer end-to-end solutions designed for educational, healthcare, food service, manufacturing, hospitality, convention centers, stadiums, public spaces, facility management, retail (back of house), construction, and more! For all our offerings, we specialize in consulting with our customers to create customized products and solutions, considering waste streams, volume, staffing, layout, footprint, flow, environmental requirements and storage limitations. Unlike competitors who may sell off-the-shelf products, we specialize in consulting with our customers to create customized waste management solutions, and we offer technology solutions identified in later questions within this platform. Specific to Toter Residential Products and Solutions, we offer a wide range of services: Receiving and Unloading: Receive the loads as they arrive from Toter, per a predetermined ship schedule, then unload the stacks of carts and arrange them on the customer site by size and waste stream, if applicable. Assembly: Assemble the stacks of carts in preparation of delivery to the resident address listing, or for storage, as determined in the scope of work meetings. Assembled carts will be stacked according to size and waste stream, if applicable. Distribution: Distribution of carts to the service area residents as predetermined

during scope of work meetings. Carts will generally be placed at the curbside of the appropriate address, unless special attention is called out during the scope meetings.

Data Collection - Record Serial Numbers: Serial numbers of the cart delivered to a specific address will be recorded to the address listing provided by the customer. This will assist customers in tracking their assets in the field. Upon completion of the project, we will provide customers with a completed address listing showing the appropriate serial number of the cart delivered to each address. This will be done when a single cart per address is delivered, as well as when multiple carts and streams are delivered to a single address. When project is complete, customer will have the most up to date data on assets and where they are located. *

Data Collection - RFID Scanning: RFID tags will be scanned, to the address listing provided by the customer per each cart delivered and associated to that particular address. When RFID tags are scanned as a delivery method, the following data will also be collected: RFID tag number, Serial Number, time stamp, and geo coordinates. This will assist customer in tracking their assets in the field. Upon completion of the project, we will provide customer with the completed address listing showing the appropriate data set of the cart delivered to each address. This will be done when single cart per address is delivered, as well as, when multiple carts and streams are delivered to an address. When project is complete, customer will have the most up to date data on assets and where they are located.

Sticker/Label Application: A customer provided sticker/label will be applied to the cart/container as described in scope of work. This can be done on new project where all new carts receive label/sticker prior to distribution. Or, labels can be applied to carts that were previously in the field.

Old Cart Retrieval: Old carts may be retrieved and brought back to the customer site for either future use or disposal (recycling). This service can be provided in conjunction with new cart deliveries to ensure no disruption of waste services. Additional items can be contracted: sorting of old carts to specifications, disassembly of carts to be recycled, loading of carts to be recycled onto trailers for transport to recycler. We would manage the whole process to provide a seamless solution for retrieval and disposal of any old carts.

Route Audits: Route auditing service could include: auditing service levels, auditing income, route ID verification, waste characterization, lid flips, contamination material ID, etc. We would determine your route auditing needs and provide a plan and the associated crews to complete that plan. At the end of the project, the customer would have a cleansed route and all associated data points required to adequately understand those routes and how it is affecting their business.

Commercial Bin Delivery: Delivery of commercial bin (FEL’s and REL’s) to all associated commercial addresses. Receiving of commercial bins and assembling commercial bins is also offered. Just as with the residential deliveries, a scope of work will be established to provide a comprehensive solution to your commercial bin needs.

Commercial Bin Exchange: Exchange of commercial bins (FEL’s and REL’s) for all associated commercial addresses. This service provides delivery of new bins and removal of old bins at the same time. Receiving delivered commercial bins and assembling commercial bins is also offered. Just as with the residential deliveries, a scope of work will be established to provide a comprehensive solution to your commercial bin needs.

Cart Maintenance: Cart Maintenance Services are offered to provide a seamless solution for all of the customer cart maintenance needs. From new deliveries, cart removals, cart repairs, and more, we provide piece of mind that all resident requests will be fulfilled within the agreed upon service level agreement. We provide inventory level management to ensure that you always have assets to keep each resident with the appropriate carts for waste disposal. Assist in managing warranty claims, and keeping all carts cleaned and prepped for return to service. Managing all parts associated with the cart inventory ensures cost savings may be realized with repurposing where appropriate. Having a cart maintenance provider will give you peace of mind and produce cost savings.

76	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	Our Proposal includes Plastic Refuse and Recycling Containers with Related Technology Solutions, including: a. Residential, commercial, and institutional-sized refuse and recycling containers, collection bins, dumpsters, and carts of principally non-metallic composition; • EVRII Universal/Nestable Roll Carts • Universal Roll Carts • Organics Roll Carts • Fully Automated Bear Resistant Carts • FR FEL Series Containers • Organics FEL Containers • 22-Gallon Recycling Bins • 16-Gallon Recycling Bins • Slimline Containers with Accessories • Litter Containers with Accessories • Square Containers with Accessories • Round Cans with Accessories b. Lift and tipping solutions for stationary carts and dumpsters; • Toter Utility Carts • Cube Trucks • Mobile Trucks • Tilt Trucks • Stationary Lifters with Accessories • Universal Stationary Lifters with Accessories • Saddle Stationary Lifters with Accessories • Candy Cane Stationary Lifters with Accessories • Rover Mobile Lifters with Accessories • Round Can Mobile Lifters with Accessories c. Maintenance, repair, and similar services of containers; and, • Assembly & Delivery Services • Unloading and Assembly • Cart Removal Services • Recycling Services • Route Audit Services • RFID Retrofit Services • Stickering/Labeling Services • Maintenance Contract Services • Commercial/Bin/Container Exchanges d. Technology solutions related to the management of, planning for, and/or processes related to collection of refuse and recycling materials solutions described in subsections 1.a.-c., above. Wasteware technology solutions cloud based simplistic design that provides one convenient platform for: • Project solutions • Inventory control • Reporting • Customer Management • Service Scheduling Additionally, subcategories will address challenges with any customer by providing user-friendly containers to efficiently collect waste, plus subcategories of solutions to provide effective automated collection/transportation/disposal systems/equipment and more. We can assemble, distribute and maintain entire fleets of containers. Container users experience elimination of potential injury and improved productivity with mechanical lifters/dumpers, towing and other options, choosing from a seemingly endless provision of solutions Our technology assists customers to manage cart fleets and container maintenance and inventory. As a service provider, we are prepared to offer any customized service needed. We realize that the waste industry encounters some interesting opportunities, and we are willing to work with each customer to provide a solution to needs as they arise. No job is too big or too small!	*

Table 8B: Depth and Breadth of Offered Solutions

Indicate below if the listed types or classes of Solutions are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments	

77	Residential, commercial, and institutional-sized refuse and recycling containers, collection bins, dumpsters, and carts of principally non-metallic composition	(•) Yes ( ) No	Toter, LLC is a Wastequip brand which is a manufacturer and marketer of high-quality plastic containers and related products and services, solely dedicated to the waste industry for residential, hauler, industrial, commercial and retail accounts. We are dedicated to the waste industry, not manufacturing for any other industry. Our products are built to last and manufactured using our Advanced Rotational Molding process, which results in "Built for Extremes" stronger, more durable products than those from injection-molded manufacturers. Our containers are categorized into two areas: - Residential Products and Solutions - primarily for municipalities/government entities for waste collection. We "cart" entire cities, counties, townships, parishes, and regions with carts for refuse, recycling, organics, yard waste and other specialized needs. We offer the options and features to customize containers and when combined with the advantages of Toter carts, our customers have successful waste programs. We also offer the options and services solutions to round out the customers' programs, with lifters to mount onto collection vehicles, special recycling lid features, and a seemingly endless list of available options, based on our long-term and current experience with customer needs. - Pro Products and Solutions - primarily for industrial, commercial and institutional customers, we have designed containers and end-to-end solutions designed to safely and efficiently collect, transport and dispose of waste and recyclables. Our containers and waste handling equipment offer end-to-end solutions designed for educational, healthcare, food service, manufacturing, hospitality, convention centers, stadiums, public spaces, facility management, retail (back of house), construction, and more!	*
78	Lift and tipping solutions for stationary carts and dumpsters	(•) Yes ( ) No	Toter also offers lift and tipping solutions for attachment to collection vehicles and as stationary units which collect and remove waste from roll carts located at households and commercial properties and buildings.	*

79	Maintenance, repair, and similar services of containers	(•) Yes ( ) No	Toter offers services as provided by our Wastequip sister division, ContainerPros. This division is a spin-off of Toter to provide all manner of relative cart and container services, to include: - Assembly and Distribution of container orders, assembling each container and distributing them, property to property. - Cart Removals and Exchanges - ContainerPros will remove old or unneeded carts, and exchange for a different size cart, in cases where Participating Agencies may offer various sizes and the ability to exchange old carts for new carts, or the ability to obtain a size that is a better fit for the household's need. - Unloading - Often a service provided with Assembly and Distribution of carts to properties, unloading can also be provided as a stand-alone service. - RFID and other types of retrofit - for cart fleets purchased in the past and not including RFID Tags, or other updates, we can add or change out items to carts at each home in a municipality, bringing the cart fleet up to date. - Stickering/Labeling, and Specialized Options - We can provide special services of sticker application, attaching literature to carts (either customer or Toter generated educational literature), and various other options that customize the scope of work to handle Participating Agencies needs in detail.	*
80	Technology solutions related to the management of, planning for, and/or processes related to collection of refuse and recycling materials solutions described in line 77-79, above.	(•) Yes ( ) No	Toter offers our technology solutions for cart and container deliveries and the subsequent management of these assets. The combination of a web-based operations management software and a mobile workforce App allows planning and execution of deliveries, work orders and service requests highly efficient. Major features of the technology offering are Assembly & Distribution Management, Inventory Management as well as Solutions to execute services in the field (Work Orders, Service Requests, etc.). This solution also provides data visualization and data reporting tools. The web-based Software solutions covers all required processes for delivery of carts and containers, as well as asset management. In addition to this, Wastequip's technology solution comes with a mobile App and the required Hardware (Scanner with RFID and Barcode Reader) to perform services in the field. Service Verification data can be collection by the means of a truck-mounted RFID System, which delivers positive verification (RFID Reads), GPS Positions as well as date and time information of the service verification. These data are visualized in the web-based platform.	*

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- Pricing - Sourcewell RFP 120324 - Toter LLC Pricing - 12-3-2024.pdf - Tuesday December 03, 2024 12:37:00
- Financial Strength and Stability - Wastequip Financials (TRADE SECRET) October 2024.pdf - Tuesday December 03, 2024 13:00:48
- Marketing Plan/Samples - Marketing Plan Samples- Toter.pdf - Tuesday December 03, 2024 12:35:40
- WMBE/MBE/SBE or Related Certificates - Toter's Good Faith Effort.pdf - Tuesday December 03, 2024 12:10:38
- Standard Transaction Document Samples - Standard Transaction Document Samples- Toter.pdf - Tuesday December 03, 2024 12:18:32
- Requested Exceptions - Toter's Requested Exceptions.pdf - Tuesday December 03, 2024 12:10:52
- Upload Additional Document - Toter's Product Literature and Other Items- Additional Documents.pdf - Tuesday December 03, 2024 12:56:19

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT OF COMPLIANCE

I certify that I am an authorized representative of Proposer and have authority to submit the foregoing Proposal:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for award.

3. The Proposer certifies that:

(1) The prices in this Proposal have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other Proposer or competitor relating to-

(i) Those prices;

(ii) The intention to submit an offer; or

(iii) The methods or factors used to calculate the prices offered.

(2) The prices in this Proposal have not been and will not be knowingly disclosed by the Proposer, directly or indirectly, to any other Proposer or competitor before award unless otherwise required by law; and

(3) No attempt has been made or will be made by Proposer to induce any other concern to submit or not to submit a Proposal for the purpose of restricting competition.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest is created when a current or prospective supplier is unable to render impartial service to Sourcewell due to the supplier's: a. creation of evaluation criteria during performance of a prior agreement which potentially influences future competitive opportunities to its favor; b. access to nonpublic and material information that may provide for a competitive advantage in a later procurement competition; c. impaired objectivity in providing advice to Sourcewell.

5. Proposer will provide to Sourcewell Participating Entities Solutions in accordance with the terms, conditions, and scope of a resulting master agreement.

6. The Proposer possesses, or will possess all applicable licenses or certifications necessary to deliver Solutions under any resulting master agreement.

7. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

8. Proposer its employees, agents, and subcontractors are not:

1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;
2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or
3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Laura Hubbard, Director of Municipal Sales, Toter, LLC

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the obligations contemplated in the solicitation proposal.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_4_Plastic_Refuse_Recycling_RFP_120324 Mon November 25 2024 05:22 PM	☑	2
Addendum_3_Plastic_Refuse_Recycling_RFP_120324 Fri November 8 2024 02:45 PM	☑	1
Addendum_2_Plastic_Refuse_Recycling_RFP_120324 Tue October 29 2024 05:02 PM	☑	1
Addendum_1_Plastic_Refuse_Recycling_RFP_120324 Mon October 28 2024 03:45 PM	☑	1

STAFF REPORT

Item Number 12.D

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute a Public Facilities Element Fee Credit Agreement with Taylor Morrison of California, LLC. (Nita Wracker)

SUBMITTED BY: Nita Wracker

DEPARTMENT: Community Development

DATE: May 12, 2026

STAFF RECOMMENDATION:

Staff recommends City Council adopt a resolution authorizing the City Manager to execute a Public Facilities Element Fee Credit Agreement with Taylor Morrison of California, LLC for Transportation, Wastewater, and Water PFE Facilities associated with the Esplanade project subject to final edits and legal review.

BACKGROUND/INTRODUCTION:

The Esplanade project located north of McBean Park Drive between Ferrari Ranch Road and Oak Tree Lane (the "Project") includes Public Facilities Element ("PFE") facilities that will serve the Project and other areas of the City. As a condition of development for the Project, Taylor Morrison of California, LLC (the "Developer") is required to construct the PFE facilities identified in Exhibit A of the PFE Fee Credit Agreement (the "Agreement") that is included as Attachment B to this report and will earn PFE fee credits accordingly. These PFE fee credits may be used to offset the Project's PFE fee obligation pursuant to the City of Lincoln's current PFE Nexus Study.

FINDINGS/ANALYSIS:

City staff has coordinated with the Developer to prepare the initial PFE credit values for the PFE facilities included in the Agreement based on best available data at this time. A final "true-up" of actual costs will be performed following City acceptance of the PFE facilities pursuant to the Agreement to determine the final credit values. However, the final credit values awarded to the Developer upon the final true-up shall not exceed the cost estimate assumed for the facilities in the preparation of the PFE Nexus Study, including the annual inflationary adjustments applied as part of the PFE Fee Program.

ENVIRONMENTAL REVIEW:

This Resolution is not subject to the California Environmental Quality Act ("CEQA"), as codified at Public Resources Code §§ 21000, *et seq*., and as further governed by 14 California Code of Regulations §§ 15000, *et seq*., because it is not a project as contemplated by 14 C.C.R. §

15378. Even if this Resolution were subject to CEQA, the City Council finds this Resolution exempt from the requirements of CEQA pursuant to 14 C.C.R. § 15061(b)(3), because there is no possibility it will have a significant effect on the environment.

FISCAL IMPACT:

The Developer will be granted an initial PFE credit value of $9,772,626 for the Project, subject to final true-up in accordance with the terms of the Agreement. These earned PFE fee credits may be applied toward PFE fees for the Project that would otherwise be required to be paid at the time of building permit issuance, and may be transferred to another landowner or reimbursed to the Developer by the City at a future date subject to availability of PFE funds pursuant to the Agreement.

ATTACHMENTS:
REVISED - Esplanade_PFE_Credit_Resolution.docx

Esplanade PFE Credit Agreement (2026-03-30).docx

RESOLUTION 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE CITY MANAGER TO EXECUTE A PUBLIC FACILITIES ELEMENT FEE CREDIT AGREEMENT WITH TAYLOR MORRISON OF CALIFORNIA, LLC FOR TRANSPORTATION, WASTEWATER, AND WATER PFE FACILITIES ASSOCIATED WITH THE ESPLANADE PROJECT

WHEREAS, Taylor Morrison of California, LLC (the "Developer") is developing the Esplanade project (the "Project") that includes Public Facilities Element ("PFE") Facilities that will serve the Project and other areas of the City; and

WHEREAS, the Developer is required as a condition of development of the Project to construct, or cause to be constructed, certain transportation, wastewater, and water PFE facilities; and

WHEREAS, the Project will be required to pay PFE fees as a part of the building permit process; and

WHEREAS, the Developer will receive PFE fee credits for construction of PFE facilities that may offset the Project's PFE fee obligation that would otherwise be collected upon issuance of building permits; and

WHEREAS, the initial PFE credit value awarded to the Developer for the construction of the transportation, wastewater, and water PFE facilities is $9,772,626; and

WHEREAS, a final "true-up" of all actual costs associated with construction of the transportation, wastewater, and water PFE facilities will be performed following City acceptance of the PFE facilities to determine the final PFE credit value.

NOW THEREFORE BE IT RESOLVED:

Section 1. The City Council of the City of Lincoln authorizes the City Manager to execute a Public Facilities Element Fee Credit Agreement with Taylor Morrison of California, LLC for Transportation, Wastewater, and Water Facilities associated with the Esplanade Project subject to concurrent review by City Attorney.

PASSED AND ADOPTED this 12th day of May, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____

Richard Pearl, Mayor

ATTEST:

_____

Hope Ithurburn, City Clerk

CITY OF LINCOLN

PUBLIC FACILITIES ELEMENT
FEE CREDIT AGREEMENT

ESPLANADE PROJECT WITHIN
THE VILLAGE 1 SPECIFIC PLAN AREA

TAYLOR MORRISON OF CALIFORNIA, LLC
TRANSPORTATION, WATER, AND WASTEWATER IMPROVEMENTS

This Public Facilities Element ("PFE") Fee Credit Agreement (the "Agreement") is entered into by and between the City of Lincoln (hereinafter the "City") and Taylor Morrison of California, a California limited liability company, and/or its successors in interest, (hereinafter the "Constructing Owner") as of the ___ day of _____, 2026 (the "**Effective Date**").

RECITALS

WHEREAS, the City previously created a comprehensive program to generate funding from new development to construct necessary backbone infrastructure and community services facilities (the "PFE Fee Program") pursuant to Chapter 18.99 of the Municipal Code and California Government Code Sections 66000 et seq. ("Mitigation Fee Act"); and

WHEREAS, on November 27, 2012, the City Council of City of Lincoln adopted the Village 1 Specific Plan. Certain projects within the Village 1 Specific Plan Area (the "Plan Area") are required to construct PFE facilities and provisions for these projects to earn PFE Fee Credits exist per the City's PFE Implementation Plan and Policies adopted on October 28, 2025 (the "PFE Policy"); and

WHEREAS, on September 26, 2023, the City Council of City of Lincoln adopted Resolution 2023-180, approving the Village 1 Specific Plan Amendment which included infrastructure realignment and land use changes; and

WHEREAS, Constructing Owner is developing the Esplanade project located north of McBean Park Drive between Ferrari Ranch Road and Oak Tree Lane and within the Plan Area (the "Project"), including PFE facilities and improvements that will serve the Project and other areas of the City; and

WHEREAS, the overall list of PFE facilities and improvements are identified in the most recently adopted version of the nexus analysis, including the authorized annual adjustments, approved by the City Council to support the administration of the PFE Fee Program (hereafter the "PFE Nexus Study"); and

WHEREAS, Constructing Owner is required, as a condition of development of the Project, or has otherwise agreed (with City's approval), to construct or cause to be constructed the PFE facilities and improvements described in **Exhibit A** hereto, which are included within the improvement plan sets titled Ferrari Ranch Road Phase 1, dated June 11, 2020 and approved June 22, 2020, McBean Park Drive, dated July 22, 2020 and approved on July 23, 2020, Ferrari Ranch Road Phase II and Oak Tree Lane North, dated March 8, 2023 and approved on March 27, 2023, and McBean Park Drive Phases 2A, 2B & 2C, dated April 17, 2024 and approved on April 26, 2024 (hereinafter the "PFE Facilities"); and

WHEREAS, Municipal Code Section 18.99.040 and the PFE Policy allow for credits and reimbursements to the Constructing Owner that constructs specified PFE facilities and improvements as defined in the PFE Fee Program and as established in the PFE Nexus Study; and

WHEREAS, City and Constructing Owner are the current parties to a Development Agreement dated October 27, 2020 (and, as may be amended, herein referred to as the "DA"), which contains provisions governing the terms for PFE Fee Credits pursuant to the PFE Policy, and which are not intended to be amended in any way by this Agreement; and

WHEREAS, administration of the City's PFE Fee Program will be the responsibility of the City Engineer or their designee (the "Administrator"); and

WHEREAS, City has agreed to allow Constructing Owner to execute a contract to design and construct the PFE Facilities; and

WHEREAS, Constructing Owner has entered into contracts with A. Teichert & Sons, Inc., Goodfellow Bros California, LLC, Lund Construction Co., and Marques General Engineering, Inc. for construction of the PFE Facilities (collectively, the "Construction Contracts"); and

WHEREAS, the PFE Fee Program includes a Critical component and Non-Critical component as defined in the PFE Nexus Study; and

WHEREAS, City and Constructing Owner now desire to enter into an Agreement to provide for allowable credits and future reimbursements from the Transportation, Water, and Wastewater PFE accounts, as defined and described in the PFE Policy and the DA, by the City to Constructing Owner for certain costs of design and construction of the PFE Facilities (the "PFE Fee Credits"), which PFE Fee Credits may, at Constructing Owner's discretion, be applied as credits at building permit against the PFE Fees on the terms set forth in this Agreement, reimbursed from the amount available for reimbursements from the PFE Fee Program, or transferred to a new owner with a written document approved in form and acknowledged by the City; and

WHEREAS, this Agreement will not apportion any PFE Fee Credits that Constructing Owner may elect to apply as PFE Fee Credits to any particular real property. Such apportionment shall be accomplished at Constructing Owner's discretion to any portion or portions of the Constructing Owner's Property as described herein.

NOW, THEREFORE, in consideration of the mutual promises contained herein, City and Constructing Owner agree as follows:

SECTION 1. DEFINITIONS

All terms not otherwise described herein shall have the meaning(s) described thereto in the PFE Policy and DA.

SECTION 2. PURPOSE OF THE AGREEMENT

This Agreement is not intended to modify or amend in any way the rights and obligations defined in the PFE Policy related to the construction of PFE projects and earned PFE Fee Credits. The purpose of the Agreement is to specify the PFE Facilities, the related earned PFE Fee Credits, and the options available to the Constructing Owner regarding application of earned PFE Fee Credits.

SECTION 3. CONSTRUCTION OF PFE FACILITIES

Constructing Owner shall complete construction of the PFE Facilities in accordance with the plans and specifications approved by the City Engineer, and in accordance with City improvement standards and this Agreement. Constructing Owner understands and acknowledges that the terms and conditions contained in any contract that Constructing Owner has or may execute with any contractors or material suppliers regarding the construction of the PFE Facilities shall have no force or effect upon this Agreement. Constructing Owner is solely responsible for all contract payment obligations and may not rely upon reimbursement from the City PFE accounts for the purpose of payment to contractors.

SECTION 4. BONDS

A. Constructing Owner has posted the following securities for the PFE Facilities in favor of the City in the amounts and forms acceptable to the City Attorney:

   1. To secure faithful performance in the construction of the PFE Facilities, security in an amount not less than one hundred (100%) percent of the estimated cost of the work in the Engineer's Preliminary Estimate (see **Exhibit A**) and as approved by the City Engineer as being a reasonable estimate of the fair market cost of the work, including but not limited to cost of the PFE Facilities, engineering, inspection, fees, and incidental expenses, as determined by the City Engineer.

   2. To secure payment to the contractor, subcontractors, and to persons furnishing labor, materials, or equipment to them, security in an amount not less than one hundred (100%) percent of the estimated cost of the work in the Engineer's Preliminary Estimate (see **Exhibit A**) and as approved by the City Engineer as being a reasonable estimate of the fair market cost of the work, including but not limited to cost of the PFE Facilities, engineering, inspection, fee, and incidental expenses, as determined by the City Engineer.

   3. If applicable, to secure payment of the cost of setting of monuments, security in an amount equal to one hundred (100%) percent of the estimated costs of setting such monuments as determined by the City Engineer.

B. To secure the guarantee and warranty of the work for a period of one (1) year following the completion and acceptance of the PFE Facilities, security in an amount not less than fifteen (15%) percent of the actual cost of the work performed, including but not limited to the cost of the PFE Facilities, engineering, inspection, fees, and incidental expenses, as determined by the City Engineer, shall be filed with the City prior to the final acceptance of the PFE Facilities by the City.

C. If security is furnished in the form of a bond or bonds, such bonds shall be executed by a corporate surety company authorized to transact surety business in the State of California.

D. If Constructing Owner shall fail or neglect to comply with the provisions of this Agreement, the City shall have the right at any time to cause said provisions to be met by any lawful means and thereupon recover from the Constructing Owner and/or his/her surety the full cost and expense incurred.

SECTION 5. EARNED PFE FEE CREDITS

City and Constructing Owner agree that the amount of PFE Fee Credits earned by the Constructing Owner hereunder shall be as set forth on **Exhibit B** hereto and made a part hereof, which

shall indicate if the PFE Facilities are subject to a final “true up" as described in Section 10 of this Agreement. A “true up" would include the reconciliation of actual costs, for both “hard costs" and “soft costs", through the documents as required in Section 10.

“Hard Costs” could include the costs of (i) construction of the PFE Facilities, based on the price included in the applicable Construction Contract and actually paid to the contractor for the construction of the PFE Facilities, (ii) traffic control, staging, and storm water pollution prevention implementation measures (i.e., structural BMPs) related to such construction, and (iii) habitat mitigation required as a mitigation measure in connection with the construction of such PFE Facilities. Hard Costs shall include the costs of any changes in scope or standards required by the City during the course of construction thereof that are added to the Construction Contract. “Eligible Hard Costs” means all of the Hard Costs incurred by the Constructing Owner to construct the PFE Facilities and approved by the City Engineer based on best available cost data and supporting documentation submitted by the Developer. In no event shall the PFE Fee Credits exceed the amounts actually paid for Eligible Hard Costs. Constructing Owner shall provide documentation as required by the Administrator, which may include but is not limited to proof of payment and lien releases from all contractors, subcontractors, and suppliers for all costs for which it seeks credit or reimbursement under this Agreement.

“Soft Costs" could include the costs of planning, design, and financing of the PFE Facilities, storm water pollution prevention monitoring & management (i.e., non-structural BMPs), engineering, inspection, geotechnical oversight and monitoring, testing, surveying, outside agency review fees, and bonding related to the construction of the PFE Facilities. “Eligible Soft Costs" means all of the Soft Costs incurred by the Constructing Owner to construct the PFE Facilities and approved by the City Engineer based on best available cost data and supporting documentation submitted by the Developer. In no event shall the PFE Fee Credits exceed the amounts actually paid for Eligible Soft Costs. Constructing Owner shall provide documentation as required by the Administrator, which may include but is not limited to proof of payment and lien releases from all contractors, subcontractors, and suppliers for all costs for which it seeks credit or reimbursement under this Agreement.

PFE Fee Credits related to the construction of PFE Facilities subject to a final “true up" shall be equal to the Eligible Hard Costs and Eligible Soft Costs (collectively, the “Total Eligible Costs") and shall be initially set forth on **Exhibit B** upon execution of this Agreement.

In the event of any disagreement between the Constructing Owner and the Administrator on the initial calculation of the Total Eligible Costs, if all other conditions to the entry of this Agreement have been satisfied, the Constructing Owner may elect to enter into this Agreement without having the amount of the Total Eligible Costs resolved and listed on **Exhibit B**. In such case, Constructing Owner’s right hereunder to apply any portion of the Total Eligible Costs (or the disputed amount thereof) will be deferred until such disagreement is resolved by the Constructing Owner and the City. If the Constructing Owner and the Administrator are unable to resolve any disputed amounts after the parties have engaged in good faith meetings and exchange of documents in support of their positions, the appeal provisions in Section 31 of this Agreement shall apply. The parties shall use their best efforts to resolve any such dispute within sixty (60) days of the cost document submission by the Constructing Owner.

Pending the resolution of any such dispute, the Constructing Owner shall pay any and all required PFE Fees and City shall retain any PFE Fees paid by the Constructing Owner after the Effective Date of this Agreement for potential refund upon resolution of such Total Eligible Cost dispute. The amount of PFE Fee Credits retained pending resolution of any Total Eligible Cost dispute shall not exceed the disputed amount. Upon resolution of any Total Eligible Cost dispute, and within twenty (20) business days of resolution of the Total Eligible Cost dispute, the Administrator shall amend **Exhibit B** to provide the final amount of the PFE Fee Credits allowed hereunder. Constructing Owner shall then

have thirty (30) calendar days after receipt of the amended **Exhibit B** to retroactively apply any portion of such PFE Fee Credit to the Project and obtain an equivalent refund of PFE Fees collected and retained from the Constructing Owner after the Effective Date of this Agreement pending the resolution of the Total Eligible Cost dispute. If Constructing Owner does not elect within such time to have any of the PFE Fee Credits applied to the Project, then any PFE Fees previously collected and retained from the Constructing Owner during such period shall remain eligible for future credit or reimbursement.

SECTION 6. PFE FEE CREDITS - APPLICATION, REIMBURSEMENT, OR TRANSFER

PFE Fee Credits earned by the Constructing Owner; (1) may be applied towards PFE Fees related to the Project in accordance with the PFE Policy, or (2) may be requested for reimbursement from the applicable PFE account in accordance with the PFE Policy, or (3) may be transferred to another landowner within the Plan Area.

Pursuant to the DA, PFE Fee Credits earned by Constructing Owner may be applied against the Non-Critical Component of the transportation, wastewater, water, or drainage PFE Fees, or requested for reimbursement from any of the transportation, wastewater, water, or drainage PFE accounts.

If Constructing Owner finances the PFE Facilities with bond proceeds from a Community Facilities District, the PFE Fee Credits must be applied towards the payment of PFE Fees for the Project or another eligible project, in accordance with the PFE Policy. Reimbursements from the applicable PFE account(s) are not permissible under this scenario.

SECTION 7. PRIORITY FOR REIMBURSEMENT FOR PFE FEE CREDITS

If the updated credit value determined by the "true-up" process described in Section 10 and the PFE Policy (the "Final Credit Value") exceeds the PFE Fee obligation for the Project, the Constructing Owner may request reimbursement from the PFE Fee account corresponding to the PFE Fee Category in which the applicable credits were earned, subject to availability of funds as determined by the City. Reimbursements shall be made on a "first-in, first-out" basis, with highest priority given to the PFE facilities and improvements with the earliest City acceptance date and with an approved PFE Credit Agreement. The Constructing Owner may also request to transfer the rights to PFE Fee Credits to another landowner within the Plan Area subject to approval from the City Manager, which approval shall not be unreasonably withheld. To transfer the rights to PFE Fee Credits to another landowner within the Plan Area, the Constructing Owner must coordinate with the City to complete, approve, and execute the Certification and Assignment of Fee Credits included hereto as **Exhibit C**.

Requested reimbursements for excess PFE Fee Credits shall be paid out first for the PFE facilities and improvements with the earliest priorities as described above, until paid in full (i.e., the constructing owner of a PFE facility or improvement with an earlier priority shall receive all available funds in the applicable PFE account until paid in full prior to any reimbursements being paid for a PFE facility or improvement with a later priority. If two or more constructing owners have the same priority ("Equal-Priority Constructing Owners"), after payment in full on any reimbursement for an earlier priority, the reimbursements to such Equal-Priority Constructing Owners shall be paid out pro rata based on the relative amount of the requested reimbursements due thereunder at the time of such payment. For example, if at the time of payment of any reimbursement hereunder, another constructing owner has requested reimbursements for a PFE facility or improvement with the same priority as the PFE Facilities under this Agreement, then such payment would be divided between the Constructing Owner and the other constructing owner in proportion to the relative amounts of the reimbursements then requested under the respective agreements.

In accordance with the applicable established priorities, the reimbursement hereunder shall be paid to Constructing Owner when the PFE Facilities are completed as determined by the City Engineer ("Completion") and accepted by the City in writing, or such earlier date after Completion that the City Engineer deems appropriate. The reimbursement shall be paid by the City as fee revenues from the applicable PFE account are collected. After Completion of the PFE Facilities, such payments shall be made by the City at least quarterly throughout the year as funds become available.

The obligation arising from this Agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only and solely from the applicable PFE account.

SECTION 8. TRANSFER OF PFE FEE CREDITS

PFE Fee Credits are personal to the Constructing Owner and do not run with the Project that is generating such credits. Provided the Constructing Owner has no outstanding monetary obligation to the City within the Project, Constructing Owner may, at its sole option and discretion, assign the rights to the PFE Fee Credits, including the right to request reimbursements against the applicable PFE account, to any other landowner within the Plan Area, subject to the conditions and limitations herein regarding the application of such PFE Fee Credits.

If Constructing Owner has an outstanding monetary obligation to the City as noted above, then the City may require monetary obligation to be met before transfer of the PFE Fee Credits owned by Constructing Owner. Any assignment of the rights to PFE Fee Credits shall be made in writing and delivered to the Administrator in the form attached hereto as **Exhibit C**. Assigned PFE Fee Credits carry the same priority the assignor had in the PFE Fee Credits.

SECTION 9. ANNUAL ADJUSTMENTS TO PFE FEE CREDITS OR REIMBURSEMENTS

The PFE Fee Credits shall be adjusted on an annual basis and the estimated cost of the PFE Facilities shall be adjusted annually pursuant to the PFE Policy. The adjusted amount shall be used to determine the Total Eligible Costs for any credits or reimbursements applied or received until the next annual adjustment.

SECTION 10. "TRUE UP" OF PFE FEE CREDITS

Upon completion of the PFE Facilities by the Constructing Owner and acceptance thereof by the City, the final determination of actual Eligible Hard Costs upon which the PFE Fee Credits amount is based shall be determined by the City Engineer based on documentation thereof provided by Constructing Owner to the City Engineer's reasonable satisfaction. For construction change orders to be given consideration for reimbursement, the Constructing Owner must:

- Present the change order request and estimated cost along with supporting information to the City Engineer; and

- Fully document any work performed under a change order to verify all associated costs.

Failure to comply with any of these procedures may result in the ineligibility of the requested change order for such PFE Fee Credits.

To secure final PFE Fee Credits, Constructing Owner shall provide the following items to the City Engineer in order for each to determine the actual Eligible Hard Costs and Eligible Soft Costs incurred by Constructing Owner for the PFE Facilities that qualify for PFE Fee Credits:

(1) Copies of the original Construction Contracts and any change orders that have been agreed to by the Constructing Owner, contractor(s), and the City. The portion of each change order associated with the PFE Facilities must be itemized separately;

(2) Copies of all invoices, with unconditional lien releases, submitted by the contractor and suppliers;

(3) Copies of all checks issued by the Constructing Owner with related invoices indicated;

(4) A summary tabulation of all contractor and supplier invoices and Constructing Owner payments; and

(5) Prevailing Wage Certification, or documentation acceptable to the City Attorney of an exception to the applicability of prevailing wage.

If, when the final reconciliation of Total Eligible Costs for the PFE Facilities is conducted by the Administrator, the actual Total Eligible Costs for the PFE Facilities exceeds the amount of PFE Fee Credits initially provided hereunder, the Administrator shall review items (1) through (4) above and determine if the actual Total Eligible Costs will serve as the basis for determination of the amount of the PFE Fee Credits earned by the Constructing Owner should be increased above the amount described in **Exhibit B** of this Agreement. The City Engineer shall determine how much of the actual construction costs should be included in any increase to the Total Eligible Costs and **Exhibit B** shall be adjusted accordingly. However, in no event shall the Final Credit Value awarded to the Constructing Owner upon final reconciliation exceed the cost estimate assumed for the PFE Facilities in the preparation of the PFE Nexus Study, including the annual inflationary adjustments applied as part of the PFE Fee Program.

If the final reconciliation determines that Total Eligible Costs are less than the amount of PFE Fee Credits initially provided hereunder, the Administrator shall notify the Constructing Owner of such reduction of the PFE Fee Credits and **Exhibit B** shall be revised accordingly. If the amount of PFE Fee Credits applied towards PFE Fees exceeds the final amount of Total Eligible Costs that supported such PFE Fee Credits, then the Constructing Owner shall pay the amount of the PFE Fee Credits that were applied in excess of the confirmed Total Eligible Costs within sixty (60) calendar days of receipt of notice from the Administrator of the amount to be paid.

In no event shall PFE Fee Credits exceed the amounts actually paid by the Constructing Owner for Total Eligible Costs. Any determination by the City Engineer under this Section shall be subject to the appeal rights set forth in Section 31 of this Agreement.

SECTION 11. FAILURE TO COMPLETE CONSTRUCTION

Failure to complete work within the scope of this Agreement may affect the priority status for the credit or reimbursement granted hereunder, may result in termination of the PFE Fee Credits and termination of the right to apply PFE Fee Credits, and may require payment of any PFE Fee Credits applied, as deemed appropriate by the Administrator. In connection therewith, the Administrator may determine that the Constructing Owner shall not be entitled to further PFE Fee Credits until City acceptance of the PFE Facilities as determined by the City Engineer, which shall not be unreasonably

withheld. A change in the priority for any reimbursement will be evaluated from the previously determined priority to the date of acceptance, which may affect priority for the reimbursement. Any determination by the Administrator to invoke the provisions of this Section shall be subject to the appeal rights set forth in Section 31 of this Agreement.

SECTION 12. INSPECTION

City and its authorized representatives shall, at all times, have access to the construction site during construction of the PFE Facilities and Constructing Owner shall furnish City with all reasonable information necessary for ascertaining full knowledge of the PFE Facilities with respect to the progress, workmanship, and character of materials and equipment used and employed in the work.

Whenever the contractors retained by Constructing Owner vary from the normal period during which work or any portion of it is carried out on each day, Constructing Owner shall give timely notice to the City Engineer so that, if he or she wishes, he or she may be present to observe the work in progress. If Constructing Owner fails to give such timely notice, any work done in the absence of a City representative will be subject to rejection. Constructing Owner shall give timely notice to the City Engineer in advance of backfilling or otherwise covering any part of the work so that the City's representative may, if he or she wishes, observe the work before it is concealed.

Notwithstanding any provision to the contrary, all PFE Facilities shall be subject to City inspection for compliance with City requirements prior to issuance of a Letter of Acceptance from the City Engineer. Observation of the work or inspection by the City shall not relieve the Constructing Owner or its sureties of full responsibility for defective materials or workmanship or any of its obligations to complete construction in accordance with the plans and specifications approved by the City Engineer.

SECTION 13. COMPLIANCE WITH PREVAILING WAGE LAWS

Unless otherwise authorized by City Charter, City ordinance, or applicable State statutory or common law, pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II of the Labor Code of the State of California (Labor Code Sections 1720 *et seq*. ("Prevailing Wage Laws")), all work shall be performed in compliance with the Prevailing Wage Laws and not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification, or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by the Constructing Owner or the Constructing Owner's contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations shall be filed by the Constructing Owner with, and made available for inspection at, the office of the City Clerk.

Constructing Owner shall require all contractors to register with the Department of Industrial Relations in accordance with Labor Code section 1725.5. Constructing Owner shall require its contractor to post, at each jobsite, a copy of such prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. No PFE Fee Credits shall be permissible without full compliance with the Prevailing Wage Laws.

SECTION 14. INSURANCE

Constructing Owner shall require its contractor to carry and maintain for three (3) years after City acceptance of the PFE Facilities, such public liability, property damage and contractual liability, auto, Workers' Compensation, Builders' Risk Insurance and other insurance coverage as required by

the City in accordance with the improvement plan specifications for the PFE Facilities. The contractor shall name the City as an additional insured. For any claims related to the PFE Facilities, the contractor's general liability and automobile insurance coverage shall be primary insurance in their coverage of the City and its officers, officials, employees, agents, or volunteers, and any insurance or self-insurance maintained by the City, its officers, officials, employees, agents, or volunteers shall be excess of the contractor's insurance and shall not contribute with it.

SECTION 15. ACCEPTANCE AND CONVEYANCE OF FACILITIES

Once Constructing Owner has completed construction of the PFE Facilities and the PFE Facilities are deemed satisfactory by the City Engineer following City inspection, the City Engineer may recommend that City Council accept the PFE Facilities, including all associated easements and offers of dedication, provided that all liens, claims, and encumbrances in connection with the PFE Facilities have been released and the required warranty bond has been provided to the City. No acceptance shall be valid without the Constructing Owner conveying and vesting full, complete, and clear title in said PFE Facilities to the City at the time of acceptance.

SECTION 16. LIENS, CLAIMS, AND ENCUMBRANCES

Prior to the City's acceptance of any PFE Facilities, Constructing Owner shall clear any and all liens, claims, and encumbrances from said PFE Facilities as a condition of acceptance by the City.

SECTION 17. DELIVERY OF AS-BUILT PLANS AND SPECIFICATIONS

Prior to acceptance of the PFE Facilities by City, Constructing Owner shall deliver to City copies of all as-built plans (if any), specifications, operating manuals, service manuals, warranties, and other documents relating to the design, construction, and operation of the PFE Facilities described in this Agreement. Upon acceptance of the PFE Facilities, City shall file Notice of Completion with Placer County.

SECTION 18. INDEMNIFICATION

The Constructing Owner, by execution of this Agreement, specifically agrees to protect and assume the defense of, indemnify, and hold harmless the City and its elected representatives, officers, employees, agents, and consultants (the "Indemnitees"), from and against all liabilities, actions, lawsuits, damages, claims, losses, or expenses of every type and description, including attorneys' and consultants' fees and expenses, (collectively, "Liabilities"), to which they may be subjected or put, by reason of or resulting from the design, construction, or installation of the PFE Facilities, except to the extent the Liabilities arise from the sole negligence, or willful misconduct of the City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force. Notwithstanding the foregoing, following the acceptance of the improvements by the City, or if there is an applicable warranty, following the end of any applicable warranty period, the Constructing Owner shall not be obligated to indemnify the Indemnitees for Liabilities to the extent that such Liabilities arise from Indemnitees' active or passive negligence following acceptance of the PFE Facilities.

SECTION 19. THIRD PARTY LIABILITY

City does not assume any liability, duty, or obligation to Constructing Owner's contractors, subcontractors, agents, or any person or entity not a party to this Agreement by execution or

performance of this Agreement, and no contractors, subcontractors, agents, or any parties are third party beneficiaries of this Agreement.

SECTION 20. WARRANTY

Constructing Owner hereby warrants the PFE Facilities as to materials, design, and workmanship and should any defect or failure of the PFE Facilities, or any parts thereof, occur within a period of one (1) year after final acceptance by City, Constructing Owner shall promptly cause the needed repairs to be made without any expense or cost to the City. Final acceptance shall be deemed to have occurred under this Agreement when the PFE Facilities have been accepted by the City pursuant to a written acceptance from the City Engineer and is placed into actual service. City shall provide written notification to Constructing Owner of final acceptance by the City.

City is hereby authorized to make repairs if Constructing Owner fails to make, or undertake with due diligence, the aforesaid repairs within twenty (20) calendar days after it is given written notice of such defect or failure. In case of emergency, where in the opinion of the City Engineer delay may cause serious hazard to the public, the necessary repairs may be made by the City without prior notice to Constructing Owner. All costs of the repair, if not paid by the Constructing Owner within twenty (20) calendar days of notice from the Administrator to the Constructing Owner, shall be paid out of the Warranty Bond. In no event shall the City be responsible for the cost of the repair within the warranty period. In all cases of defect or failure within the warranty period where the City has taken action in accordance with this paragraph, Constructing Owner shall promptly reimburse City and, if applicable, the Warranty Bond shall fund the repair for any and all costs or expenses, direct or indirect, incurred by the City. The foregoing is in addition to, and shall not in any way limit or affect, the rights of the City to enforce the warranty obligations of Constructing Owner hereunder and to recover any and all costs thereof from the warranty bond posted thereby.

SECTION 21. BINDING ON SUCCESSORS AND ASSIGNS

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

SECTION 22. ATTORNEY'S FEES

If any suit, action or proceeding in law or equity (except for the dispute resolution process set forth herein) is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

SECTION 23. AUTHORITY TO ENTER INTO AGREEMENT

Constructing Owner and City certify that they have the authority and are legally empowered to enter into this Agreement on behalf of their entity and to bind their party to the performance of its obligations hereunder.

SECTION 24. NOTICES

Any notices, requests, demands, or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic

transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

(a) If to City:

City of Lincoln
Attn: City Engineer
600 Sixth Street
Lincoln, CA 95648
Telephone: (916) 434-2400
Facsimile: (916) _____

With a copy to:

City of Lincoln
Attn: City Attorney
600 Sixth Street
Lincoln, CA 95648
Telephone: (916) 434-2400
Facsimile: (916) _____

(b) If to Constructing Owner:

Taylor Morrison
Attn: Dave Kalemba
81 Blue Ravine Road, Suite 220
Folsom, CA 95630
Tel: 916-605-0640

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

SECTION 25. NOTICE OF CONTRACTORS

Constructing Owner shall provide a copy of this Agreement to any contractors, subcontractors, or other parties performing work on the PFE Facilities, prior to commencement of construction by said party.

SECTION 26. TERM

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

SECTION 27. SEVERABILITY

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

SECTION 28. CONFLICTS

This agreement is intended to implement and be consistent with the requirements of the PFE Policy. Therefore, in the event of any conflicts between the PFE Policy and this Agreement, the requirements of the PFE Policy shall prevail and control.

SECTION 29. EXHIBITS

The Exhibits attached hereto are hereby incorporated herein by this reference.

SECTION 30. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding of the parties regarding the subject matter hereof. The Agreement may be amended only by writing executed by both parties.

SECTION 31. RIGHT OF APPEAL

The Constructing Owner may appeal any final determination by the Administrator to the City Manager and thereafter to the City Council. Prior to submitting the matter to the City Council, the City Manager may, in his/her discretion, elect to engage the services of a mediator to attempt to mediate the dispute in a non-binding fashion, not to exceed a total of thirty (30) calendar days. Any decision of the City Council shall be final with no right of further appeal or action thereafter.

SECTION 32. EFFECTIVE DATE

The City's execution of this Agreement shall be contingent upon confirmation by the City Engineer that (i) Construction Contracts have been properly bid and entered into for construction of the PFE Facilities, (ii) performance and payment bonds have been posted in form and amount required by the City, and (iii) a Notice to Proceed has been given to the contractor for the PFE Facilities. The date of such execution by the City, based in part on the City's confirmation of the satisfaction of the foregoing conditions, shall be deemed to be the **"Effective Date"** of this Agreement. Upon execution of this Agreement by the City, the City shall insert the Effective Date in the Preamble to this Agreement and provide a copy of this fully executed and dated Agreement to the Constructing Owner.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above-written.

CITY:

CITY OF LINCOLN,
a municipal corporation

By: _____

Sean Scully

Its: City Manager

THE CONSTRUCTING OWNER:

Taylor Morrison of California, LLC,
a California limited liability company

By: _____

Name: _____

Title: _____

ATTEST:

By: _____

Hope Ithurburn

Its: City Clerk

APPROVED AS TO CONTENT:

By: _____

Vin Cay

Its: City Engineer

APPROVED AS TO CONTENT:

By: _____

Nita Wracker

Its: Finance Director

APPROVED AS TO FORM:

By: _____

Douglas White

Its: City Attorney

EXHIBIT A

PFE FACILITIES
ENGINEER'S PRELIMINARY ESTIMATE

PFE Item	PFE Facility Description	PFE Estimate of Cost[1]
R-19A	McBean Park Drive (Ferrari Ranch Road - Oak Tree Lane) (3 Lanes)	$5,320,299
R-19B	McBean Park Drive (Oak Tree Lane - Village 1 Boundary) (Lanes 3 & 4)	$582,458
R-38B	Intersection of McBean Park Drive & Oak Tree Lane	$1,169,004
R-65	Intersection of Ferrari Ranch Road & McBean Park Drive	$2,988,231
R-255	Ferrari Ranch Road (North of McBean Park Drive) (Lanes 3 & 4)	$248,710
S-25	30" - Ferrari Ranch Road (McBean Park Drive - 24" Connection)	$3,178,579
S-26	24" - Ferrari Ranch Road (24" Connection - Village 1 Connection)	$1,576,546
S-27	24" - Ferrari Ranch Road (Village 1 Connection - Oak Tree Lane)	$1,001,681
W-17B	Oversizing to 24" - Oak Tree Lane (McBean Park Drive - Auburn Ravine)	$938,520
	Total:	**$17,004,028**

[1] Based on the amounts estimated in the PFE Nexus Study for each PFE Item, prorated by the percentage of the PFE Facility constructed or caused to be constructed by the Constructing Owner.

EXHIBIT B

IDENTIFICATION OF PFE FEE CREDITS

ESPLANADE PROJECT WITHIN THE VILLAGE 1 SPECIFIC PLAN AREA

Taylor Morrison of California, LLC

Transportation, Wastewater, and Water PFE Facilities

Date of Agreement: _____, 2026

PFE Item	PFE Facility Description		PFE Estimate of Cost[1]	Initial PFE Credit Value[2]	Reconciled "True Up" PFE Credit Value[3]
Transportation Improvements					
R-19A	McBean Park Drive (Ferrari Ranch Road - Oak Tree Lane) (3 Lanes)		$5,320,299	$2,530,790	$_____
R-19B	McBean Park Drive (Oak Tree Lane - Village 1 Boundary) (Lanes 3 & 4)		$582,458	$295,298	$_____
R-38B[4]	Intersection of McBean Park Drive & Oak Tree Lane		$1,500,222	$1,379,346	$_____
R-65	Intersection of Ferrari Ranch Road & McBean Park Drive		$2,988,231	$1,185,337	$_____
R-255	Ferrari Ranch Road (North of McBean Park Drive) (Lanes 3 & 4)		$248,710	$248,710	$_____
		Subtotals:	$10,639,920	$5,639,481	$_____
Wastewater Improvements					
S-25	30" - Ferrari Ranch Road (McBean Park Drive - 24" Connection)		$3,178,579	$1,763,889	$_____
S-26	24" - Ferrari Ranch Road (24" Connection - Village 1 Connection)		$1,576,546	$874,873	$_____
S-27	24" - Ferrari Ranch Road (Village 1 Connection - Oak Tree Lane)		$1,001,681	$555,863	$_____
		Subtotals:	$5,756,806	$3,194,625	$_____
Water Improvements					
W-17B	Oversizing to 24" - Oak Tree Lane (McBean Park Drive - Auburn Ravine)		$938,520	$938,520	$_____
		Subtotals:	$938,520	$938,520	$_____
		Totals:	**$17,335,246**	**$9,772,626**	**$_____**
		Transportation PFE Fee Credits:		$5,639,481	$_____
		Wastewater PFE Fee Credits:		$3,194,625	$_____
		Water PFE Fee Credits:		$938,520	$_____
		Total PFE Credit Values:		**$9,772,626**	**$_____**

[1] The PFE Estimate of Cost includes 50% of construction costs for soft costs. However, for PFE Item R-38B, the allowable amount for soft costs is 42.5% of the construction cost per the cost sharing agreement between the Constructing Owner and Century Communities.

[2] The Initial PFE Credit Value is calculated as the lesser of the PFE Estimate of Cost and the best available actual cost data as of the Effective Date of this Agreement.

[3] To be determined following City acceptance of the PFE Facilities for the Project, pursuant to Section 10 of this Agreement.

[4] For PFE Item R-38B, the cost sharing agreement between Century Communities and Constructing Owner states Century Communities will reimburse Constructing Owner for 50% of construction costs, plus an additional 7.5% for soft costs. Therefore, Constructing Owner is eligible for 92.5% of hard construction costs corresponding to PFE Item R-38B.

EXHIBIT C

FORM OF CERTIFICATE OF ASSIGNMENT AND TRANSFER OF PFE FEE CREDITS

Esplanade, Village 1 Specific Plan Area, Transfer Letter #___

Certification and Assignment of Fee Credits

The undersigned Constructing Owner, as the holder of certain PFE Fee Credits related to the PFE Fee Credit Agreement between the Constructing Owner and the City of Lincoln, dated _____ ___, 202_ (the "Agreement"), hereby assigns, transfers, and conveys to the undersigned Assignee the PFE Fee Credits as indicated in the table below. Assignee acknowledges that the following PFE Fee Credits do not represent all fees payable by Assignee, which may change based upon the size of Assignee's project and other factors. Constructing Owner and the City wish to certify the availability of the PFE Fee Credits and hereby consent to the assignment of the below PFE Fee Credits to Assignee.

1. The City hereby acknowledges and certifies that Constructing Owner is the current holder of the following PFE Fee Credits pursuant to the Agreement.

2. For good and valuable consideration, receipt of which is hereby acknowledged, Constructing Owner does hereby assign and transfer to Assignee; and Assignee does hereby accept from Constructing Owner the assignment and transfer of the PFE Fee Credits as shown in the table below. By signing below the City does hereby consent and agree to the above assignment.

Prior to receiving credit against otherwise due and payable PFE Fees, excluding the payment of the Critical Component and Administration Fees, Assignee should submit this fully executed form to the City for its records.

PFE Fee Category	PFE Fee Credit Value
Transportation	$
Wastewater	$
Water	$

(Signatures are on the following page.)

Esplanade, Village 1 Specific Plan Area, Transfer Letter #__

Certification and Assignment of Fee Credits

Constructing Owner:
Taylor Morrison of California, LLC,

a California limited liability company

By:_____

Name:_____

Title:_____

Assignee:
_____,

a _____

By:_____

Name: _____

Title:_____

City of Lincoln:

By: _____

_____, City Manager

Date: _____

Approved as to form

_____

_____, City Attorney

STAFF REPORT

Item Number 12.E

SUBJECT: Waive Full Reading and Adopt by Title Only an Ordinance Amending the Village 1 General Development Plan for the Stardust 12 Project. (Mikaela Noble)

SUBMITTED BY: Mikaela Noble

DEPARTMENT: Community Development

DATE: May 12, 2026

STAFF RECOMMENDATION:
Staff recommends that the City Council determine that an Addendum to the Village 1 Specific Plan EIR (SCH #2010102018) for the Stardust 12 Project was previously adopted by the City Council, and therefore, no additional environmental review is required; and waive second reading and adopt an Ordinance approving an Amendment to the Village 1 General Development Plan in association with the Stardust 12 Project.

BACKGROUND/INTRODUCTION:
On April 28, 2026, the City Council held a public hearing, waived first reading, and introduced by title only an Ordinance amending the Village 1 General Development Plan in association with the Stardust 12 Project. Along with this approval, the City Council adopted resolutions certifying the Addendum to the Village 1 Specific Plan EIR, and approving a Village 1 Specific Plan Amendment and Small Lot Tentative Subdivision Map for the Stardust 12 Project.

ENVIRONMENTAL REVIEW:
No further environmental analysis is required because the Addendum to the Village 1 Specific Plan EIR (SCH #2010102018) was previously approved and adopted by the City Council was intended to be used in connection with each of the entitlements and subsequent approvals needed for the project consistent with other CEQA policies and requirements applicable to tiered EIRs, and the action is further exempted by CEQA Guidelines Sections 15182 (Projects Pursuant to a Specific Plan) and 15183 (Projects Consistent with Zoning).

FISCAL IMPACT:
Adoption of these changes do not place a financial burden on the City.

ATTACHMENTS:
Stardust 12 GDPA Ordinance.doc

Stardust 12 GDPA Ordinance Exhibits.pdf

ORDINANCE XXXXB

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING AN AMENDMENT TO THE VILLAGE 1 GENERAL DEVELOPMENT PLAN IN ASSOCIATION WITH THE STARDUST 12 PROJECT

WHEREAS, Title 18, Chapter 18.32 of the Lincoln Municipal Code provides for the review by the City of Lincoln City Council on all General Development Plans and amendments of General Development Plans; and

WHEREAS, the General Development Plan for the Village 1 Specific Plan Area was approved on November 27, 2012 by Ordinance No. 873B and sets forth the basic land uses and zoning regulations for the property, and amended on March 24, 2020 by Ordinance No. 1010B (Turkey Creek Estates Project), on October 27, 2020 by Ordinance No. 1020B (Esplanade at Turkey Creek), and on October 10, 2023 by Ordinance No. 1070B (South of McBean Park Revision); and

WHEREAS, on November 27, 2012, the City Council adopted Resolution No. 2012-196 certifying the Village 1 Specific Plan Final Environmental Impact Report ("EIR), Report Making Findings Concerning Mitigation Measures, Adopting a Mitigation Monitoring Plan, Making Findings Concerning Alternatives and Adopting a Statement of Overriding Considerations in Accordance with the California Environmental Quality Act for the Village 1 Specific Plan Project; and

WHEREAS, pursuant to Section 18.92.040 of the Lincoln Municipal Code and Government Code Section 65854(b)(2), a notice of the time and place of the City Council's hearing, including a general explanation of the proposed amendment to the Village 1 General Development Plan was published in a newspaper of general circulation at least twenty calendar days before the hearing, and, in addition to notice by publication pursuant to Government Code Section 65854, the City Council provided mailed notice to neighboring property owners and each of the local agencies responsible for essential facilities or services to the Plan Area in accordance with Government Code Section 65091; and

WHEREAS, the City Council reviewed and considered information contained in the EIR, and finds that the mitigation measures identified therein, imposed on and incorporated by reference into the Village 1 Specific Plan Project, will lessen the significant effects of the amendments; and

WHEREAS, the Stardust 12 Project includes all of the following entitlements: the California Environmental Quality Act Resolution, the Specific Plan Amendment Resolution, this General Development Plan Amendment Ordinance and the Small Lot Tentative Subdivision Map; and

WHEREAS, the City Council has reviewed the Amendment to the Village 1 General Development Plan and conducted a public hearing on April 28, 2026.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN does ordain as follows:

Section 1. This Ordinance incorporates, and by this reference makes a part hereof, that certain Exhibit B specifying the Amendments to the Village 1 General Development Plan, on file with the Community Development Director relative to the Stardust 12 Project.

Section 2. **General Development Plan Findings.** The City Council finds and determines that:

a. The Amendments to the Village 1 General Development Plan are consistent with the March 2008 General Plan, as amended by Resolution No. 2012-197 and proposed Resolution No. 2013-022 (the "General Plan Amendment Resolution") and is also consistent with the proposed Village 1 Specific Plan (the "Specific Plan"), and proposed amendment thereto, because the General Development Plan with the proposed amendment ("Amended General Development Plan") establishes zoning districts and development standards for land uses which are allowed by the General Plan and Specific Plan land use designations and the policies for new residential, commercial and open space land uses which apply to the Village 1 property. Specifically, the Amended General Development Plan provides for country estates, low density residential, medium density residential and high density residential, mixed use commercial, schools, parks and recreations and open space land use designations. low density residential and open space land use designations. The Amended General Development Plan provides a master development plan and specific development standards for residential and non-residential land uses within the Specific Plan area.

b. The Amended Village 1 General Development Plan is consistent with the General Plan because the zoning districts provide for the following land use districts which are allowed by the General Plan Land Use designations as Village Country Estates, Village Low Density Residential, Village Medium Density Residential and Village High Density Residential. Additionally, the Amended General Development Plan includes open space which is consistent with General Plan open space requirements.

c. The Amended Village 1 General Development Plan is consistent with the City's Zoning Ordinance because it has been prepared pursuant to and for implementation of the Village 1 Specific Plan Area to specify the uses, the locations of such uses, and the governing development standards and design guidelines for the development of a master planned community. The General Development Plan is also consistent with the City's Zoning Ordinance because it consists of a map and text showing all uses, intensity of land use as measured by units per acre and area coverage; major circulation and development phases.

d. The Amended Village 1 General Development Plan is consistent with the requirements of the Planned Development District zone of the City's Zoning Ordinance which governs the Village 1 property because it has been designed to provide for a creative, more flexible and orderly approach to the use of land.

Section 3. The proposed Amendment to the Village 1 General Development Plan, attached hereto as Exhibit B and incorporated by this reference, is subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

Section 4. Based on the findings set forth in this Resolution, and the evidence in the Staff Report, the City Council hereby approves the Amendment to the Village 1 General Development Plan, attached hereto as Exhibit B, substantially in the form on file with the Community Development Director.

Section 5. **Severability.** If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 6. **Publication.** Within fifteen days of passage of this Ordinance, the City Clerk shall cause the full text of the Ordinance, with the names of those City Councilmembers voting for and against the Ordinance, to be published in the Lincoln News Messenger. In lieu of publishing the full text of the Ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the Ordinance, prepared by the City Attorney and with the names of the City Councilmembers voting for and against the Ordinance, to be published in the Lincoln News Messenger, and shall post in the office of the City Clerk a certified copy of the City Councilmembers voting for and against the Ordinance. The publication of a summary of the Ordinance in lieu of the full text of the Ordinance is authorized only where the requirements of Government Code § 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Lincoln held on April 28, 2026, by the following vote:

AYES:	Councilmembers:	Andreatta, Brown, Eklund, Pearl, Reedy
NOES:	Councilmembers:	NONE
ABSENT:	Councilmembers:	NONE
ABSTAIN:	Councilmembers:	NONE

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lincoln held on _____ day of _____, 2026, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Richard Pearl, Mayor

ATTEST:

Hope Ithurburn, City Clerk

Exhibits:

A. Conditions of Approval
B. Amended Village 1 General Development Plan Pages

EXHIBIT A

The Amended Village 1 General Development Plan Specific Plan Area is approved subject to the following conditions:

1. The property within the Amended Village 1 General Development Plan Area shall be subject to the applicable modified mitigation measure language found within the Addendum to the Village 1 Specific Plan EIR, as amended (SCH No. 2010102018).

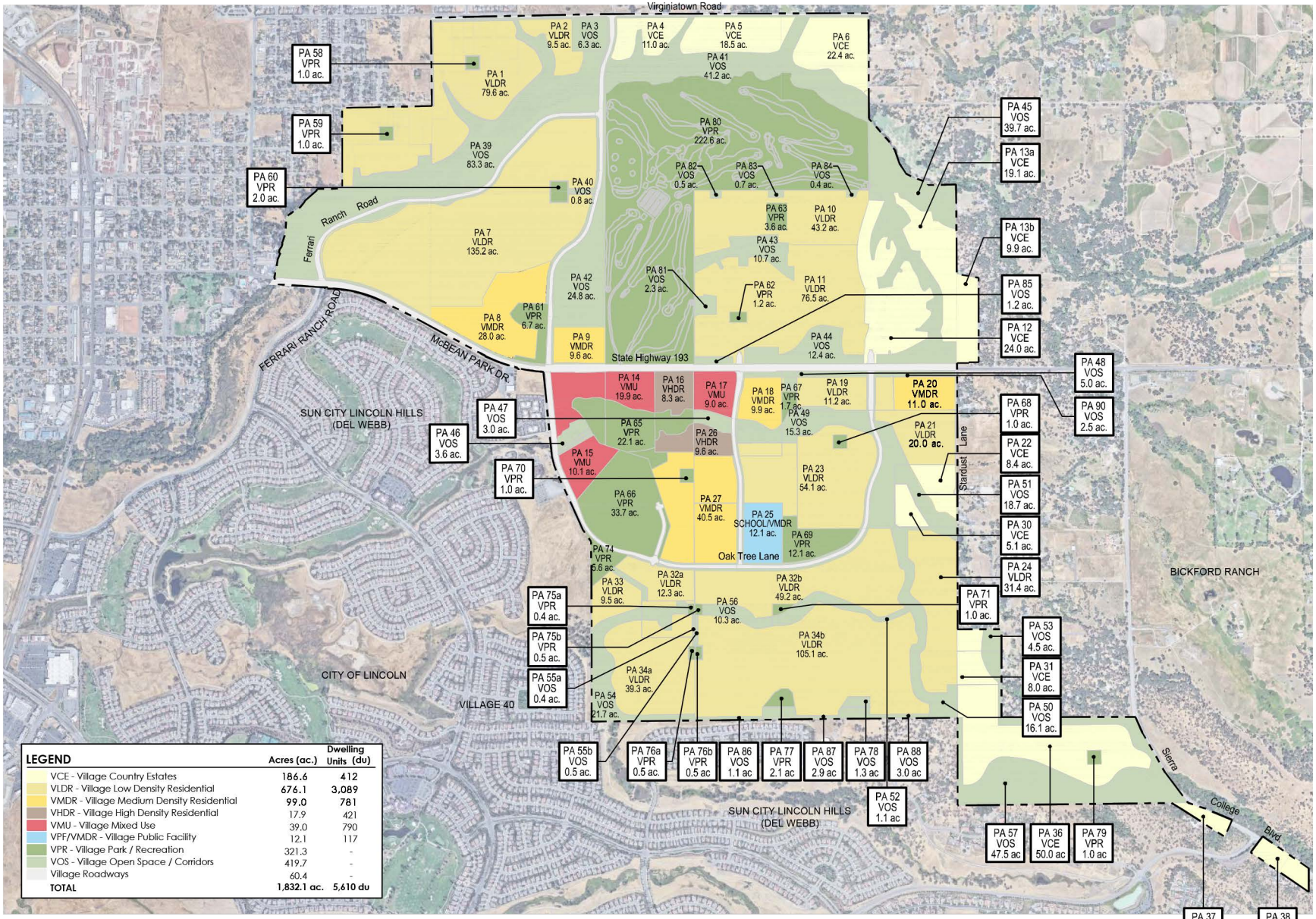
2. The General Development Plan provides for various design criteria related to the Village 1 Specific Plan development. In the event of any conflicts between the standards set forth in the General Development Plan and those adopted by the City in its Design Criteria & Procedures Manual (the "Public Improvement Standards"), the standards set forth in the General Development Plan as amended shall control, except in cases where there are no standards set forth in the General Development Plan, in which case the Public Improvement Standards will control.

3. The amendments to the Village 1 General Development Plan, approved by this action, are set forth in Exhibit B and incorporated by this reference.

4. The ability to proceed under any approvals, entitlements, or authorizations granted by this action are contingent upon a Development Agreement being executed with the City of Lincoln specifying the terms and conditions of financing public improvements, conditions of development and reimbursement matters. The City Council shall have complete discretion to approve the terms and conditions of the Development Agreement and will not be bound by any provisions adopted as part of this resolution. Where any conflict exists between these conditions of approval and the Development Agreement, the terms of the Development Agreement will control.

EXHIBIT B

The Amended Village 1 General Development Plan is approved subject to the attached exhibit.



N. T. S.

Exhibit 1.1: Land Use Plan

STAFF REPORT

Item Number 12.F

SUBJECT: Adopt a Resolution Approving the Revised Investment Policy. (Nita Wracker)

SUBMITTED BY: Nita Wracker

DEPARTMENT: Finance

DATE: May 12, 2026

STAFF RECOMMENDATION:
Staff recommends that City Council adopt a resolution approving the revised Investment Policy.

BACKGROUND/INTRODUCTION:
Pursuant to Government Code Section 53646 (a)(1) the Treasurer may annually render to the City Council the Investment Policy for their review and approval.

FINDINGS/ANALYSIS:
Regular review the investment policy helps to ensure its consistency with the overall objectives of safety, liquidity, and yield, as well as ensure its relevance to current law and economic trends. The Assistant City Manager/Finance Director and the City's investment advisor (PFM Asset Management, LLC) (PFM) reviewed and revised the attached Investment Policy to ensure it is up to date and in compliance with applicable State statutes and Governmental Accounting Standards and in line with Government Financing Officer Association best practices.
This policy is reviewed annually by the Finance department and City's investment advisor. The policy was las updated in April 2024. It was reviewed in the spring of 2025, however at that time no updates, edits or changes were needed. The annual review of the City's investment policy also provides the opportunity to make modifications that reflect changes in the investment environment. Due to the City's practice of reviewing this policy annually, the proposed changes are minimal. Updates to the draft policy have been provide by the City's Investment advisor PFM Asset management. The draft policy was presented to the City's Treasurer. Review and approval by the City Council is needed to implement the revised policy.

ATTACHMENTS:
Resolution - Investment Policy.docx

Investment Policy - City of Lincoln.docx

Investment Policy - City of Lincoln (Redlined).pdf

Lincoln IPS Review Memo - April 2026.pdf

RESOLUTION 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN ADOPTING AND APPROVING AN INVESTMENT POLICY

WHEREAS, the City of Lincoln is committed to sound financial management through integrity, prudent stewardship, planning, accountability, full disclosure; and

WHEREAS, adopted sound financial policies that are consistently followed will assist the City in achieving its current and future goals in a fiscally responsible and sustainable manner; and

WHEREAS, the investment of funds by a California local agency, including the types of securities in which an agency may invest, is governed by the California Government Code; and

WHEREAS, the law requires that the legislative body of each agency adopt an investment policy, which may add further limitations than those established by the State; and

WHEREAS, the City's Treasurer has reviewed the proposed policy;

WHEREAS, the investment policy may be reviewed annually and any changes must be adopted at a public meeting.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Lincoln approves the Investment Policy.

PASSED AND ADOPTED this 12th day of May, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____

Richard Pearl, Mayor

ATTEST:

_____

Hope Ithurburn, City Clerk

CITY OF LINCOLN
2026 INVESTMENT POLICY

I. POLICY.

In accordance with the laws of the State of California, and under authority granted by the people of the City of Lincoln, the City Treasurer is responsible for investing and safely keeping the unexpended cash funds of the City of Lincoln.

The investment of the funds of the City of Lincoln is directed to the goals of safety of principal, liquidity, and yield in that order. The authority governing investments for municipal governments is set down in the California Government Code, Sections 53600 through 53686.

The primary objective of the investment policy of the City of Lincoln is SAFETY OF PRINCIPAL. Investments shall be placed in those securities as outlined by type and maturity sections in this document. Effective cash flow management and resulting cash investment practices are recognized as essential to good fiscal management and control. The City's portfolio shall be designed and managed in a manner responsive to the public trust and consistent with state and local law. Portfolio management requires continual analysis and as a result, the balance between the various investments and maturities may change in order to give the City of Lincoln the optimum combination of necessary liquidity and optimal yield based on cash flow projections.

II. SCOPE.

The investment policy applies to all financial assets of the City of Lincoln as accounted for in the Annual Financial Report. Policy statements outlined in this document focus on the City of Lincoln's pooled funds, but will also apply to all other funds under the City Treasurer's span of control unless specifically exempted by statute or ordinance. This policy is applicable, but not limited to all funds listed below:

1. General Fund
2. Special Revenue Funds
3. Capital Project Funds
4. Enterprise Funds
5. Trust Funds
6. Any New Funds created by the City Council unless specifically exempted

Funds excluded from this policy include bond proceeds and retirement funds.

III. PRUDENCE.

The standard of prudence to be used for managing the City’s investments shall be California Government Code Section 53600.3, the prudent investor standard which states, “When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence

under the circumstances then prevailing, including, but not limited to, the general economic conditions and anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency."

The City Treasurer and other individuals assigned to manage the investment portfolio, acting within the intent and scope of the investment policy and other written procedures and exercising due diligence, shall be relieved of personal responsibility and liability for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely manner and appropriate action is taken to control adverse developments.

IV. OBJECTIVES.

The City's funds shall be invested in a manner designed to accomplish the following objectives which are listed in priority order:

Safety of Principal

Safety of principal is the foremost objective of the City of Lincoln. Each investment transaction shall seek to ensure that capital losses are avoided, whether from securities default, broker-dealer default, or from erosion of the market value. The City shall seek to preserve principal by mitigating the two types of risk, credit risk and market risk.

Credit Risk - defined as the risk of loss due to failure of the issuer of a security, shall be mitigated by investing in investment grade securities and by diversifying the investment portfolio so that the failure of any one issuer does not unduly harm the City's capital base and cash flow.

Market Risk - defined as market value fluctuations due to overall changes in the general level of interest rates, shall be mitigated by limiting the maximum maturity of any one security to five years, structuring the portfolio based on historic and current cash flow analysis eliminating the need to sell securities prior to maturity for cash needs and avoiding the purchase of long term securities for the sole purpose of short term speculation.

Liquidity

Because the City operates its own water, sewer, and garbage utilities and bills for these services monthly, significant cash flow is generated on a daily basis. Historical cash flow trends are compared to current cash flow requirements on an ongoing basis in an effort to ensure that the City's investment portfolio will remain sufficiently liquid to enable the City to meet all reasonably anticipated operating requirements.

Return on Investments

The investment portfolio should be designed to attain a market average rate of return through budgetary and economic cycles, consistent with the risk limitations, prudent

investment principles and cash flow characteristics identified within the financial statements.

V. MAXIMUM MATURITIES.

Maturities of investments will be selected based on liquidity requirements to minimize interest rate risk and maximize earnings. Current and expected yield curve analysis will be monitored and the portfolio will be invested accordingly.

The City will not directly invest in securities maturing more than five years from the date of purchase. Per California Government Code Section 53601, the City may invest in maturities beyond five years after the City Council has granted express authority to make that investment either specifically or as part of an investment program approved by the City Council no less than three months prior to the investment. For purposes of compliance with this Policy, an investment's term or remaining maturity shall be measured from the settlement date to final maturity.

VI. PERFORMANCE EVALUATION.

Investment performance is continually monitored and evaluated by the City Treasurer. Investment performance statistics and activity reports are generated quarterly for presentation to the Fiscal & Investment Oversight Committee and the City Council.

The investment portfolio shall be designed to attain a market average rate of return through budgetary and economic cycles, taking into account the investment risk constraints and cash flow needs. The specific investment performance objective for the portfolio shall be to earn a total rate of return over a market cycle which is approximately equal to a market benchmark index.

VII. DELEGATION OF AUTHORITY AND DUTIES.

On May 14, 2019, the City Council adopted Ordinance 985B, amending Municipal Code which established the Office of the Finance Director position for the City of Lincoln. That ordinance delegated to the Finance Director those duties set forth in Sections 41001 through 41007 and 53630 through 53683 of the Government Code of the State of California.

Pursuant to City of Lincoln Ordinance number 397B, the City Manager is the Finance Director. The City Manager may delegate day to day duties to the Finance Director.

The City Treasurer is an elected official, and as such must be a resident and registered voter of the city. Desirable qualifications for the City Treasurer include:

1) Knowledge of municipal revenue sources;
2) Knowledge of methods, practices and principles related to the investment of City funds;
3) Knowledge of assessment district and bond financing techniques;
4) Knowledge of methods, practices and principles related to evaluating municipal cash flow needs;
5) Ability to invest the City's funds in a wise and prudent manner; and

6) Ability to establish and maintain effective working relationships with those necessary to the performance of required duties.

The City Treasurer is tasked with acting as the general auditor of all municipal finances, and chairs and makes a quarterly report to the Fiscal Investments and Oversight Committee regarding the adequacy of existing internal controls, including reporting whether assets are being properly used, fairly stated and accounted for. And whether all liabilities and fund balances are fairly stated. Once the report is approved by the committee, the City Treasurer submits the report to the City Council for consideration. With the assistance of the Finance Director and outside finance professionals, the City Treasurer is required to ensure funds deposited are compliant with Government Code sections 53630-53683. The City Treasurer also is required to annually propose an investment policy to the city Council for its consideration and approval.

The City may engage the services of one or more external investment managers to assist in the management of the City's investment portfolio in a manner consistent with the City's objectives. Such external managers may be granted discretion to purchase and sell investment securities in accordance with this Investment Policy. Such managers must be registered under the Investment Advisors Act of 1940.

VIII. FISCAL & INVESTMENT OVERSIGHT COMMITTEE.

The Fiscal & Investment Oversight Committee ("FIOC") advises the City Council on policy issues related to fiscal and investment matters. By Ordinance No. 986B enacted on May 14, 2019 FIOC is specifically tasked with (1) ensuring correct and complete financial records are maintained to accurately reflect the total financial position of the City; (2) supporting the City's efforts to provide accurate, timely and meaningful financial statements; (3) supporting the budgeting process with review, analysis and recommendations for improvement and transparency; (4) safeguarding the City's assets by making conservative and prudent financial planning recommendations consistent with an adopted investment policy; and (5) reviewing fund balances and reserves, and offering recommendations to ensure healthy cash flow and appropriate long-term planning.

The Committee consists of the City Treasurer and six public members appointed by the City Council. The public members are required to demonstrate knowledge, experience, training or education in municipal finance, general accounting practices, budgets and investments. The City Manager and Finance Director act in a staff advisory capacity to the FIOC. The Committee shall meet at least quarterly or as reasonably as necessary to accomplish their assigned objectives.

IX. ETHICS AND CONFLICTS OF INTEREST.

Officers and employees involved in the investment process shall refrain from personal business activity that conflicts with the proper execution of the investment program, or impairs their ability to make impartial investment decisions. Additionally, the City Treasurer and the members of the investment committee are required to annually file

applicable financial disclosures as required by the Fair Political Practices Commission (FPPC).

X. SAFEKEEPING OF SECURITIES.

To protect against fraud, embezzlement, or losses caused by a collapse of an individual securities dealer, all security transactions, including collateral for repurchase agreements, entered into by the City shall be conducted on a delivery-versus-payment ("DVP") basis. In addition, all securities owned by the City shall be held in safekeeping by a third party custodian designated by the City Treasurer and evidenced by safekeeping receipts.

Securities held in custody for the City shall be independently audited on an annual basis to verify investment holdings.

All exceptions to this safekeeping policy must be approved by the City Treasurer in written form and included in quarterly reporting to the City Council

GASB Statement No. 3 establishes numerical categories of risk relating to the custody and safekeeping of deposits and investments held by third party custodians. Under this Investment Policy, the City's requirements for the safekeeping of deposits and investments fall into Category 1, the safest category. However, it is possible that if the City Treasurer approves an exception to this safekeeping policy, the City's safekeeping policy would no longer qualify as Category 1.

XI. INTERNAL CONTROLS.

Internal controls are a set of policies and procedures to prevent deliberate or misguided use of funds for unauthorized purposes. The City of Lincoln's Investment Policy describes and formalizes measures to minimize the risk of loss and to ensure that financial reporting of the City's investments is accurate and timely. A common internal control element, with respect to cash management, is segregation of duties. Sections VI, VII, VIII and X of this Investment Policy segregate the duties of individuals involved with the management and reporting of City investments in order to improve the detection of errors or irregularities that may occur.

Multiple signatures are required to transfer money into or out of cash and investment accounts. Transfer requests shall contain three signatures, that of the person who prepared the transfer request, the person who reviewed the transfer request, and a signature approving the transfer request. Investment transactions are completed by a qualified broker/dealer, who is contractually obligated to conform to the Safety of Principal controls described in this policy. The investment portfolio and all related transactions are reviewed and balanced to appropriate general ledger accounts by the Support Services Department on a monthly basis. Every transaction will be independently confirmed by broker dealers directly to the City Treasurer, City Manager, and Finance Director via e-mail. The investment portfolio statements are included in the quarterly reporting, and are subject to the review of the Fiscal & Investment

Oversight Committee and of the public. These internal controls conform with prevailing auditing standards and to standard industry practices.

An independent analysis by an external auditor shall be conducted annually to review internal control, account activity, and compliance with government policies and procedures.

XII. REPORTING.

The Treasurer shall submit a monthly report of investment transactions, if any, to the legislative body, in accordance with California Government Code §53607.

Staff shall review and render reports to the City Manager, Fiscal & Investment Oversight Committee and City Council which shall include the face amount of the cash investment, the classification of the investment, the name of the institution or entity, the rate of interest, the maturity date, the current market value and accrued interest to date due for all securities.

XIII. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS.

The City shall transact business only with qualified banks and brokers/dealers. Investment staff shall investigate dealers who wish to do business with the City to determine if they are adequately capitalized, have pending legal action against the firm or the individual broker, and make markets in the securities appropriate to the City's needs. All securities shall be issued by organizations of either rated in a rating category of “A” or the equivalent or better by at least one nationally recognized statistical rating organization (NRSRO) or backed by the full faith of the government of the United States.

The Finance Director shall annually send a copy of the current investment policy to all broker/dealers approved to do business with the City or to the City’s investment manager, if one is engaged. Confirmation of receipt of this policy shall be considered evidence that the dealer or investment manager understands the City's investment policies and intends to sell or purchase for the City only appropriate investments authorized by this investment policy.

If the City has contracted with an investment advisor to provide investment services, the investment advisor may use their own list of approved issuers, brokers/dealers and financial institutions to conduct transactions on the City’s behalf.

XIV. COLLATERALIZATION.

Collateral is required for investments in certificates of deposit (time deposits) and repurchase (and reverse repurchase) agreements. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 110% of market value for certificate of deposit and for repurchase agreements and reverse repurchase agreements it will be at least 102% of market value of principal and accrued interest.

The City chooses to limit collateral to the following: securities that are the direct obligations of, or are fully guaranteed as to the principal and interest by the United States or any agency of the United States.

XV. DIVERSIFICATION.

With the exception of U.S. Treasury securities, federal agencies, and authorized pools and money market funds, no more than 5% of the cost value of the portfolio will be invested in any one issuer or financial institution, regardless of sector.

XVI. AUTHORIZED INVESTMENTS.

Investment of City funds is governed by the California Government Code Sections 53600 et seq., within the context of the limitations, the following investments are authorized, as further limited herein. A security purchased in accordance with this section shall not have a forward settlement date exceeding 45 days from the time of investment.

1. United States Treasury Bills, Bonds, and Notes or those for which the full faith and credit of the United States are pledged for payment of principal and interest. There is no percentage limitation on the portfolio, which can be invested in this category, although a five-year maturity limitation is applicable.

2. Federal agency or United States government-sponsored enterprise obligations, participations or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There is no percentage limitation on the portfolio for these securities, although a five-year maturity limitation is applicable.

3. Local Agency Investment Fund (LAIF) which is a State of California managed investment pool may be used up to the maximum permitted by California State Law. LAIF is a demand account so no maturity limitation is required.

4. Local Government Investment Pools. Shares of beneficial interest issued by a joint powers authority organized pursuant to Section 6509.7 that invests in the securities and obligations authorized in Section 53601 subdivisions (a) to (r), inclusive. Each share shall represent an equal proportional interest in the underlying pool of securities owned by the joint powers authority. To be eligible under this section, the joint powers authority issuing the shares shall have retained an investment adviser that meets all of the following criteria:

(1) The adviser is registered or exempt from registration with the Securities and Exchange Commission.

(2) The adviser has not less than five years of experience investing in the securities and obligations authorized in subdivisions (a) to (q), inclusive.

(3) The adviser has assets under management in excess of five hundred million dollars ($500,000,000).

There is no percentage limitation on the portfolio for these securities.

5. Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940 (15 U.S.C. Sec. 80a-1 et seq.). the company shall have met either of the following criteria:

(A) Attained the highest ranking or the highest letter and numerical rating provided by not less than two NRSROs.

(B) Retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience managing money market mutual funds with assets under management in excess of five hundred million dollars ($500,000,000).

The purchase price of shares of beneficial interest purchased pursuant to this subdivision shall not include commission that the companies may charge and shall not exceed 20% of the cost value of the portfolio. However, no more than 10% of the portfolio may be invested in shares of beneficial interest of any one mutual fund pursuant to paragraph (1).

6. Bills of exchange or time drafts drawn on and accepted by commercial banks, otherwise known as banker's acceptances. Bankers acceptances purchased may not exceed 180 days to maturity or 40% of the cost value of the portfolio.

7. Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical rating organization (NRSRO). The entity that issues the commercial paper shall meet all of the following conditions in either paragraph (a) or (b):

(a) The entity meets the following criteria:

(1) Is organized and operating in the United States as a general corporation.

(2) Has total assets in excess of five hundred million dollars ($500,000,000).

(3) Has debt other than commercial paper, if any, that is rated in a rating category of "A" or its equivalent or higher by an NRSRO.

(b) The entity meets the following criteria:

(1) Is organized within the United States as a special purpose corporation, trust, or limited liability company.

(2) Has programwide credit enhancements including, but not limited to, overcollateralization, letters of credit, or a surety bond.

(3) Has commercial paper that is rated "A-1" or higher, or the equivalent, by an NRSRO.

Purchases of eligible commercial paper may not exceed 397 days to maturity. Effective until January 1, 2031, purchases of commercial paper may not exceed 40% of the cost

value of the portfolio. After January 1, 2031, purchases of commercial paper may not exceed 25% of the cost value of the portfolio.

8. Negotiable certificates of deposit issued by nationally or state chartered banks or state or federal savings institutions. Purchases of negotiable certificates of deposit may not exceed 30% of the cost value of the portfolio. A maturity limitation of five years is applicable.

9. Medium Term Corporate Notes, with a maximum maturity of five years may be purchased. Securities eligible for investment shall be rated in a rating category of "A" or the equivalent or higher by an NRSRO at the time of purchase. Purchase of medium term notes may not exceed 30% of the cost value of the portfolio.

10. Municipal obligations. Bonds issued by a local agency within this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency.

Registered state warrants or treasury notes or bonds of this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the state or by a department, board, agency, or authority of the state.

Registered treasury notes or bonds of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue- producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.

Purchases of securities authorized by this subdivision must be rated in a rating category of "A" or the equivalent or better by an NRSRO. There is no percentage limitation on the portfolio for these securities, although a five-year maturity limitation is applicable.

11. Supranationals. United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this subdivision shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO and shall not exceed 30% of the cost value of the portfolio.

12. Asset-Backed Securities. A mortgage passthrough security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-backed certificate, consumer receivable passthrough certificate, or consumer receivable-backed bond. For securities eligible for investment under this subdivision not issued or guaranteed by an agency or issuer identified in subdivision (1) or (2) of this Policy section, the following limitations apply:

(A) The security shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO and have a maximum remaining maturity of five years or less.

(B) Purchase of securities authorized by this subdivision shall not exceed 20% of the cost value of the portfolio.

13. (A) Investments in repurchase agreements or reverse repurchase agreements or securities lending agreements of securities authorized by this section, as long as the agreements are subject to this subdivision, including the delivery requirements specified in this section.

(B) Investments in repurchase agreements may be made, on an investment authorized in this section, when the term of the agreement does not exceed one year. The market value of securities that underlie a repurchase agreement shall be valued at 102 percent or greater of the funds borrowed against those securities and the value shall be adjusted no less than quarterly. Since the market value of the underlying securities is subject to daily market fluctuations, the investments in repurchase agreements shall be in compliance if the value of the underlying securities is brought back up to 102 percent no later than the next business day.

(C) Reverse repurchase agreements or securities lending agreements may be utilized only when all of the following conditions are met:

(1) The security to be sold using a reverse repurchase agreement or securities lending agreement has been owned and fully paid for by the local agency for a minimum of 30 days prior to sale.

(2) The total of all reverse repurchase agreements and securities lending agreements on investments owned by the local agency does not exceed 20 percent of the base value of the portfolio.

(3) The agreement does not exceed a term of 92 days, unless the agreement includes a written codicil guaranteeing a minimum earning or spread for the entire period between the sale of a security using a reverse repurchase agreement or securities lending agreement and the final maturity date of the same security.

(4) Funds obtained or funds within the pool of an equivalent amount to that obtained from selling a security to a counterparty using a reverse repurchase agreement or securities lending agreement shall not be used to purchase another security with a maturity longer than 92 days from the initial settlement date of the reverse repurchase agreement or securities lending agreement, unless the reverse repurchase agreement or securities lending agreement includes a written codicil guaranteeing a minimum earning or spread for the entire period between the sale of a security using a reverse repurchase agreement or securities lending agreement and the final maturity date of the same security.

(D) (1) Investments in reverse repurchase agreements, securities lending agreements, or similar investments in which the local agency sells securities prior to purchase with a simultaneous agreement to repurchase the security may be made only upon prior approval of the governing body of the local agency and shall be made only with primary dealers of the Federal Reserve Bank of New York or with a nationally or state-chartered bank that has or has had a significant banking relationship with a local agency.

(2) For purposes of this chapter, “significant banking relationship” means any of the

following activities of a bank:

(i) Involvement in the creation, sale, purchase, or retirement of a local agency's bonds, warrants, notes, or other evidence of indebtedness.

(ii) Financing of a local agency's activities.

(iii) Acceptance of a local agency's securities or funds as deposits.

(E) (1) "Repurchase agreement" means a purchase of securities by the local agency pursuant to an agreement by which the counterparty seller will repurchase the securities on or before a specified date and for a specified amount and the counterparty will deliver the underlying securities to the local agency by book entry, physical delivery, or by third-party custodial agreement. The transfer of underlying securities to the counterparty bank's customer book-entry account may be used for book-entry delivery.

(2) "Securities," for purposes of repurchase under this subdivision, means securities of the same issuer, description, issue date, and maturity.

(3) "Reverse repurchase agreement" means a sale of securities by the local agency pursuant to an agreement by which the local agency will repurchase the securities on or before a specified date and includes other comparable agreements.

(4) "Securities lending agreement" means an agreement under which a local agency agrees to transfer securities to a borrower who, in turn, agrees to provide collateral to the local agency. During the term of the agreement, both the securities and the collateral are held by a third party. At the conclusion of the agreement, the securities are transferred back to the local agency in return for the collateral.

(5) For purposes of this section, the base value of the local agency's pool portfolio shall be that dollar amount obtained by totaling all cash balances placed in the pool by all pool participants, excluding any amounts obtained through selling securities by way of reverse repurchase agreements, securities lending agreements, or other similar borrowing methods.

(6) For purposes of this section, the spread is the difference between the cost of funds obtained using the reverse repurchase agreement and the earnings obtained on the reinvestment of the funds.

14. Commercial paper, debt securities, or other obligations of a public bank, as defined in Section 57600.

Ineligible investments are those that are not described herein, including, but not limited to: common stocks and long term (over five years maturity) notes and bonds are prohibited from use in this portfolio unless specifically allowed both by state law and City Council approval. It is noted that special circumstances may arise where these methods of investment may become necessary. When this becomes necessary, the City Council will be asked to take the appropriate action to ratify the means of investment necessary, provided that it is allowable by California Code.

The following table depicts the maximum percentage limitations and investment terms by instrument which shall be used for the City's pooled funds portfolio:

Investment Type	Maximum Specified % of Portfolio	Maximum Maturity
US Treasury Obligations	100%	5 Years
US Gov't Agency Obligations	100%	5 Years
Local Agency Investment Fund (LAIF)	As Permitted by Law	As Permitted by Law
Local Government Investment Pools	100%	NA
Money Market Funds	20%	NA
Bankers Acceptances	40%	180 Days
Commercial Paper of Prime Quality	40%*	397 Days
Negotiable Certificates of Deposit	30%	5 Years
Medium Term Corporate Notes	30%	5 Years
Municipal Obligations	100%	5 Years
Supranationals	30%	5 Years
Asset-Backed Securities	20%	5 Years
Repurchase Agreements, Reverse Repurchase Agreements, and Securities Lending Agreements	See Section XVI, Subdivision 13	
Public Bank Obligations**	As Permitted by Law	5 Years

**As permitted by Senate Bills 595 and 858 (2025), the City may invest up to 40% in commercial paper until January 1, 2031.*

*** Amended (as amended by Stats. 2022, Ch. 427, Sec. 8) by Stats. 2023, Ch. 187, Sec. 5. (SB 882) Effective January 1, 2024. Repealed as of January 1, 2026, by its own provisions. See later operative version, as amended by Sec. 6 of Stats. 2023, Ch. 187.*

XVII. REVIEW OF INVESTMENT PORTFOLIO.

At the time of purchase, the securities held by the City must be in compliance with Section XVI., Authorized Investments. Because subsequent to the date of purchase some securities may fall out of compliance with Section XVI., the City Treasurer shall at least annually review the portfolio to identify those securities that do not comply. The City Treasurer shall establish procedures to report to the City Council and to FIOC, major and critical incidences of noncompliance identified through the review of the portfolio.

XVIII. INVESTMENT POOLS/MUTUAL FUNDS.

An annual, thorough investigation of any investment pool or money market fund in which the City invests is required prior to investing. The review should address the following:

1. A description of eligible investment securities, and a written statement of investment policy and objectives.
2. A description of interest calculations and how it is distributed, and how gains and losses are treated.
3. A description of how the securities are safeguarded (including the settlement processes), and how often the securities are priced and the program audited.
4. A description of who may invest in the program, how often, what size deposit and withdrawal are allowed.
5. A schedule for receiving statements and portfolio listings.
6. Are reserves, retained earnings, etc. utilized by the pool/fund?
7. A fee schedule, and when and how is it assessed.
8. Is the pool/fund eligible for bond proceeds and/or will it accept such proceeds?

XIX. LEGISLATIVE CHANGES.

Any State of California legislative action that further restricts allowable maturities, investment type, or percentage allocations will supersede any of the material presented herein. In this case, the applicable law will become part and parcel of this investment policy.

XX. INTEREST EARNINGS.

All monies earned and collected from investments authorized in this policy shall be allocated monthly to various fund accounts based on the cash balance in each fund as a percentage of the entire pooled portfolio

XXI. LIMITING MARKET VALUE EROSION.

The longer the maturity of securities, the greater their market price volatility. Therefore, it is the general policy of the City of Lincoln to limit the potential effects of market value erosion by adhering to the following guidelines:

1. All immediate and anticipated changes in liquidity requirements will be addressed prior to purchasing all investments.

2. Maturity dates for long-term investments will coincide with significant cash flow requirements where possible to assist with short term cash requirements at maturity.

3. All long-term securities will be purchased with the intent to hold all investments to maturity under the prevailing economic conditions. However, economic or market conditions may change, making it in the city's best interest to sell or trade a security prior to maturity.

XXII. PORTFOLIO MANAGEMENT ACTIVITY.

It is the City's full intent, at the time of purchase, to hold all investments until maturity to ensure the return of all invested principal dollars.

However, it is realized that market prices of securities will vary depending on economic and interest rate conditions at any point in time. It is further recognized that in a well-diversified investment portfolio, occasional measured losses are inevitable due to economic, bond market, or individual security credit analysis. These occasional losses must be considered within the context of the overall investment program objectives and the resultant long-term rate of return.

The investment program shall seek to augment returns consistent with the intent of this policy, identified risk limitations and prudent investment principles. These objectives will be achieved by use of the following strategies:

Active Portfolio Management: Through active fund and cash flow management, taking advantage of current economic and interest rate trends, the portfolio yield may be enhanced with limited and measurable increases in risk by extending the weighted maturity of the total portfolio.

Portfolio Maturity Management: When structuring the maturity composition of the portfolio, the City shall evaluate the current cash flow trends, expected interest rate yields, and necessary cash flow requirements. It is recognized that in optimal market condition, longer maturities produce higher yields.

Securities Swaps: The City may take advantage of a security swap opportunity in order to improve the quality, yield, or target duration in the portfolio; address a liquidity need of the portfolio; or to remove a security with a declining credit to minimize loss of principal. A swap may be selected even if the transactions will result in an accounting loss. Documentation for swaps will be included in the City's permanent investment file documents.

Security Downgrade: If securities owned by the City are downgraded to a level below the quality required by this Investment Policy, it shall be the City’s policy to review the credit situation and make a determination as to whether to sell or retain such securities in the portfolio.

XXIII. POLICY REVIEW AND ADOPTION.

The City of Lincoln's Investment Policy shall be adopted by resolution of the City Council annually. The Investment Policy shall be reviewed at least annually to ensure it is consistent with the objectives of safety, liquidity, yield, and relevance to current law and financial and economic trends. Any amendments to this Policy, other than State and Federal Laws, which automatically supersede the relevant sections, shall be forwarded to the City Council for adoption by resolution.

GLOSSARY.

AGENCIES: Federal agency securities and/or Government-sponsored enterprises.

ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR): The official annual report of the City. It is prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

ASKED: The price at which securities are offered.

BANKERS' ACCEPTANCE (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BENCHMARK: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to thelevel of risk and the average duration of the portfolio's investments.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a Certificate. Large denomination CD's are typically negotiable.

COLLATERAL: Securities, evidence of deposit or other property, which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DEBENTURE: A bond secured only by the general credit of the issuer.

DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DERIVATIVES: (1) Financial instruments whose return profile is linked to, or derived from, the movement of one or more underlying index or security, and may include a leveraging factor, or (2) financial contracts based upon notional amounts whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities or commodities).

DISCOUNT: The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest bearing money market instruments that are issued a discount and redeemed at maturity for full face value (e.g., U.S. Treasury Bills.)

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

DURATION: A measure of the sensitivity of the price (the value of principal) of afixed-income investment to a change in interest rates. Duration is expressed as a number of years. Rising interest rates mean falling bond prices, while declining interest rates mean rising bond prices.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up tosupply credit to various classes of institutions and individuals, e.g., S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to $250,000 per entity.

FEDERAL FUNDS RATE: The rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB): Government sponsored wholesale banks (currently 12 regional banks), which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLBs is to liquefy the housing related assets of its members who must purchase stock in their district Bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., 12 regional banks and about 5,700 commercial banks that are members of the system.

GASB STATEMENT NO. 3: Governmental Accounting Standards Board (GASB) Statement No. 3 concerns deposits with financial institutions, investments, and reverse repurchase agreements. GASB Statement No. 3 establishes numerical categories of risk relating to the custody and safekeeping of deposits and investments held by third party custodians. The categories for deposits are classified as follows

Category 1 - Insured or collateralized with securities held by the entity or by its agent in the entity's name.

Category 2 - Collateralized with securities held by the pledging financial institution's trust department or agent in the entity's name.

Category 3 - Uncollateralized

The Statement further categorizes investment custodial risk as follows:

Category 1 - Insured or registered, or securities held by the entity or its agent in the entity's name.

Category 2 - Uninsured and unregistered, with securities held by the counterparty's trust department or agent in the entity's name.

Category 3 - Uninsured and unregistered, with securities held by the counterparty, or by its trust department or agent but not in the entity's name.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by the FHA, VA or FHA mortgages. The term “pass-throughs” is often used to describe Ginnie Maes.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

LOCAL GOVERNMENT INVESTMENT POOL (LGIP): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase—reverse repurchase agreements that establishes each party’s rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers’ acceptances, etc.) are issued and traded.

OFFER: The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See Asked and Bid

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and

credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state—the so-called legal list. In other states the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond the current income return.

REPURCHASE AGREEMENT (REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this.

REVERSE REPURCHASE AGREEMENT (REVERSE REPO): A reverse-repurchase agreement (reverse repo) involves an investor borrowing cash from a financial institution in exchange for securities. The investor agrees to repurchase the securities at a specified date for the same cash value plus an agreed upon interest rate. Although the transaction is similar to a repo, the purpose of entering into a reverse repo is quite different. While a repo is a straightforward investment of public funds, the reverse repo is a borrowing.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15(C)3-1: See Uniform Net Capital Rule.

STRUCTURED NOTES: Notes issued by Government Sponsored Enterprises (FHLB, FNMA, SLMA, etc.) and Corporations, which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their

debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than 10 years.

TREASURY NOTES: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from two to 10 years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD: The rate of annual income return on an investment, expressed as a percentage. (a) INCOME YIELD is obtained by dividing the current dollar income by the current market price for the security. (b) NET YIELD or YIELD TO MATURITY is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

CITY OF LINCOLN ~~2024~~ 2026 INVESTMENT POLICY

I. POLICY.

In accordance with the laws of the State of California, and under authority granted by the people of the City of Lincoln, the City Treasurer is responsible for investing and safely keeping the unexpended cash funds of the City of Lincoln.

The investment of the funds of the City of Lincoln is directed to the goals of safety of principal, liquidity, and yield in that order. The authority governing investments for municipal governments is set down in the California Government Code, Sections 53600 through 53686.

The primary objective of the investment policy of the City of Lincoln is SAFETY OF PRINCIPAL. Investments shall be placed in those securities as outlined by type and maturity sections in this document. Effective cash flow management and resulting cash investment practices are recognized as essential to good fiscal management and control. The City's portfolio shall be designed and managed in a manner responsive to the public trust and consistent with state and local law. Portfolio management requires continual analysis and as a result, the balance between the various investments and maturities may change in order to give the City of Lincoln the optimum combination of necessary liquidity and optimal yield based on cash flow projections.

II. SCOPE.

The investment policy applies to all financial assets of the City of Lincoln as accounted for in the Annual Financial Report. Policy statements outlined in this document focus on the City of Lincoln's pooled funds, but will also apply to all other funds under the City Treasurer's span of control unless specifically exempted by statute or ordinance. This policy is applicable, but not limited to all funds listed below:

1. General Fund
2. Special Revenue Funds
3. Capital Project Funds
4. Enterprise Funds
5. Trust Funds
6. Any New Funds created by the City Council unless specifically exempted

Funds excluded from this policy include bond proceeds and retirement funds.

III. PRUDENCE.

The standard of prudence to be used for managing the City’s investments shall be California Government Code Section 53600.3, the prudent investor standard which states, “When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence

under the circumstances then prevailing, including, but not limited to, the general economic conditions and anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency."

The City Treasurer and other individuals assigned to manage the investment portfolio, acting within the intent and scope of the investment policy and other written procedures and exercising due diligence, shall be relieved of personal responsibility and liability for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely manner and appropriate action is taken to control adverse developments.

IV. OBJECTIVES.

The City's funds shall be invested in a manner designed to accomplish the following objectives which are listed in priority order:

Safety of Principal

Safety of principal is the foremost objective of the City of Lincoln. Each investment transaction shall seek to ensure that capital losses are avoided, whether from securities default, broker-dealer default, or from erosion of the market value. The City shall seek to preserve principal by mitigating the two types of risk, credit risk and market risk.

Credit Risk - defined as the risk of loss due to failure of the issuer of a security, shall be mitigated by investing in investment grade securities and by diversifying the investment portfolio so that the failure of any one issuer does not unduly harm the City's capital base and cash flow.

Market Risk - defined as market value fluctuations due to overall changes in the general level of interest rates, shall be mitigated by limiting the maximum maturity of any one security to five years, structuring the portfolio based on historic and current cash flow analysis eliminating the need to sell securities prior to maturity for cash needs and avoiding the purchase of long term securities for the sole purpose of short term speculation.

Liquidity

Because the City operates its own water, sewer, and garbage utilities and bills for these services monthly, significant cash flow is generated on a daily basis. Historical cash flow trends are compared to current cash flow requirements on an ongoing basis in an effort to ensure that the City's investment portfolio will remain sufficiently liquid to enable the City to meet all reasonably anticipated operating requirements.

Return on Investments

The investment portfolio should be designed to attain a market average rate of return through budgetary and economic cycles, consistent with the risk limitations, prudent

investment principles and cash flow characteristics identified within the financial statements.

V. MAXIMUM MATURITIES.

Maturities of investments will be selected based on liquidity requirements to minimize interest rate risk and maximize earnings. Current and expected yield curve analysis will be monitored and the portfolio will be invested accordingly.

The City will not directly invest in securities maturing more than five years from the date of purchase. Per California Government Code Section 53601, the City may invest in maturities beyond five years after the City Council has granted express authority to make that investment either specifically or as part of an investment program approved by the City Council no less than three months prior to the investment. For purposes of compliance with this Policy, an investment's term or remaining maturity shall be measured from the settlement date to final maturity.

VI. PERFORMANCE EVALUATION.

Investment performance is continually monitored and evaluated by the City Treasurer. Investment performance statistics and activity reports are generated quarterly for presentation to the Fiscal & Investment Oversight Committee and the City Council.

The investment portfolio shall be designed to attain a market average rate of return through budgetary and economic cycles, taking into account the investment risk constraints and cash flow needs. The specific investment performance objective for the portfolio shall be to earn a total rate of return over a market cycle which is approximately equal to a market benchmark index.

VII. DELEGATION OF AUTHORITY AND DUTIES.

On May 14, 2019, the City Council adopted Ordinance 985B, amending Municipal Code which established the Office of the Finance Director position for the City of Lincoln. That ordinance delegated to the Finance Director those duties set forth in Sections 41001 through 41007 and 53630 through 53683 of the Government Code of the State of California.

Pursuant to City of Lincoln Ordinance number 397B, the City Manager is the Finance Director. The City Manager may delegate day to day duties to the Finance Director.

The City Treasurer is an elected official, and as such must be a resident and registered voter of the city. Desirable qualifications for the City Treasurer include:

1) Knowledge of municipal revenue sources;
2) Knowledge of methods, practices and principles related to the investment of City funds;
3) Knowledge of assessment district and bond financing techniques;
4) Knowledge of methods, practices and principles related to evaluating municipal cash flow needs;
5) Ability to invest the City's funds in a wise and prudent manner; and

6) Ability to establish and maintain effective working relationships with those necessary to the performance of required duties.

The City Treasurer is tasked with acting as the general auditor of all municipal finances, and chairs and makes a quarterly report to the Fiscal Investments and Oversight Committee regarding the adequacy of existing internal controls, including reporting whether assets are being properly used, fairly stated and accounted for. And whether all liabilities and fund balances are fairly stated. Once the report is approved by the committee, the City Treasurer submits the report to the City Council for consideration. With the assistance of the Finance Director and outside finance professionals, the City Treasurer is required to ensure funds deposited are compliant with Government Code sections 53630-53683. The City Treasurer also is required to annually propose an investment policy to the city Council for its consideration and approval.

The City may engage the services of one or more external investment managers to assist in the management of the City's investment portfolio in a manner consistent with the City's objectives. Such external managers may be granted discretion to purchase and sell investment securities in accordance with this Investment Policy. Such managers must be registered under the Investment Advisors Act of 1940.

VIII. FISCAL & INVESTMENT OVERSIGHT COMMITTEE.

The Fiscal & Investment Oversight Committee ("FIOC") advises the City Council on policy issues related to fiscal and investment matters. By Ordinance No. 986B enacted on May 14, 2019 FIOC is specifically tasked with (1) ensuring correct and complete financial records are maintained to accurately reflect the total financial position of the City; (2) supporting the City's efforts to provide accurate, timely and meaningful financial statements; (3) supporting the budgeting process with review, analysis and recommendations for improvement and transparency; (4) safeguarding the City's assets by making conservative and prudent financial planning recommendations consistent with an adopted investment policy; and (5) reviewing fund balances and reserves, and offering recommendations to ensure healthy cash flow and appropriate long-term planning.

The Committee consists of the City Treasurer and six public members appointed by the City Council. The public members are required to demonstrate knowledge, experience, training or education in municipal finance, general accounting practices, budgets and investments. The City Manager and Finance Director act in a staff advisory capacity to the FIOC. The Committee shall meet at least quarterly or as reasonably as necessary to accomplish their assigned objectives.

IX. ETHICS AND CONFLICTS OF INTEREST.

Officers and employees involved in the investment process shall refrain from personal business activity that conflicts with the proper execution of the investment program, or impairs their ability to make impartial investment decisions. Additionally, the City Treasurer and the members of the investment committee are required to annually file

applicable financial disclosures as required by the Fair Political Practices Commission (FPPC).

X. SAFEKEEPING OF SECURITIES.

To protect against fraud, embezzlement, or losses caused by a collapse of an individual securities dealer, all security transactions, including collateral for repurchase agreements, entered into by the City shall be conducted on a delivery-versus-payment ("DVP") basis. In addition, all securities owned by the City shall be held in safekeeping by a third party custodian designated by the City Treasurer and evidenced by safekeeping receipts.

Securities held in custody for the City shall be independently audited on an annual basis to verify investment holdings.

All exceptions to this safekeeping policy must be approved by the City Treasurer in written form and included in quarterly reporting to the City Council

GASB Statement No. 3 establishes numerical categories of risk relating to the custody and safekeeping of deposits and investments held by third party custodians. Under this Investment Policy, the City's requirements for the safekeeping of deposits and investments fall into Category 1, the safest category. However, it is possible that if the City Treasurer approves an exception to this safekeeping policy, the City's safekeeping policy would no longer qualify as Category 1.

XI. INTERNAL CONTROLS.

Internal controls are a set of policies and procedures to prevent deliberate or misguided use of funds for unauthorized purposes. The City of Lincoln's Investment Policy describes and formalizes measures to minimize the risk of loss and to ensure that financial reporting of the City's investments is accurate and timely. A common internal control element, with respect to cash management, is segregation of duties. Sections VI, VII, VIII and X of this Investment Policy segregate the duties of individuals involved with the management and reporting of City investments in order to improve the detection of errors or irregularities that may occur.

Multiple signatures are required to transfer money into or out of cash and investment accounts. Transfer requests shall contain three signatures, that of the person who prepared the transfer request, the person who reviewed the transfer request, and a signature approving the transfer request. Investment transactions are completed by a qualified broker/dealer, who is contractually obligated to conform to the Safety of Principal controls described in this policy. The investment portfolio and all related transactions are reviewed and balanced to appropriate general ledger accounts by the Support Services Department on a monthly basis. Every transaction will be independently confirmed by broker dealers directly to the City Treasurer, City Manager, and Finance Director via e-mail. The investment portfolio statements are included in the quarterly reporting, and are subject to the review of the Fiscal & Investment

Oversight Committee and of the public. These internal controls conform with prevailing auditing standards and to standard industry practices.

An independent analysis by an external auditor shall be conducted annually to review internal control, account activity, and compliance with government policies and procedures.

XII. REPORTING.

The Treasurer shall submit a monthly report of investment transactions, if any, to the legislative body, in accordance with California Government Code §53607.

Staff shall review and render reports to the City Manager, Fiscal & Investment Oversight Committee and City Council which shall include the face amount of the cash investment, the classification of the investment, the name of the institution or entity, the rate of interest, the maturity date, the current market value and accrued interest to date due for all securities.

XIII. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS.

The City shall transact business only with qualified banks and brokers/dealers. Investment staff shall investigate dealers who wish to do business with the City to determine if they are adequately capitalized, have pending legal action against the firm or the individual broker, and make markets in the securities appropriate to the City's needs. All securities shall be issued by organizations of either rated in a rating category of “A” or the equivalent or better by at least one nationally recognized statistical rating organization (NRSRO) or backed by the full faith of the government of the United States.

The Finance Director shall annually send a copy of the current investment policy to all broker/dealers approved to do business with the City or to the City’s investment manager, if one is engaged. Confirmation of receipt of this policy shall be considered evidence that the dealer or investment manager understands the City's investment policies and intends to sell or purchase for the City only appropriate investments authorized by this investment policy.

If the City has contracted with an investment advisor to provide investment services, the investment advisor may use their own list of approved issuers, brokers/dealers and financial institutions to conduct transactions on the City’s behalf.

XIV. COLLATERALIZATION.

Collateral is required for investments in certificates of deposit (time deposits) and repurchase (and reverse repurchase) agreements. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 110% of market value for certificate of deposit and for repurchase agreements and reverse repurchase agreements it will be at least 102% of market value of principal and accrued interest.

The City chooses to limit collateral to the following: securities that are the direct obligations of, or are fully guaranteed as to the principal and interest by the United States or any agency of the United States.

XV. DIVERSIFICATION.

With the exception of U.S. Treasury securities, federal agencies, and authorized pools and money market funds, no more than 5% of the cost value of the portfolio will be invested in any one issuer or financial institution, regardless of sector.

XVI. AUTHORIZED INVESTMENTS.

Investment of City funds is governed by the California Government Code Sections 53600 et seq., within the context of the limitations, the following investments are authorized, as further limited herein. A security purchased in accordance with this section shall not have a forward settlement date exceeding 45 days from the time of investment.

1. United States Treasury Bills, Bonds, and Notes or those for which the full faith and credit of the United States are pledged for payment of principal and interest. There is no percentage limitation on the portfolio, which can be invested in this category, although a five-year maturity limitation is applicable.

2. Federal agency or United States government-sponsored enterprise obligations, participations or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There is no percentage limitation on the portfolio for these securities, although a five-year maturity limitation is applicable.

3. Local Agency Investment Fund (LAIF) which is a State of California managed investment pool may be used up to the maximum permitted by California State Law. LAIF is a demand account so no maturity limitation is required.

4. Local Government Investment Pools. Shares of beneficial interest issued by a joint powers authority organized pursuant to Section 6509.7 that invests in the securities and obligations authorized in Section 53601 subdivisions (a) to (r), inclusive. Each share shall represent an equal proportional interest in the underlying pool of securities owned by the joint powers authority. To be eligible under this section, the joint powers authority issuing the shares shall have retained an investment adviser that meets all of the following criteria:

(1) The adviser is registered or exempt from registration with the Securities and Exchange Commission.

(2) The adviser has not less than five years of experience investing in the securities and obligations authorized in subdivisions (a) to (q), inclusive.

(3) The adviser has assets under management in excess of five hundred million dollars ($500,000,000).

There is no percentage limitation on the portfolio for these securities.

5. Shares of beneficial interest issued by diversified management companies that are money market funds registered with the Securities and Exchange Commission under the Investment Company Act of 1940 (15 U.S.C. Sec. 80a-1 et seq.). the company shall have met either of the following criteria:

(A) Attained the highest ranking or the highest letter and numerical rating provided by not less than two NRSROs.

(B) Retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience managing money market mutual funds with assets under management in excess of five hundred million dollars ($500,000,000).

The purchase price of shares of beneficial interest purchased pursuant to this subdivision shall not include commission that the companies may charge and shall not exceed 20% of the cost value of the portfolio. However, no more than 10% of the portfolio may be invested in shares of beneficial interest of any one mutual fund pursuant to paragraph (1).

6. Bills of exchange or time drafts drawn on and accepted by commercial banks, otherwise known as banker's acceptances. Bankers acceptances purchased may not exceed 180 days to maturity or 40% of the cost value of the portfolio.

7. Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical rating organization (NRSRO). The entity that issues the commercial paper shall meet all of the following conditions in either paragraph (a) or (b):

(a) The entity meets the following criteria:

(1) Is organized and operating in the United States as a general corporation.

(2) Has total assets in excess of five hundred million dollars ($500,000,000).

(3) Has debt other than commercial paper, if any, that is rated in a rating category of "A" or its equivalent or higher by an NRSRO.

(b) The entity meets the following criteria:

(1) Is organized within the United States as a special purpose corporation, trust, or limited liability company.

(2) Has programwide credit enhancements including, but not limited to, overcollateralization, letters of credit, or a surety bond.

(3) Has commercial paper that is rated "A-1" or higher, or the equivalent, by an NRSRO.

Purchases of eligible commercial paper may not exceed ~~270~~ 397 days to maturity. Effective until January 1, ~~2026~~2031, purchases of commercial paper may not exceed

40% of the cost value of the portfolio. After January 1, ~~2026~~2031, purchases of commercial paper may not exceed 25% of the cost value of the portfolio.

8. Negotiable certificates of deposit issued by nationally or state chartered banks or state or federal savings institutions. Purchases of negotiable certificates of deposit may not exceed 30% of the cost value of the portfolio. A maturity limitation of five years is applicable.

9. Medium Term Corporate Notes, with a maximum maturity of five years may be purchased. Securities eligible for investment shall be rated in a rating category of "A" or the equivalent or higher by an NRSRO at the time of purchase. Purchase of medium term notes may not exceed 30% of the cost value of the portfolio.

10. Municipal obligations. Bonds issued by a local agency within this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the local agency, or by a department, board, agency, or authority of the local agency.

Registered state warrants or treasury notes or bonds of this state, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by the state or by a department, board, agency, or authority of the state.

Registered treasury notes or bonds of any of the other 49 states in addition to California, including bonds payable solely out of the revenues from a revenue- producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.

Purchases of securities authorized by this subdivision must be rated in a rating category of "A" or the equivalent or better by an NRSRO. There is no percentage limitation on the portfolio for these securities, although a five-year maturity limitation is applicable.

11. Supranationals. United States dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank, with a maximum remaining maturity of five years or less, and eligible for purchase and sale within the United States. Investments under this subdivision shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO and shall not exceed 30% of the cost value of the portfolio.

12. Asset-Backed Securities. A mortgage passthrough security, collateralized mortgage obligation, mortgage-backed or other pay-through bond, equipment lease-backed certificate, consumer receivable passthrough certificate, or consumer receivable-backed bond. For securities eligible for investment under this subdivision not issued or guaranteed by an agency or issuer identified in subdivision (1) or (2) of this Policy section, the following limitations apply:

(A) The security shall be rated in a rating category of "AA" or its equivalent or better by an NRSRO and have a maximum remaining maturity of five years or less.

(B) Purchase of securities authorized by this subdivision shall not exceed 20% of the cost value of the portfolio.

13. (A) Investments in repurchase agreements or reverse repurchase agreements or securities lending agreements of securities authorized by this section, as long as the agreements are subject to this subdivision, including the delivery requirements specified in this section.

(B) Investments in repurchase agreements may be made, on an investment authorized in this section, when the term of the agreement does not exceed one year. The market value of securities that underlie a repurchase agreement shall be valued at 102 percent or greater of the funds borrowed against those securities and the value shall be adjusted no less than quarterly. Since the market value of the underlying securities is subject to daily market fluctuations, the investments in repurchase agreements shall be in compliance if the value of the underlying securities is brought back up to 102 percent no later than the next business day.

(C) Reverse repurchase agreements or securities lending agreements may be utilized only when all of the following conditions are met:

(1) The security to be sold using a reverse repurchase agreement or securities lending agreement has been owned and fully paid for by the local agency for a minimum of 30 days prior to sale.

(2) The total of all reverse repurchase agreements and securities lending agreements on investments owned by the local agency does not exceed 20 percent of the base value of the portfolio.

(3) The agreement does not exceed a term of 92 days, unless the agreement includes a written codicil guaranteeing a minimum earning or spread for the entire period between the sale of a security using a reverse repurchase agreement or securities lending agreement and the final maturity date of the same security.

(4) Funds obtained or funds within the pool of an equivalent amount to that obtained from selling a security to a counterparty using a reverse repurchase agreement or securities lending agreement shall not be used to purchase another security with a maturity longer than 92 days from the initial settlement date of the reverse repurchase agreement or securities lending agreement, unless the reverse repurchase agreement or securities lending agreement includes a written codicil guaranteeing a minimum earning or spread for the entire period between the sale of a security using a reverse repurchase agreement or securities lending agreement and the final maturity date of the same security.

(D) (1) Investments in reverse repurchase agreements, securities lending agreements, or similar investments in which the local agency sells securities prior to purchase with a simultaneous agreement to repurchase the security may be made only upon prior approval of the governing body of the local agency and shall be made only with primary dealers of the Federal Reserve Bank of New York or with a nationally or state-chartered bank that has or has had a significant banking relationship with a local agency.

(2) For purposes of this chapter, “significant banking relationship” means any of the

following activities of a bank:

(i) Involvement in the creation, sale, purchase, or retirement of a local agency's bonds, warrants, notes, or other evidence of indebtedness.

(ii) Financing of a local agency's activities.

(iii) Acceptance of a local agency's securities or funds as deposits.

(E) (1) "Repurchase agreement" means a purchase of securities by the local agency pursuant to an agreement by which the counterparty seller will repurchase the securities on or before a specified date and for a specified amount and the counterparty will deliver the underlying securities to the local agency by book entry, physical delivery, or by third-party custodial agreement. The transfer of underlying securities to the counterparty bank's customer book-entry account may be used for book-entry delivery.

(2) "Securities," for purposes of repurchase under this subdivision, means securities of the same issuer, description, issue date, and maturity.

(3) "Reverse repurchase agreement" means a sale of securities by the local agency pursuant to an agreement by which the local agency will repurchase the securities on or before a specified date and includes other comparable agreements.

(4) "Securities lending agreement" means an agreement under which a local agency agrees to transfer securities to a borrower who, in turn, agrees to provide collateral to the local agency. During the term of the agreement, both the securities and the collateral are held by a third party. At the conclusion of the agreement, the securities are transferred back to the local agency in return for the collateral.

(5) For purposes of this section, the base value of the local agency's pool portfolio shall be that dollar amount obtained by totaling all cash balances placed in the pool by all pool participants, excluding any amounts obtained through selling securities by way of reverse repurchase agreements, securities lending agreements, or other similar borrowing methods.

(6) For purposes of this section, the spread is the difference between the cost of funds obtained using the reverse repurchase agreement and the earnings obtained on the reinvestment of the funds.

14. Commercial paper, debt securities, or other obligations of a public bank, as defined in Section 57600.

Ineligible investments are those that are not described herein, including, but not limited to: common stocks and long term (over five years maturity) notes and bonds are prohibited from use in this portfolio unless specifically allowed both by state law and City Council approval. It is noted that special circumstances may arise where these methods of investment may become necessary. When this becomes necessary, the City Council will be asked to take the appropriate action to ratify the means of investment necessary, provided that it is allowable by California Code.

The following table depicts the maximum percentage limitations and investment terms by instrument which shall be used for the City's pooled funds portfolio:

Investment Type	Maximum Specified % of Portfolio	Maximum Maturity
US Treasury Obligations	100%	5 Years
US Gov't Agency Obligations	100%	5 Years
Local Agency Investment Fund (LAIF)	As Permitted by Law	As Permitted by Law
Local Government Investment Pools	100%	NA
Money Market Funds	20%	NA
Bankers Acceptances	40%	180 Days
Commercial Paper of Prime Quality	40%*	~~270~~ 397 Days
Negotiable Certificates of Deposit	30%	5 Years
Medium Term Corporate Notes	30%	5 Years
Municipal Obligations	100%	5 Years
Supranationals	30%	5 Years
Asset-Backed Securities	20%	5 Years
Repurchase Agreements, Reverse Repurchase Agreements, and Securities Lending Agreements	See Section XVI, Subdivision 13	
Public Bank Obligations**	As Permitted by Law	5 Years

**As permitted by Senate Bills ~~998~~ 595 and 858 (2025~~0~~), the City may invest up to 40% in commercial paper until January 1, 2026~~2031~~.*

*** Amended (as amended by Stats. 2022, Ch. 427, Sec. 8) by Stats. 2023, Ch. 187, Sec. 5. (SB 882) Effective January 1, 2024. Repealed as of January 1, 2026, by its own provisions. See later operative version, as amended by Sec. 6 of Stats. 2023, Ch. 187.*

XVII. REVIEW OF INVESTMENT PORTFOLIO.

At the time of purchase, the securities held by the City must be in compliance with Section XVI., Authorized Investments. Because subsequent to the date of purchase some securities may fall out of compliance with Section XVI., the City Treasurer shall at least annually review the portfolio to identify those securities that do not comply. The City Treasurer shall establish procedures to report to the City Council and to FIOC, major and critical incidences of noncompliance identified through the review of the portfolio.

XVIII. INVESTMENT POOLS/MUTUAL FUNDS.

An annual, thorough investigation of any investment pool or money market fund in which the City invests is required prior to investing. The review should address the following:

1. A description of eligible investment securities, and a written statement of investment policy and objectives.
2. A description of interest calculations and how it is distributed, and how gains and losses are treated.
3. A description of how the securities are safeguarded (including the settlement processes), and how often the securities are priced and the program audited.
4. A description of who may invest in the program, how often, what size deposit and withdrawal are allowed.
5. A schedule for receiving statements and portfolio listings.
6. Are reserves, retained earnings, etc. utilized by the pool/fund?
7. A fee schedule, and when and how is it assessed.
8. Is the pool/fund eligible for bond proceeds and/or will it accept such proceeds?

XIX. LEGISLATIVE CHANGES.

Any State of California legislative action that further restricts allowable maturities, investment type, or percentage allocations will supersede any of the material presented herein. In this case, the applicable law will become part and parcel of this investment policy.

XX. INTEREST EARNINGS.

All monies earned and collected from investments authorized in this policy shall be allocated monthly to various fund accounts based on the cash balance in each fund as a percentage of the entire pooled portfolio

XXI. LIMITING MARKET VALUE EROSION.

The longer the maturity of securities, the greater their market price volatility. Therefore, it is the general policy of the City of Lincoln to limit the potential effects of market value erosion by adhering to the following guidelines:

1. All immediate and anticipated changes in liquidity requirements will be addressed prior to purchasing all investments.

2. Maturity dates for long-term investments will coincide with significant cash flow requirements where possible to assist with short term cash requirements at maturity.

3. All long-term securities will be purchased with the intent to hold all investments to maturity under the prevailing economic conditions. However, economic or market conditions may change, making it in the city's best interest to sell or trade a security prior to maturity.

XXII. PORTFOLIO MANAGEMENT ACTIVITY.

It is the City's full intent, at the time of purchase, to hold all investments until maturity to ensure the return of all invested principal dollars.

However, it is realized that market prices of securities will vary depending on economic and interest rate conditions at any point in time. It is further recognized that in a well-diversified investment portfolio, occasional measured losses are inevitable due to economic, bond market, or individual security credit analysis. These occasional losses must be considered within the context of the overall investment program objectives and the resultant long-term rate of return.

The investment program shall seek to augment returns consistent with the intent of this policy, identified risk limitations and prudent investment principles. These objectives will be achieved by use of the following strategies:

Active Portfolio Management: Through active fund and cash flow management, taking advantage of current economic and interest rate trends, the portfolio yield may be enhanced with limited and measurable increases in risk by extending the weighted maturity of the total portfolio.

Portfolio Maturity Management: When structuring the maturity composition of the portfolio, the City shall evaluate the current cash flow trends, expected interest rate yields, and necessary cash flow requirements. It is recognized that in optimal market condition, longer maturities produce higher yields.

Securities Swaps: The City may take advantage of a security swap opportunity in order to improve the quality, yield, or target duration in the portfolio; address a liquidity need of the portfolio; or to remove a security with a declining credit to minimize loss of principal. A swap may be selected even if the transactions will result in an accounting loss. Documentation for swaps will be included in the City's permanent investment file documents.

Security Downgrade: If securities owned by the City are downgraded to a level below the quality required by this Investment Policy, it shall be the City’s policy to review the credit situation and make a determination as to whether to sell or retain such securities in the portfolio.

XXIII. POLICY REVIEW AND ADOPTION.

The City of Lincoln's Investment Policy shall be adopted by resolution of the City Council annually. The Investment Policy shall be reviewed at least annually to ensure it is consistent with the objectives of safety, liquidity, yield, and relevance to current law and financial and economic trends. Any amendments to this Policy, other than State and Federal Laws, which automatically supersede the relevant sections, shall be forwarded to the City Council for adoption by resolution.

GLOSSARY.

AGENCIES: Federal agency securities and/or Government-sponsored enterprises.

ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR): The official annual report of the City. It is prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

ASKED: The price at which securities are offered.

BANKERS' ACCEPTANCE (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BENCHMARK: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to thelevel of risk and the average duration of the portfolio's investments.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a Certificate. Large denomination CD's are typically negotiable.

COLLATERAL: Securities, evidence of deposit or other property, which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DEBENTURE: A bond secured only by the general credit of the issuer.

DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DERIVATIVES: (1) Financial instruments whose return profile is linked to, or derived from, the movement of one or more underlying index or security, and may include a leveraging factor, or (2) financial contracts based upon notional amounts whose value is derived from an underlying index or security (interest rates, foreign exchange rates, equities or commodities).

DISCOUNT: The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest bearing money market instruments that are issued a discount and redeemed at maturity for full face value (e.g., U.S. Treasury Bills.)

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

DURATION: A measure of the sensitivity of the price (the value of principal) of afixed-income investment to a change in interest rates. Duration is expressed as a number of years. Rising interest rates mean falling bond prices, while declining interest rates mean rising bond prices.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up tosupply credit to various classes of institutions and individuals, e.g., S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to $250,000 per entity.

FEDERAL FUNDS RATE: The rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB): Government sponsored wholesale banks (currently 12 regional banks), which lend funds and provide correspondent banking services to member commercial banks, thrift institutions, credit unions and insurance companies. The mission of the FHLBs is to liquefy the housing related assets of its members who must purchase stock in their district Bank.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., 12 regional banks and about 5,700 commercial banks that are members of the system.

GASB STATEMENT NO. 3: Governmental Accounting Standards Board (GASB) Statement No. 3 concerns deposits with financial institutions, investments, and reverse repurchase agreements. GASB Statement No. 3 establishes numerical categories of risk relating to the custody and safekeeping of deposits and investments held by third party custodians. The categories for deposits are classified as follows

Category 1 - Insured or collateralized with securities held by the entity or by its agent in the entity's name.

Category 2 - Collateralized with securities held by the pledging financial institution's trust department or agent in the entity's name.

Category 3 - Uncollateralized

The Statement further categorizes investment custodial risk as follows:

Category 1 - Insured or registered, or securities held by the entity or its agent in the entity's name.

Category 2 - Uninsured and unregistered, with securities held by the counterparty's trust department or agent in the entity's name.

Category 3 - Uninsured and unregistered, with securities held by the counterparty, or by its trust department or agent but not in the entity's name.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by the FHA, VA or FHA mortgages. The term “pass-throughs” is often used to describe Ginnie Maes.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

LOCAL GOVERNMENT INVESTMENT POOL (LGIP): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase—reverse repurchase agreements that establishes each party’s rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers’ acceptances, etc.) are issued and traded.

OFFER: The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See Asked and Bid

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and

credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state—the so-called legal list. In other states the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond the current income return.

REPURCHASE AGREEMENT (REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this.

REVERSE REPURCHASE AGREEMENT (REVERSE REPO): A reverse-repurchase agreement (reverse repo) involves an investor borrowing cash from a financial institution in exchange for securities. The investor agrees to repurchase the securities at a specified date for the same cash value plus an agreed upon interest rate. Although the transaction is similar to a repo, the purpose of entering into a reverse repo is quite different. While a repo is a straightforward investment of public funds, the reverse repo is a borrowing.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15(C)3-1: See Uniform Net Capital Rule.

STRUCTURED NOTES: Notes issued by Government Sponsored Enterprises (FHLB, FNMA, SLMA, etc.) and Corporations, which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their

debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than 10 years.

TREASURY NOTES: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from two to 10 years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD: The rate of annual income return on an investment, expressed as a percentage. (a) INCOME YIELD is obtained by dividing the current dollar income by the current market price for the security. (b) NET YIELD or YIELD TO MATURITY is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

pfm asset management

April 23, 2026

Memorandum

To: Nita Wracker, MBA CPA, Assistant City Manager & Finance Director
City of Lincoln

From: Michael Kronbetter, Relationship Manager
PFM Asset Management, a division of U.S. Bancorp Asset Management

Re: 2026 Investment Policy Review

PFM Asset Management has completed its review of the investment policy for the City of Lincoln. The City's policy aligns with the statutes of California Government Code ("Code") that govern the investment of public funds for local agencies. We do, however, summarize changes below made to Code effective January 1, 2026, through Senate Bills 595 and 858, 827, and 852 and include a redlined draft of the City's policy that incorporates our recommendations at this time.

Senate Bills 595 and 858 revised Section 53601 of Code as follows:

- The maximum maturity for eligible commercial paper was extended from 270 to 397 days.
  Revision applied to Section XVI. Authorized Investments, Part 7 and the Summary Table.
- Local agencies with at least $100 million in investment assets are permitted to invest a maximum of 40% of its portfolio in commercial paper until January 1, 2031, then reverts to a maximum of 25%.
  Date revised in Section XVI. Authorized Investments, Part 7 and Summary Table footnote.
- In periods of low interest rates, Code had authorized local agencies to invest in U.S. government securities that could result in zero-interest accrual if held to maturity until January 1, 2026. This provision was extended to January 1, 2031.
  Policy is silent and no language is recommended as policy will follow Code.

The City is also encouraged to review the potential impacts of Senate Bills 827 and 852. SB 827 enhances training requirements for certain local agency officials with additional fiscal and financial training. SB 852 adds public officials who manage public investments to the list for whom the Fair Political Practices Commission is the filing officer for statements of economic interest and requires filers to use the Commission's electronic filing system.

Please contact us if you have any questions or would like to schedule a call to discuss our comments further. Thank you.

PFM Asset Management is a division of U.S. Bancorp Asset Management, Inc.
Investment observations based on the City of Lincoln's Investment Policy, dated 2024.
Investment observations are for informational purposes only and are not intended to provide specific advice or any specific recommendations.

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE

STAFF REPORT

Item Number 12.G

SUBJECT: Adopt a Resolution Accepting the I Street Rehabilitation Capital Improvement Project (CIP) 601 as Complete. (Araceli Cazarez)

SUBMITTED BY: Araceli Cazarez

DEPARTMENT: Engineering

DATE: May 12, 2026

STAFF RECOMMENDATION:
Staff recommends the City Council adopt a resolution accepting the I Street Rehabilitation Capital Improvement Project (CIP) 601 as complete and authorizing the City Clerk to file the Notice of Completion with the Placer County Recorder (Attachment B).

BACKGROUND/INTRODUCTION:
The Capital Improvement Program (CIP) for FY 2021/22 includes I Street Rehabilitation Project. The project included reconstruction of pavement, curb and gutter, sidewalk, driveway conforms, curb ramps and pavement striping on I Street between 1st Street and 6th Street.

On April 22, 2025, a Task Order with REY Engineers, Inc. was executed through the City's On-Call Contract for professional engineering services for the design of the I Street Rehabilitation.

On July 11, 2025, REY completed the plans and technical specification, and City Staff published the invitation for bids in the Lincoln New Messenger, PlanetBids and the City website.

On August 12, 2025, the City Council approved Resolution 2025-119 authorizing the City Manager to execute a contract for construction with R&R Pacific Construction in the amount of $1,512,088 for the construction of the I Street Rehabilitation Capital Improvement Project (CIP) 601, authorizing the City Engineer to approve change orders not to exceed $266,818, and authorizing the City Manager to execute a contract with UNICO Engineering for construction management and inspection services in the amount of $363,699.

The project is complete and all change orders have been finalized for a total change order amount of $182,244 or 12% of the original amount $1,512,088. A summary of the change orders is shown below.

~~Change Order No.~~	**Description**	**Cost**
1, 2, 4, 7,12	Extra Site Work: Unsuitable subgrade was discovered during concrete work, so the Contractor was directed to excavate additional 6" of subgrade and replace with aggregate base. Locations: I & 2nd, I & 3rd, I & 4th St, I & 5th St, I & 6th St	$39,083
5, 6, 8,9,10	Extra Site Work: Added warm mix asphalt additive to accommodate cold weather conditions, addition of Type 3 curb at the back of curb ramps, additional FDR-C on eastern side of I & 4th St.	$27,287
3, 13, 14, 15	Extra Utility Work: Change in the pipe material due to plan and specs inconsistencies, additional slurry backfill was used to protect the shallow pipe, raising of SDMH that was not identified on the plans, construction of new DI at I & 6th St, and replacement of sewer service lateral at 384 I St.	$24,104
11	Extra Work: Unsuitable subgrade was found, pavement grading adjustment due to existing condition being higher than expected, and removal & replacement of DI at I & 6th St.	$91,770
	Total	**$182,244**

FINDINGS/ANALYSIS:

Final inspection of the improvements was performed on April 7, 2026. Staff has determined that the work performed by R&R Pacific Construction is complete and in conformance with the contract terms. R&R Pacific Construction has provided Guarantee Letter (Attachment D) and Warranty Bond (Attachment C) to guarantee the work for a period of one-year from the filing of the attached Notice of Completion.

ENVIRONMENTAL REVIEW:

The proposed project qualifies for a categorical/statutory exemption under C.C.R. section § 15301 and thereby is exempt from further environmental review under the California Environmental Quality Act Guidelines.

LEVINE ACT COMPLIANCE:

FISCAL IMPACT:

Budgeted

Fund 2210 & 2230	
CIP 601 I Street Rehabilitation	
R&R Pacific Construction – Construction	$1,512,088
UNICO – Construction Management/Inspection	$ 363,699
Contingency (15%)	$ 266,818
Total	**$2,142,605**

Project Costs

Construction – R&R Pacific Construction	$ 1,584,615
Contingency (12%)	$ 182,244
CM Inspection – UNICO Engineering	$ 363,699
Total	**$ 2,130,558**

Budget Remaining

Fund 2210	$ 0
Fund 2230	$ 12,047

ATTACHMENTS:

I Street CIP601_NOC.DOC2.Attachment A_Resolution.2026May12.jespartero.docx

I Street CIP601_NOC.DOC3.Attachment B_Notice of Completion.2026May12.jespartero.docx

I Street CIP601_NOC.DOC4.Attachment C_Warranty Bond.2026May12.jespartero.pdf

I Street CIP601_NOC.DOC5.Attachment D_Guarantee Letter.2026May12.jespartero.pdf

RESOLUTION 2026-XXX

A RESOLUTION ACCEPTING I STREET REHABILITATION PROJECT, CIP 601, AS COMPLETE AND AUTHORIZING THE CITY CLERK TO FILE THE NOTICE OF COMPLETION WITH THE PLACER COUNTY RECORDER

WHEREAS, on August 12, 2025, the City Council authorized the City Manager to execute a construction contract with R&R Pacific Construction for the construction of the I Street Rehabilitation Project; and

WHEREAS, all work with the above contract was completed on April 7, 2026, in accordance with the contract documents; and

WHEREAS, staff recommends to the City Council that said project be accepted and a Notice of Completion be filed by the City Clerk with the Placer County Recorder.

NOW THEREFORE BE IT RESOLVED:

Section 1. The City Council of the City of Lincoln authorizes:

a. Construction on the above-mentioned contract to be accepted as complete in accordance with the plans and specifications.

b. The City Clerk to execute and record the Notice of Completion on said contract and project on behalf of the City of Lincoln.

c. Finance to release remaining/available funds from the completed project upon notification from the City Engineer or designee.

PASSED AND ADOPTED this 12th day of May, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

Hope Ithurburn, City Clerk

RECORDING REQUEST BY:

City Clerk
City of Lincoln

WHEN RECORDED MAIL TO:

City Clerk
City of Lincoln
600 Sixth Street
Lincoln, California 95648
(Exempt from recording fees Govt. Code 27383)

NOTICE OF COMPLETION

I Street Rehabilitation CIP 601
Owner: City of Lincoln
600 6th Street
Lincoln, CA 95648
County of Placer
State of California

NOTICE IS HEREBY GIVEN that on the 7th day of April, 2026, a Final Inspection on the I Street Rehabilitation Project of the certain work described and awarded in contract to R&R Pacific Construction, and which was entered into on August 12, 2025, was performed, and all work was found to be in accordance with the specifications of said work filed with the City Clerk and adopted by the City Council of said City.

That said work of the I Street Rehabilitation Project was completed on April 7, 2026, and accepted by the City Council of the City of Lincoln on May 12, 2026.

That the name of the surety on the contractor's bond for payment on said contract is Old Republic Surety Company, a Wisconsin corporation. The scope of work for this project included reconstruction of pavement, curb and gutter, sidewalk, driveway conforms, curb ramps and pavement striping on I Street between 1st Street to 6th Street.

CITY OF LINCOLN

BY: _____
Hope Ithurburn, City Clerk

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

_____ _____
Date Signature

City of Lincoln
600 6th Street
Lincoln, CA 95648
Place

OLD REPUBLIC SURETY COMPANY

MAINTENANCE BOND

Bond Number 7486782 M
Premium is included in performance bond.

KNOW ALL PERSONS BY THESE PRESENTS:

That, R & R Pacific Construction dba R & R Pacific Excavation as Principal, and Old Republic Surety Company, a corporation organized under the laws of the State of Wisconsin and authorized to do a surety business in the State of California, as Surety, are held and firmly bound unto the City of Lincoln, as Obligee in the sum of One Hundred Seventy Six Thousand Three Hundred Sixty Four and 14/100 Dollars ($176,364.14), lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

SEALED with our seals and dated 13th day of April, 2026.

WHEREAS, on the 12th day of August, 2025, the said principal as contractor, entered into a contract for:

I Street Rehabilitation Project CIP 601

for the sum of One Million Five Hundred Twelve Thousand Eighty Eight and 20/100 Dollars ($1,512,088.20); and,

WHEREAS, under the terms of the specifications for said work, the said principal is required to give a bond in the amount of One Hundred Seventy Six Thousand Three Hundred Sixty Four and 14/100 Dollars ($ 176,364.14), to protect the obligee against the result of faulty materials or workmanship for a period of one (1) year(s) from and after the date of completion and acceptance of same, namely, until _____ day of _____, 2027.

Now, THEREFORE, if the said principal shall for a period of one (1) year from and after the date of the completion and acceptance of same by said obligee replace any and all defects arising in said work whether resulting from defective materials or defective workmanship, then the above obligation to be void; otherwise to remain in full force and effect.

R & R Pacific Construction dba R & R Pacific Excavation
Principal

By _____ Maria J. Mahder, CFO

Old Republic Surety Company
Surety

By _____
Elizabeth Collodi, Attorney-in-Fact

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Butte)

On April 13, 2026 before me, Sara Walliser, Notary Public
(insert name and title of the officer)

personally appeared Elizabeth Collodi,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

ARS3 SARA WALLISER COMM. # 2449544 NOTARY PUBLIC · CALIFORNIA COUNTY OF BUTTE Comm. Expires JUL 5, 2027 ARS3

OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

ELIZABETH COLLODI, JOHN WEBER, JESSICA MONLUX, JOHN HOPKINS, SARA WALLISER, BREANNA BOATRIGHT, DEANNA QUINTERO, BILL RAPP, TONY CLARK, MATTHEW FOSTER, JASON MARCH, SAMANTHA WATKINS, PAULA SENNA, JENNIFER LAKMANN, MINDY WHITEHOUSE, PHIL WATKINS, BRAD ESPINOSA, KATHLEEN LE, SHARON SMITH, CASSANDRA MEDINA, STEVEN WILLIAMS, R. KAILANY of CHICO, CA

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, ***(other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds),*** as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18,1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

(i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or

(ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or

(iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 20th day of August, 2025.

OLD REPUBLIC SURETY COMPANY

Assistant Secretary

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 20th day of August, 2025, personally came before me, Alan Pavlic and Kevin J. Abitz, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.

Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026

(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

31-2100

Signed and sealed at the City of Brookfield, WI this 13th day of April, 2026.

Assistant Secretary

ORSC 22262 (3-06)

INTERWEST INSURANCE SERVICES

ARTICLE 26. GUARANTEES

Section 26.01. Guarantee Required.

In addition to any guarantees required elsewhere by the Contract Documents, the Contractor shall guarantee the work for a period of one (1) year from and after the recordation of the Notice of Acceptance. Such guarantee shall be made on the form provided, as set forth in section 26.02 below.

Such guarantee is in addition to, and not in lieu of, the City's rights to enforce this contract in all respects.

Section 26.02. Form of Guarantee.

The guarantee required by this article shall provide as follows:

> The Contractor CFO hereby unconditionally guarantees that the work performed pursuant to I Street Rehab (Project Descriptions) has been done in accordance with the requirements of the contract therefore and further guarantees the work of the contract to be and remain free of defects in workmanship and materials for a period of one (1) year from the date of acceptance of the contract, unless a longer guarantee period is called for by the Contract Documents. The Contractor hereby agrees to repair or replace any and all work, together with any adjacent work which may have been damaged or displaced in so doing, that may prove to be not in accordance with the requirements of the contract or that may be defective in its workmanship or material within the guarantee period specified, without any expense whatsoever to the City of Lincoln, ordinary wear and tear and unusual abuse and neglect only expected. The Contractor has provided contract bonds which will remain in full force and effect during the guarantee period.
>
> The Contractor further agrees that within ten (10) calendar days after being notified in writing by the City of Lincoln of any work not in accordance with the requirements of the contract or any defects in the work, he will commence and prosecute with due diligence all work necessary to fulfill the terms of this guarantee, and to complete the work within a reasonable period of time. In the event he fails to so comply, he does hereby authorize the City of Lincoln to proceed to have such work done at the Contractor's expense and he will pay the cost thereof upon demand. The City shall be entitled to all costs, including reasonable attorneys' fees, necessarily incurred upon the Contractor's refusal to pay the above costs.
>
> Notwithstanding the foregoing paragraph, in the event of an emergency constituting an immediate hazard to the health or safety of the employees of the City of Lincoln, or its property or licensees, the City may undertake at

the Contractors expense without prior notice, all work necessary to correct such hazardous condition when it was caused by the work of the Contractor not being in accordance with the requirements of this contract, or being defective, and to charge the same to the Contractor as specified in the preceding paragraph.

The guarantee set forth herein is not intended by the parties, not shall it be construed, as in any way limiting or reducing the City of Lincoln's rights to enforce all terms of the contract referenced hereinabove on the time for enforcement of. This guarantee is provided in addition to, and not in lieu of, the City of Lincoln's rights on such contract.

CEO for R/R Pacific

CONTRACTOR'S SIGNATURE

(Corporate Seal)



STAFF REPORT

Item Number 12.H

SUBJECT: Waive Full Reading and Adopt by Title Only an Ordinance Amending the Zone Text of the Special Use District B Northeast Quadrant General Development Plan. (Thomas Cruickshank)

SUBMITTED BY: Tom Cruickshank

DEPARTMENT: Community Development

DATE: May 12, 2026

STAFF RECOMMENDATION:
Staff recommends that the City Council determine that an Addendum to the Special Use District B Northeast Quadrant (SUD B NEQ) Specific Plan EIR (SCH #2015032102) for the West Lincoln Square Commercial Project was previously adopted by the City Council, and therefore, no additional environmental review is required; and waive second reading and adopt an Ordinance approving an Amendment to the SUD B NEQ General Development Plan in association with the West Lincoln Square Commercial Project.

BACKGROUND/INTRODUCTION:
On April 28, 2026, the City Council held a public hearing, waived first reading, and introduced by title only an Ordinance amending the Zone Text of the SUD B NEQ General Development Plan in association with the West Lincoln Square Commercial Project. Along with this approval, the City Council adopted resolutions certifying the Addendum to the SUD B NEQ Specific Plan EIR, and approving an amendment to the commercial portion of a Tentative Parcel Map for the West Lincoln Square Commercial Project.

ENVIRONMENTAL REVIEW:
No further environmental analysis is required because the Addendum to the SUD B NEQ Specific Plan EIR (SCH #2015032102) was previously approved and adopted by the City Council was intended to be used in connection with each of the entitlements and subsequent approvals needed for the project consistent with other CEQA policies and requirements applicable to tiered EIRs, and the action is further exempted by CEQA Guidelines Sections 15182 (Projects Pursuant to a Specific Plan) and 15183 (Projects Consistent with Zoning).

ATTACHMENTS:
Attachment_1_GDP_Ordinance.doc

Attachment_1_Exhibit A.pdf

ORDINANCE XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING A ZONE TEXT AMENDMENT TO THE ADOPTED SUD-B NEQ GENERAL DEVELOPMENT PLAN (CITY COUNCIL RESOLUTION NO. 2019-099)

WHEREAS, the City of Lincoln adopted Ordinance No. 988B on May 28, 2019 approving the Special Use District-B Northeast Quadrant (SUD-B NEQ) General Development Plan (GDP); and

WHEREAS, Title 18, Chapter 18.32 of the Lincoln Municipal Code provides for the review of the City's Planning Commission on all Specific Development Plans and Development Permits (Design Review); and

WHEREAS, the City of Lincoln has received a request to amend the Special Use District-B Northeast Quadrant General Development Plan in conjunction with entitlements requested for the West Lincoln Square Commercial Project (Project). The amendment involves a text change to the Permitted Uses Table 2.1 on page 2-4 of the SUD B NEQ GDP which requires an entitlement (Conditional Use Permit) for an oil change facility; and

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2019-098 on May 14, 2019, making findings concerning mitigation measures and alternatives, making a statement of overriding considerations, adopting a Mitigation Monitoring and Reporting Program, and certifying the Special Use District-B Northeast Quadrant Specific Plan Environmental Impact Report (EIR) (SCH # 2015032102) pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, the City, as a Lead Agency, has prepared an Addendum to the SUD-B NEQ Specific Plan EIR certified on May 14, 2019 (SCH # 2015032102), and has concluded the preparation of an additional supplemental or subsequent EIR is not required prior to approval of the proposed; and

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony on March 18, 2026, voted to recommend the City of Lincoln City Council determine the Project would not result in any new significant environmental effects or substantial increases in the severity of significant effects previously identified in the EIR; and

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on March 18, 2026 vote to recommend the City Council amend the SUD B General Development Plan; and

WHEREAS, a notice describing the proposed West Lincoln Square Commercial Project in the SUD-B NEQ Specific Plan area was placed in the Lincoln News Messenger and were sent to neighboring property owners pursuant to Section 18.80.30 of the Lincoln Municipal Code; and

WHEREAS, the City Council has reviewed the Zone Text Amendment to the SUD B NEQ General Development Plan and conducted a public hearing on April 28, 2026.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN does ordain as follows:

Section 1. **Incorporation of Recitals.** The City Council hereby incorporates by reference the recitals set forth above.

Section 2. **CEQA Analysis.** This Ordinance will not cause any environmental damage or substantially and avoidably injure fish or wildlife or their habitat because all potential impacts related to the environment have been mitigated as set forth in the Final Environmental Impact Report for the SUD-B NEQ Specific Plan, processed under SCH No. 2015032102 as documented in the SUD-B Northeast Quadrant Specific Plan Environmental Impact Report Addendum consistent with State CEQA Guidelines Section 5164 (Addendum to an EIR or Negative Declaration).

Section 3. **Severability.** If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 4. **Publication.** Within fifteen days of passage of this Ordinance, the City Clerk shall cause the full text of the Ordinance, with the names of those City Councilmembers voting for and against the Ordinance, to be published in the Lincoln News Messenger. In lieu of publishing the full text of the Ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the Ordinance, prepared by the City Attorney and with the names of the City Councilmembers voting for and against the Ordinance, to be published in the Lincoln News Messenger, and shall post in the office of the City Clerk a certified copy of the City Councilmembers voting for and against the Ordinance. The publication of a summary of the Ordinance in lieu of the full text of the Ordinance is authorized only where the requirements of Government Code § 36933(c)(1) are met.

Section 6. **Text Amendment.** Table 2.1 (Exhibit A) of the Special Use District-B Northeast Quadrant General Development Plan is modified as follows:

> Page 2-4, Under “Commercial Uses,” the land use category automobile service stations, Smog Centers, no including major repair or overall is changed from “Prohibited Use” to “Conditional Use Permit Required” for commercial zone only.

INTRODUCED at a regular meeting of the City Council of the City of Lincoln held on April 28, 2026, by the following vote:

AYES: Councilmembers: Andreatta, Brown, Eklund, Pearl, Reedy
NOES: Councilmembers: None
ABSENT: Councilmembers: None
ABSTAIN: Councilmembers: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Lincoln held on _____ day of _____, 2026, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

P = Permitted by Right C = Conditional Use Permit Required X = Prohibited Use	Zoning Categories			
	RESIDENTIAL ZONE	COMMERCIAL ZONE	PUBLIC/OPEN SPACE ZONES	
Land Uses	**LDR**	**COMM**	**PARK**	**OS**
Schools, K-12, private	C	X	X	X
Schools, K-12, public	C	X	X	X
Schools, vocational	X	X	X	X
Office and Health Care Uses				
Business and professional offices	X	P	X	X
Hospitals	X	X	X	X
Medical and dental offices	X	P	X	X
Research and development; provided, however, that such uses must occur entirely within an enclosed building	X	P	X	X
Indoor veterinary clinics and animal hospitals	X	P	X	X
Outdoor veterinary clinics and animal hospitals	X	C	X	X
Commercial Uses				
Apparel and jewelry stores	X	P	X	X
Alcohol Sales (greater than 10k sf)	X	P	X	X
Automobile body, paint, maintenance and/or repair shops (w/ dealership)	X	P	X	X
Automobile parts stores, retail only	X	P	X	X
Automobile and motorcycle sales and rentals	X	P	X	X
Automobile service stations, Smog Centers, not including major repair or overhaul	X	~~X~~ C	X	X
Bakeries and delicatessens	X	P	X	X
Bars, taverns and cocktail lounges	X	C	X	X
Barber shops, beauty, nail and tanning salons and similar uses	X	P	X	X

STAFF REPORT

Item Number 12.I

SUBJECT: Adopt a Resolution Authorizing the City Manager and/or his Designee(s) to Augment the FY 25/26 Budget in the amount of $250,000 from Community Services Administration Public Facilities Element (PFE) fund 2430 for the Reconfiguration of Office Space at City Hall and Execute Related Professional Service agreements. (Scott Boynton)

SUBMITTED BY: Scott Boynton

DEPARTMENT: Public Works

DATE: May 12, 2026

STAFF RECOMMENDATION:

Staff recommends that the City Council adopt a resolution authorizing the City Manager and/or his designee(s) to:

1. Augment the FY 25/26 budget in the amount of $250,000 from Community Services Administration Public Facilities Element (PFE) fund 2430 for the reconfiguration of office space and installation of new cubicles at City Hall; and
2. Execute necessary professional service agreements, materials purchases, and related administrative tasks necessary to execute the project.

BACKGROUND/INTRODUCTION:

As part of ongoing efforts to optimize workspace utilization and support departmental operational needs, the City is proposing a reconfiguration of office space within City Hall.

The Human Resources (HR) Department will be relocated to the south side of the third floor to better support its operational functions. Due to the confidential nature of HR activities, this relocation includes enclosing the south side of the third floor to create a secure workspace that ensures privacy and confidentiality.

FINDINGS/ANALYSIS:

The proposed project includes several key components to accommodate departmental needs and support future organizational growth:

HR Relocation and Security Enhancements:

The south side of the third floor will be enclosed to create a secure area dedicated to HR operations. This modification will enhance confidentiality and align with best practices for

handling sensitive personnel matters.

Installation of New Cubicles:

A total of ten (10) new cubicles will be installed to support staffing needs and improve space efficiency within City Hall.

Staff Relocations:

The reconfiguration will result in the relocation of three (3) existing staff currently housed on the south side of the third floor:

- Two (2) staff members will be relocated to the second floor
- One (1) staff member will be relocated to an office on the north side of the third floor

North Side Reconfiguration for Future Growth:

The existing cubicle layout on the north side of the third floor will be reconfigured to maximize efficiency and create additional capacity for future expansion, particularly for Information Technology and Engineering staff.

Consequently, this project represents a proactive approach to space planning, ensuring that City Hall facilities can accommodate current operational needs while allowing for future growth.

FISCAL IMPACT:
The total cost of the project is estimated at $250,000. Funding for this project will be provided through available funds within the PFE Community Services Administration Fund 2430.

Approval of this budget augmentation will allocate the necessary funding to complete the office reconfiguration and cubicle installation project.

ATTACHMENTS:
ATTACHMENT_1_Resolution__1_.doc

RESOLUTION 2026 – XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY LINCOLN APPROVING A BUDGET AUGMENTATION FOR THE CITY HALL WORKSPACE OPTIMIZATION AND RECONFIGURATION PROJECT FROM FUND 2430 PFE COMMUNITY SERVICES – ADMIN AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENTS FOR THE CITY HALL WORKPLACE OPTIMIZATION AND RECONFIGURATION PROJECT

WHEREAS, the City of Lincoln is committed to maintaining efficient and functional workspace environments to support City operations and service delivery; and

WHEREAS, the City has identified the need to reconfigure office space within City Hall to better accommodate departmental needs, including the relocation of the Human Resources Department to the south side of the third floor; and

WHEREAS, due to the confidential nature of Human Resources operations, modifications are necessary to create a secure and enclosed workspace to ensure privacy and confidentiality; and

WHEREAS, the proposed project includes the installation of ten (10) new cubicles, the relocation of existing staff, and the reconfiguration of the north side of the third floor to improve space efficiency and allow for future expansion of Information Technology and Engineering staff; and

WHEREAS, the total estimated cost of the project is $250,000, and sufficient funds are available through the Public Facilities Element (PFE) Community Services-Admin fund 2430; and

WHEREAS, approval of a budget augmentation is necessary to appropriate the required funding and proceed with the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lincoln hereby:

1. Authorizes the City Manager and/or his designee(s) to approve a budget augmentation from the FY 25/26 budget in the amount of $250,000 from the PFE Community Services – Admin fund 2430 for the City Hall Workspace Optimization and Reconfiguration Project.
2. Authorizes the City Manager and/or his designee(s) to execute any professional services agreements, approve materials purchases, and related administrative tasks necessary to execute the project within the budgeted amount for the City Hall Workspace Optimization and Reconfiguration Project.

PASSED AND ADOPTED this 12th day of May, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:

ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Richard Pearl, Mayor

ATTEST:

Hope Ithurburn, City Clerk

STAFF REPORT

Item Number 12.J

SUBJECT: Adopt a Resolution Authorizing the City Manager to Grant a Utility Easement to Pacific Gas and Electric Company (PG&E) over City-Owned Property for the Executive Hangars of Lincoln Project. (Matthew Medill)

SUBMITTED BY: Matthew Medill

DEPARTMENT: Public Works

DATE: May 12, 2026

STAFF RECOMMENDATION:
Staff recommends that the City Council adopt a resolution authorizing the City Manager to grant a utility easement to Pacific Gas and Electric Company (PG&E) over City-owned property for the Executive Hangars of Lincoln Project, based on the attached easement exhibit, and to execute and record any documents necessary to effectuate the easement, including any non-substantive revisions, in a form approved by the City Attorney.

BACKGROUND/INTRODUCTION:
The Executive Hangars of Lincoln Project requires utility infrastructure to support development at the Lincoln Airport. In coordination with the project, PG&E has requested a utility easement over a portion of City-owned property to install, operate, and maintain utility facilities.

PG&E has completed a review of existing records and determined that no existing easement exists within the proposed easement area, including the identified pad locations. As a result, a new easement is required to accommodate the proposed utility improvements.

The proposed easement area is depicted in the attached exhibit and parcel map.

FINDINGS/ANALYSIS:
The proposed easement area and associated parcel maps have been provided and reviewed by staff. The easement will be granted based on the attached exhibit, which defines the location and limits of the easement area.

No separate easement agreement is required for this action. The executed easement document, incorporating the exhibit, will be recorded to formalize PG&E's rights to install, operate, and maintain utility infrastructure necessary to serve the Executive Hangars of Lincoln Project.

Advance authorization to execute this easement grant will provide the developer of the

Executive Hangars of Lincoln project the best opportunity to satisfy PG&E's preconstruction requirements, maintain the construction schedule, and complete project paving in advance of the Lincoln Regional Airport Wings and Wheels event on August 28 and 29.

ATTACHMENTS:
Attachment 1 Resolution.docx

Attachment 2 Proposed Easement Exhibit.pdf

RESOLUTION 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE GRANT OF A UTILITY EASEMENT PACIFIC GAS AND ELECTRIC COMPANY (PG&E) FOR THE EXECUTIVE HANGARS OF LINCOLN PROJECT

WHEREAS, the Executive Hangars of Lincoln Project requires utility infrastructure to support development at the Lincoln Airport; and

WHEREAS, PG&E has requested a utility easement over a portion of City-owned property for the installation, operation, and maintenance of utility facilities; and

WHEREAS, PG&E has determined that no existing easement exists within the proposed easement area, including the identified pad locations; and

WHEREAS, the location and extent of the easement area are depicted in the attached easement exhibit and parcel map; and

WHEREAS, the City Council finds that granting the easement is in the best interest of the City and supports necessary infrastructure improvements associated with the project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lincoln hereby authorizes the grant of a utility easement to Pacific Gas and Electric Company over City-owned property, as depicted in the attached easement exhibit, and further authorizes the City Manager to execute and record all documents necessary to effectuate the easement, including any non-substantive revisions, in a form approved by the City Attorney.

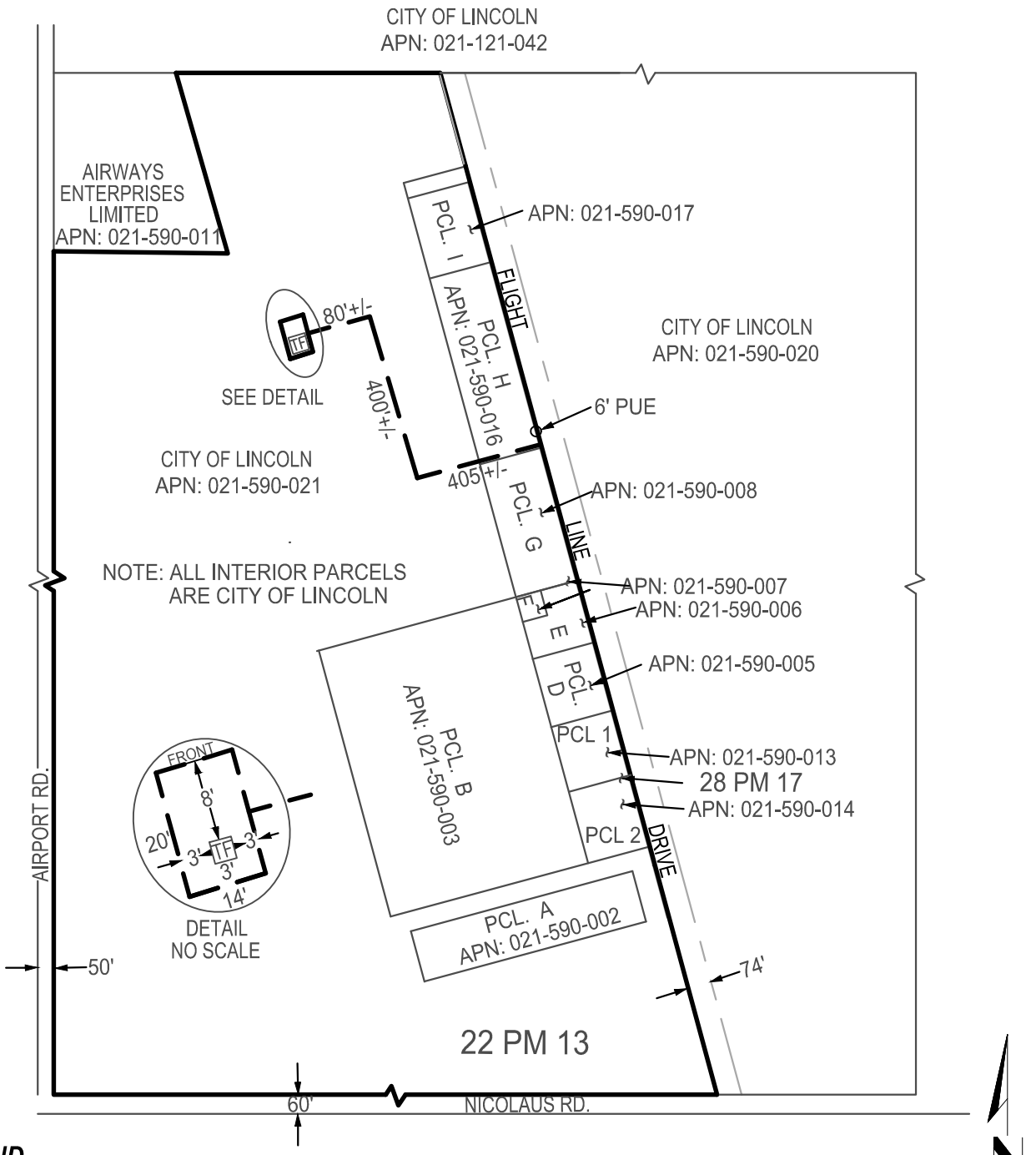
PASSED AND ADOPTED this 12th day of May, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk



LEGEND

- ROAD RIGHT OF WAY
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINES
- APPROX. CENTERLINE OF FACILITIES 10' WIDE STRIP EASEMENT AREA
- TF TRANSFORMER

UNLESS OTHERWISE SHOWN, ALL COURSES EXTEND TO OR ALONG ALL BOUNDARIES OR LINES

EXECUTIVE HANGARS OF LINCOLN, LLC						SCALE 1"=500'	DATE 4/20/2026
SECTION NW 1/4 OF NE 1/4 7	TOWNSHIP 12N	RANGE 6E	MERIDIAN M.D.B.M.	COUNTY OF: PLACER		CITY OF: LINCOLN	
				F.B.: N/A	DR.BY: D9W8	CH.BY: RWW0	
PLAT MAP REFERENCES U29, U2902, U2907				PG&E	SACRAMENTO DIVISION	35577598 AUTHORIZE	L-12-6-7 DRAWING NO.

STAFF REPORT

Item Number 12.K

SUBJECT: Adopt a Resolution for the Benefit Assessment District No. 1 Annual Update (1) Initiating Proceedings and Ordering the Preparation of the Fiscal Year 2026/27 Preliminary Engineer's Report for Benefit Assessment District No. 1 and (2) Approving the Preliminary Engineer's Report, Declaring the Intention to Order Improvements, Levy and Collect Assessments, and Setting the Public Hearing for June 9, 2026. (Matthew Medill)

SUBMITTED BY: Matthew Medill

DEPARTMENT: Public Works

DATE: May 12, 2026

STAFF RECOMMENDATION:

Staff recommends the City Council adopt two resolutions for the Benefit Assessment District No. 1 Annual Update: 1) a resolution initiating proceedings and ordering the preparation of the Fiscal Year 2026/27 Preliminary Engineer's Report for Benefit Assessment District No. 1; and subject to approval of the first resolution, staff is recommending adoption of a second resolution 2) a resolution approving the Preliminary Engineers' Report, declaring the intention to order improvements, levy and collect assessments, and setting the Public Hearing for June 9, 2026.

The Fiscal Year 2026/27 collection of assessments is estimated to be $95,430, which provides the funds necessary for maintenance and repair activities benefitting properties within Benefit Assessment District No. 1.

BACKGROUND/INTRODUCTION:

Benefit Assessment District No. 1 (District) was formed on June 14, 2005 via Resolution 2005-151 pursuant to the Benefit Assessment Act of 1982 (1982 Act) to provide funding for the maintenance of flood and storm drain facilities required of new subdivisions as they are constructed within the City of Lincoln. The following developments have been annexed into the District: Lincoln Crossing (Zone 1), Aitken Ranch/Sorrento (Zone 2), Cresleigh Grove (Zone 3), and Lincoln Highlands (Old Zone 4 was merged into Zone 5). Attachment B is a map showing the Benefit Zone Diagram.

The assessments collected through the District provide funding for maintenance and operations of storm water retention facilities, drainage outfalls, and storm water conveyances benefitting the properties within the District.

City Council annually initiates assessment proceedings and orders the preparation of an annual Engineer's Report for each fiscal year that assessments are to be levied. This initiation process associated with the first resolution (Resolution of Initiation) is the first action required to authorize the annual levy of assessments for the operation, maintenance, and servicing of improvements within the District for Fiscal Year 2026/27.

The Fiscal Year 2026/27 assessments in the District Engineer's Report will be placed on the Fiscal Year 2026/27 property tax roll and are calculated by considering all anticipated expenditures for maintenance, utilities, and administration that benefit each Zone. The levied assessment rates may change from fiscal year to fiscal year, depending upon maintenance to be performed, but cannot exceed the maximum amount set when the District was originally formed, plus an annual adjustment for inflation. The amounts proposed to be assessed for Fiscal Year 2026/27 are at the authorized maximum assessment.

The approval of the Preliminary Engineer's Report, declaring the intention to levy and collect assessments, and setting the date of the Public Hearing for June 9, 2026 is the purpose of the second resolution (Resolution of Intention).

FINDINGS/ANALYSIS:

The maintenance costs assigned to the District are spread to the parcels that benefit directly from the improvements maintained by the District and there is no general benefit to the public at large. The table below shows the proposed Fiscal Year 2026/27 assessment rates and assessment revenue. The assessments are adequate to fund the maintenance of improvements benefitting the District.

FY 2026/27 Summary of Estimated Revenue by Zone

Benefit Zone Description	FY 2026/27 Assessment Rate per EDU	Estimated FY 2026/27 Revenue
Benefit Zone 1 - Lincoln Crossing Phases II, IIIA & IIIB	$23.56	$56,718.02
Benefit Zone 2 - Aitken Ranch - Sorrento	$23.57	$11,709.32
Benefit Zone 3 - Cresleigh Grove	$23.58	$1,957.14
Benefit Zone 5 - Lincoln Highlands	$139.15	$25,045.20
Total	**N/A**	**$95,429.68**

The first step in approving assessments for Fiscal Year 2026/27 is for City Council to adopt a Resolution of Initiation. The Resolution of Initiation generally describes proposed new improvements or any substantial changes in existing improvements and orders the Engineer to prepare and file a Preliminary Engineer's Report with the City Clerk. City Council may approve the Preliminary Engineer's Report as filed or may modify the report so long as the assessments are not increased above their authorized maximum amounts.

Staff has reviewed the Preliminary Engineer's Report (Attachment C) and is satisfied with the Report, including the budget items and diagram. Staff is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefit received from

operation, maintenance and servicing of the public improvements benefitting properties within the District, as set forth in the Engineer's Report. Staff recommends Council approve the Preliminary Engineer's Report and adopt the Resolution of Intention which would set June 9, 2026 as the Public Hearing Date.

Up through the end of the Public Hearing, City Council may order changes to the Engineer's Report, including changes in the improvements, benefit zones or the proposed assessment rates. Upon conclusion of the Public Hearing, City Council may adopt a resolution confirming the diagram and assessment, either as originally proposed or as modified. The adoption of this resolution shall constitute the levy of assessments for Fiscal Year 2026/27.

In order to meet Placer County Tax Collector deadlines, both of these steps must be completed prior to June 30, 2026. The maximum assessment rates have been increased each fiscal year by the annual change in the February Consumer Price Index (CPI), which is 2.48% for Fiscal Year 2026-27.

Consequently, staff recommends the City Council take the following action:

1. Adopt a resolution initiating proceedings and ordering the preparation of the Fiscal Year 2026/27 Preliminary Engineer's Report for Benefit Assessment District No.1; and
2. Adopt a resolution approving the Preliminary Engineer's Report, declaring the intention to order improvements, levy and collect assessments, and setting the Public Hearing for June 9, 2026.

The next action item will be to prepare the Fiscal Year 2026/27 Final Engineer's Report and submit the Report to City Council for approval at the Public Hearing on June 9, 2026.

ENVIRONMENTAL REVIEW:

This project is exempt from the California Environmental Quality Act (Pub. Resources Code, 21000 et seq., "CEQA") pursuant to CEQA Guidelines section 15301(c), existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities and section 15301(h), maintenance of existing landscaping, native growth, and water supply reservoirs. Since this project will continue to maintain existing facilities, no further environmental analysis is required.

FISCAL IMPACT:

The projected Fiscal Year 2026/27 collection of assessments is estimated to be $95,430, which provides funds necessary for maintenance and repair activities benefitting properties within the District (Fund 2770). Without the collection of these assessments, maintenance activities would be reduced, and the funding would be a burden on the General Fund. The Fiscal Year 2026/27 assessment rates have been increased 2.48% over the Fiscal Year 2025/26 assessment rates. This increase is based upon the prior year's CPI increase (February 2025 to February 2026) for All Urban Consumers in the San Francisco Bay Area.

ATTACHMENTS:

ATTACHMENT A Resolutions.docx

ATTACHMENT B Benefit Zone Diagram.pdf

ATTACHMENT C Lincoln FY 2026/27 BAD Preliminary Engineer's Report.pdf

RESOLUTION 2026 - XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN, COUNTY OF PLACER, STATE OF CALIFORNIA, INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS AND ORDERING THE CITY ENGINEER TO PREPARE THE ANNUAL ENGINEER'S REPORT FOR THE BENEFIT ASSESSMENT DISTRICT NO. 1 FOR FISCAL YEAR 2026/27

WHEREAS, the City Council has by previous Resolutions formed, annexed territory to, and levied annual assessments for the Benefit Assessment District No. 1 (hereafter referred to as the "District"), pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4, of the California Government Code (commencing with Section 54703) (the "1982 Act"), Article*);

WHEREAS, the City Council proposes to levy and collect assessments for Fiscal Year 2026/27 from properties located within the District to pay for the construction, maintenance and servicing of all public improvements and facilities authorized under the Act;

WHEREAS, the City Council has retained a qualified engineering firm for the purpose of assisting the City with the annual administration of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with the Act; and

WHEREAS, the project does not have a significant effect on the environment and is categorically exempt from the requirement for the preparation of environmental documents per CEQA Guidelines sections 15301(c) and 15301(h).

NOW THEREFORE BE IT RESOLVED:

Section 1 District Improvements: The improvements include all authorized public improvements pursuant to *Section 54710* of the Act, which include but are not limited to the maintenance and operation costs of drainage, and flood control services.

Section 2 Annual Levy Report: The City Council hereby orders the preparation and filing, with the City Clerk, an Engineer's Report concerning the collection of assessments for the District for the fiscal year commencing July 1, 2026, and ending June 30, 2027.

PASSED AND ADOPTED this 12th day of May, 2026 by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Richard Pearl, Mayor

ATTEST:

Hope Ithurburn, City Clerk

RESOLUTION 2026 - XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN, COUNTY OF PLACER, STATE OF CALIFORNIA, DECLARING THE INTENTION TO ORDER IMPROVEMENTS FOR BENEFIT ASSESSMENT DISTRICT NUMBER 1, LEVY AND COLLECT ASSESSMENTS, APPROVING PRELIMINARY ENGINEER'S REPORT AND SETTING A PUBLIC HEARING FOR JUNE 9, 2026 OR AT SUCH TIME THEREAFTER THAT THE MATTER CAN BE HEARD FOR THE PUBLIC HEARING IN ACCORDANCE WITH THE PROVISIONS OF THE BENEFIT ASSESSMENT ACT OF 1982 AND CALIFORNIA PROPOSITION NO. 218.

WHEREAS, the City Council has by previous Resolutions formed, annexed territory to, and levied annual assessments for the Benefit Assessment District No. 1 (hereafter referred to as the "District"), pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter of the California Government Code (commencing with Section 54703)* (hereafter referred to as the "Act") and California Proposition 218;

WHEREAS, the project does not have a significant effect on the environment and is categorically exempt from the requirement for the preparation of environmental documents per CEQA Guidelines sections 15301(c) and 15301(h);

WHEREAS, the City Council by approval of Resolution of Initiation has described any proposed improvements to be included for the determination of annual assessments levied for any assessment district created under the Act; ordered the preparation of an Engineer's Report to determine the annual levy of assessments for any such district the intention to levy assessments for the District;

WHEREAS, there has now been presented to this City Council the Preliminary Engineer's Report for Fiscal Year 2026/27 as required by the Act; and

WHEREAS, this City Council has carefully examined and reviewed the Preliminary Engineer's Report as presented and is preliminarily satisfied with the Report, each and all of the budget items and documents as set forth therein, and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefit received from construction, operation, maintenance and servicing of public improvements to be performed within the District, as set forth in said Report.

NOW THEREFORE BE IT RESOLVED:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the annual levy and collection of assessments of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs associated with the public improvements. The City Council finds that the public's best interest requires such levy and collection.

Section 2 District Boundaries: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District, and subsequent and proposed annexations, within the boundaries of the City of Lincoln, within the County of Placer, State of California.

Section 3 District Improvements: The public improvements include drainage and flood control facilities, and associated appurtenant facilities within the District. Services provided

include all necessary service, operations, administration, and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory working condition.

Section 4 Benefit Assessment District name and Location: Benefit Assessment District No. 1 is generally located as set forth in the Benefit Zone Diagram, as attached hereto.

Section 5 Assessment: The maximum assessment is not proposed to increase from the previous year above that amount previously approved by the property owners. The assessment would only be subject to the annual Consumer Price Index increase.

Section 6 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with the Act.

Section 7 Notice: The City shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in the local newspaper not less than ten (10) days before the date of the Public Hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the City Council for the posting of notices. Any interested person may file a written protest with the City Clerk prior to the conclusion of the Public Hearing, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and a protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. At the Public Hearing, all interested persons shall be afforded the opportunity to hear and be heard.

Section 8 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 9, 2026 at 6:00 p.m.** or as soon thereafter as feasible at Lincoln City Hall, 600 6th Street, 3rd Floor Meeting Room, Lincoln, California.

Section 9 The City Clerk is hereby authorized and directed to give notice of such hearing as provided by law.

PASSED AND ADOPTED this 12th day of May, 2026 by the following vote:

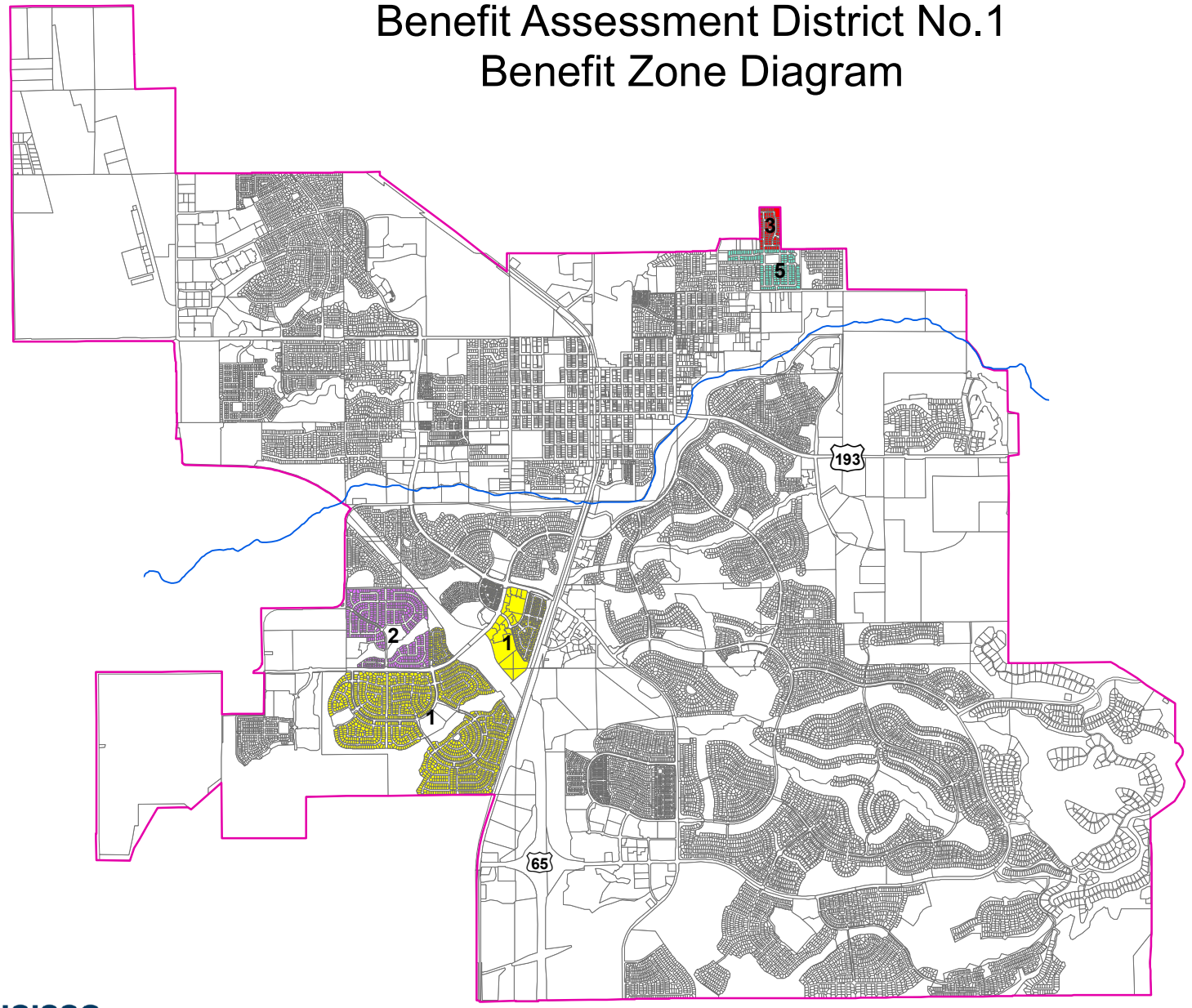
AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

City of Lincoln
Benefit Assessment District No.1
Benefit Zone Diagram



Legend

- City Limits
- Parcel Lines
- Benefit Zone 1
- Benefit Zone 2
- Benefit Zone 3
- Benefit Zone 4

N

4,700 0 4,700 9,400 Feet

FRANCISCO AND ASSOCIATES

City of Lincoln

Benefit Assessment District No. 1

Fiscal Year 2026-27

Preliminary Engineer's Report

May 12, 2026

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies Fund Tomorrow's Communities

TABLE OF CONTENTS

Page No.

Agency Directory ii

Certificates iii

SECTION I Introduction 1

SECTION II Engineer's Report 3

Part A - Description of the Service 5

Part B - Description of each Lot or Parcel 6
Assessment Diagram 7

Part C - Amount of Proposed Assessment and Estimate of Cost 8
Table No. 1 – Summary of Estimated Revenue by Zone 8

Part D - Basis and Schedule of Assessment 9
Special vs. General Benefit 10

Appendix A - Detailed Zone Cost Estimate

Appendix B - Assessment Roll

CITY OF LINCOLN
CITY COUNCILMEMBERS AND CITY STAFF

FISCAL YEAR 2026-27

City Councilmembers

Richard Pearl
Mayor

Whitney Eklund
Mayor Pro Tem

Holly Andreatta
Councilmember

Ben Brown
Councilmember

John Reedy
Councilmember

Agency Staff Members

Sean Scully
City Manager

Matthew Medill
Public Works Director

Vin Cay
City Engineer

Nita Wracker
Assistant City Manager

Francisco & Associates
Assessment Engineer

ENGINEER'S REPORT

CITY OF LINCOLN
ENGINEER'S REPORT FOR THE CITY'S
BENEFIT ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2026-27

The undersigned, acting on behalf of the City of Lincoln, respectfully submits the enclosed Engineer's Report as directed by the City of Lincoln City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, provisions of the Landscaping and Lighting Act of 1972, and Section 22500 et seq of the California Streets and Highways Code. The undersigned certifies that he is a Professional Engineer, registered in the State of California.

Dated: April 28, 2026

By: _____
Eduardo R. Espinoza, P.E.
RCE No. 83709

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment District Diagram thereto attached, was filed with me on the _____ day of _____, 2026.

Hope Ithurburn, City Clerk
City of Lincoln
Placer County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment District Diagram thereto attached, was approved and confirmed by the City Council of the City of Lincoln, Placer County, California, on the _____ day of _____, 2026.

Hope Ithurburn, City Clerk
City of Lincoln
Placer County, California

By: _____

SECTION I

INTRODUCTION

CITY OF LINCOLN
ENGINEER'S REPORT FOR THE CITY'S
BENEFIT ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2026-27

Background Information

In June 2005 by City Council Resolution 2005-151, the City of Lincoln formed the Benefit Assessment District No. 1 to recover costs associated with the operation and maintenance of storm drainage (detention basins), flood control improvements, and associated appurtenant improvements within the public rights-of-way and public parcels of developments within the City. This district is pursuant to the Benefit Assessment Act of 1982 ("1982 Act") as defined by Sections 54703-54720 of the California Government Code.

Section 54710 of the California Government Code outlining the rules and regulations of the 1982 Act states:

"(a) Any local agency which is authorized by law to provide one or more of the following services may impose a benefit assessment pursuant to this chapter to finance the maintenance and operation costs of these services:

(1) Drainage.
(2) Flood control.
(3) Streetlighting.

(b) Any local agency which is authorized by law to maintain streets, roads, or highways may impose a benefit assessment pursuant to this chapter to pay for the maintenance of those streets, roads, or highways."

Although the 1982 Act allows for the maintenance of streetlighting (Section 54710(a)(3)), the City of Lincoln funds the operation and maintenance of streetlights through its Landscape and Lighting Assessment District and has not used this assessment district to fund those expenses. As additional developments occur within the City that are required to install storm drain, or flood control that specifically benefit those properties, developments may be annexed into this district. It is the intent of this district to annex new developments into this district each as separate zones.

Currently there are 4 separate zones as follows:

1. Zone 1 – Lincoln Crossing – Formed June 2005
2. Zone 2 – Sorrento – Annexed June 12, 2007
3. Zone 3 – Cresleigh Grove – Annexed June 12, 2007
4. Zone 4 – Dissolved
5. Zone 5 – Lincoln Highlands – Annexed August 24, 2010

Current Annual Administration

As required by the Benefit Assessment Act of 1982, in its initial year of formation and when any new assessment is proposed to be levied, Section 54716 (a) of the California Government Code requires the City to have a written report prepared and filed with the City Clerk. The Report includes for the ensuing fiscal year: (1) a general description of the service proposed to be financed through the revenue derived from the assessment, (2) a description of each lot or parcel proposed to be in the district, (3) the amount of the proposed assessment for each parcel, (4) and the basis or methodology of the assessment.

The City of Lincoln will hold a Public Hearing on June 9, 2026, regarding the Fiscal Year (FY) 2026-27 annual levy and collection of assessments for all benefit zones within the District. At the Public Hearing, all property owners and interested persons will be given an opportunity to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the Fiscal Year 2026-27 levy and collection of assessments for all benefit zones as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments must be placed in a special fund and can only be used for the purposes stated within this Report.

SECTION II

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE BENEFIT ASSESSMENT ACT OF 1982 SECTION 54703 THROUGH 54720 OF THE CALIFORNIA GOVERNMENT CODE

Pursuant to the Benefit Assessment Act of 1982 (Part 1 of Division 2 of Title 5 of the Government Code of the State of California), and in accordance with Resolution No. 2026-___ initiating proceedings for the levy and collection of assessments and ordering the preparation of the annual Engineer's Report and Resolution No. 2026-___ approving the Preliminary Engineer's Report and Declaring the Intention for Levy and Collection of Assessments, adopted by the City Council of the City of Lincoln, on May 12, 2026, and in connection with the proceedings for:

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1

Herein after referred to as the "District", I, Eduardo R. Espinoza, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of four (4) parts as follows:

PART A: DESCRIPTION OF THE SERVICE

This part describes the improvements to be financed by the District. Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the Public Services Department and are incorporated herein by reference.

PART B: DESCRIPTION OF EACH LOT OR PARCEL

This part incorporates by reference a diagram of the District showing the boundaries of any benefit zones within the District and the lines and dimensions of each lot or parcel of land within the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Placer County Assessor for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference and made part of this Report.

PART C: AMOUNT OF PROPOSED ASSESSMENT & ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements, including incidental costs and expenses, and is on file in the Development Services Department.

PART D: BASIS AND SCHEDULE OF ASSESSMENT

This part contains the method of apportionment of assessments, based upon parcel classification of land within the District, in proportion to the estimated benefits to be

received. This part also contains a list of the Placer County Assessor's parcel numbers, and the amount to be assessed upon the benefited lands within the District. The Assessment Roll is filed in the Office of the Lincoln City Clerk and is incorporated in this Report by reference. The list is keyed to the records of the Placer County Assessor, which are incorporated herein by reference.

PART A

DESCRIPTION OF THE SERVICE

The facilities, which have been constructed within the City of Lincoln, and those which may be subsequently constructed, operated, maintained, and serviced are generally described as follows:

Storm Drainage and Flood Control Facilities

Storm drainage and flood control facilities consist of, but are not limited to: construction, land acquisition, operation, maintenance, and servicing of storm drainage and flood control facilities and detention basins which include personnel, electrical energy, utilities such as water, gas, electricity, material, contractual services and equipment, repair, removal or replacement of all or any part of any improvements, the removal of trimmings, rubbish, debris and other solid waste, and other appurtenant facilities within the public rights-of-way and easements that benefit the District.

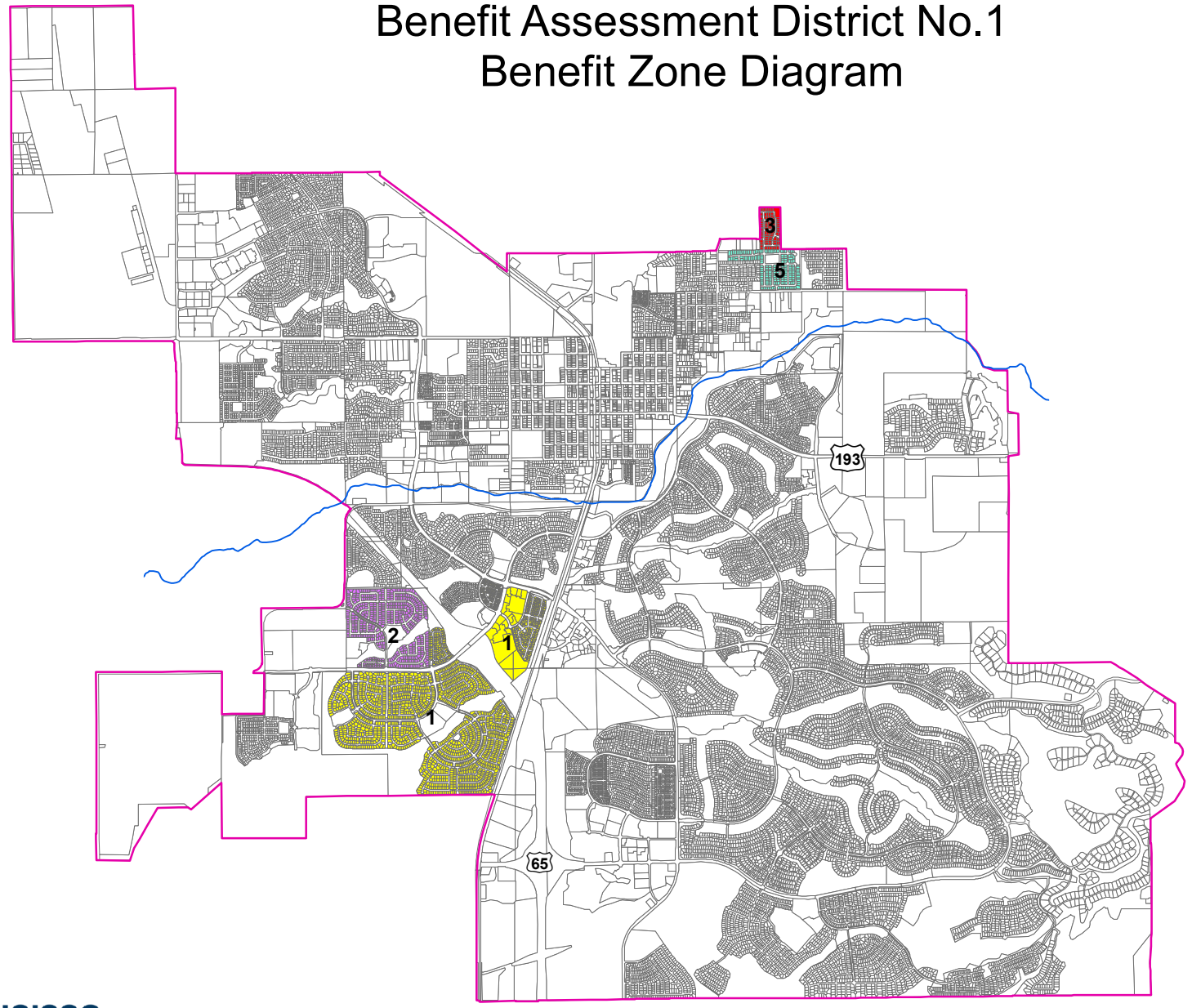
For Zones 1, 2, & 3 specific improvements include the operation and maintenance of the storm water retention facility constructed adjacent to the City's Wastewater Reclamation Facility as well as the maintenance of pipelines and the natural water courses that convey storm water to the retention facility. In addition to the above, the services in Zone 5 include a detention basin, concrete retaining walls, fencing, gates, outfall structures, and appurtenant storm drains and inlets that benefit the parcels Zone 5.

PART B

DESCRIPTION OF EACH LOT OR PARCEL

The boundary of the District is completely within the boundaries of the City of Lincoln. The Assessment Diagram for the 4 benefit zones is on file in the Office of the City Clerk of the City of Lincoln and shown on the following page of this Report. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Placer County Assessor, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

City of Lincoln
Benefit Assessment District No.1
Benefit Zone Diagram



Legend

- City Limits
- Parcel Lines
- Benefit Zone 1
- Benefit Zone 2
- Benefit Zone 3
- Benefit Zone 4

N

4,700 0 4,700 9,400 Feet

FRANCISCO AND ASSOCIATES

PART C

AMOUNT OF PROPOSED ASSESSMENT & ESTIMATE OF COST

The 1982 Act requires that a special fund be set up for the collection of revenues and expenditures for the District. The Act provides that the total cost of construction, operation, maintenance and servicing of the drainage and flood control can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees, and all other costs associated with the District can also be included.

Revenues collected from the assessments shall be used only for the expenditures authorized under the 1982 Act. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining at the end of the fiscal year must be carried over to the next fiscal year.

Table 1 below provides a summary of the total estimated revenues for Fiscal Year 2026-27, by benefit zone.

For a detailed estimate on the revenues and expenditures for each benefit zone within the District please refer to both Appendix A in this report, and the City's adopted budget for Fiscal Year 2026-27.

Table No. 1: Summary of Estimated Revenue by Zone

Benefit Zone Description	Estimated FY 2026-27 Revenue
Benefit Zone 1 - Lincoln Crossing Phases II, IIIA & IIIB	$56,718.02
Benefit Zone 2 - Aitken Ranch - Sorrento	$11,709.32
Benefit Zone 3 - Cresleigh Grove	$1,957.14
Benefit Zone 5 - Lincoln Highlands	$25,045.20
Total	**$95,429.68**

PART D

BASIS AND SCHEDULE OF ASSESSMENT

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total assessments to the properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in each Benefit Zone of the District over and above the general benefits conferred on real property and the public at large. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

Discussion of Special Benefit

The Benefit Assessment Act of 1982 permits the establishment of assessment districts by Agencies for the purpose of providing certain public improvements and services which include the construction, operation, maintenance, and servicing of drainage and flood control improvements.

Section 54711 of the Benefit Assessment Act of 1982 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

> *"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service."*

In addition, the 1982 Act permits the designation of zones or areas of benefit within any individual assessment district. Thus, the 1982 Act requires the levy of a true "assessment" rather than a "special tax."

Article XIIID, Section 4(a) of the California Constitution (also known as Proposition 218, approved by the California voters in November 1996) limits the amount of any assessment to the proportional special benefit conferred on the property.

> *"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private residential, commercial, industrial, and institutional activities.

SPECIAL VS. GENERAL BENEFIT

Drainage Facility Benefit Determination

The proper functioning of storm drainage and flood control improvements is imperative for the safety of properties throughout the District. Proper operation, maintenance, and servicing of storm drainage and flood control improvements benefit properties by providing erosion control, landslide abatement, other types of water drainage, and protection of property from overflow by storm water.

Special Benefit

In the absence of an annual assessment, the drainage and flood control improvements that benefit each benefit zone of the District would not be provided, therefore these improvements are "over and above" what otherwise would be provided in other portions of the City as part of General Services. All assessment proceeds derived from each benefit zone will be utilized to fund the cost of providing a level of tangible "special benefits" in the form of property related services which benefit individual properties to which the services are provided. The Assessments are also structured to provide specific improvements within each benefit zone, further ensuring that the improvements funded by the assessments are of specific and special benefit to property within each benefit zone.

The storm drainage and flood control improvements in each benefit zone of the District were specifically designed, located and created to provide additional and improved storm water drainage and flood control protection of property from overflow by water for the direct advantage of property inside the benefit zone, and not the public at large. In addition, they provide the following special and direct benefit to parcels within the District:

- Allowing individual parcels to be developed and used to their fullest extent by ensuring adequate drainage and vehicular access during period of heavy rainfall which is essential to the use of those properties;
- Improving the livability, appearance, and desirability for properties within the District; and
- Ensuring that storm drainage and flood control facilities do not reach a state of deterioration or disrepair so as to be materially detrimental to the properties within the District.

The boundaries of the benefit zones have been narrowly drawn to include those parcels that receive a direct advantage from the improvements. Other properties that are outside a benefit zone do not benefit from those property related improvements and services described previously.

It is therefore concluded that all the drainage and flood control improvements funded by the assessments are of 100% special benefit to the parcels within the District and that the value of the special benefits from such improvements to property in the benefit zones reasonably exceeds the cost of the assessments for every assessed parcel in the benefit zones. (In other words, as required by Proposition 218, the reasonable cost of the proportional special benefit conferred on each parcel does not exceed the cost of the assessments.)

General Benefit

Although the improvements may include public streets and drainage facilities that connect to similar facilities outside the District boundaries, the construction, maintenance, and operation of these improvements are only necessary for the parcels within the District. Therefore it has been determined that the ongoing maintenance, servicing and operation of the improvements that benefit the District provide 0% of general benefit to parcels outside the District, or to the public at large.

Assessment Methodology

The total construction, operation, maintenance, and servicing costs for the storm drainage and flood control facilities are apportioned in accordance with a methodology that is consistent with standard assessment engineering practices.

As new subdivisions develop throughout the City, a new zone of benefit may be formed and annexed to the District. This process ensures that there is a viable funding source to construct, operate, maintain, and service the facilities listed above. Each new subdivision is evaluated to determine which improvements are of a specific and direct benefit to the parcels within the subdivision and then a benefit assessment methodology is developed to allocate the costs of the improvements to the benefiting parcels.

Since the assessments are levied on the owners of properties as shown on the secured property tax rolls, the final charges must be assigned by Assessor's Parcel Number. If assessments were to be allocated by parcel, not considering land use, this would not be equitable, because a single-family parcel would be paying the same as a 50-unit apartment parcel or a large commercial establishment. Therefore, the total assessment costs are allocated to each parcel of land based on the benefit received by each particular parcel.

The single-family residential parcel has been selected as the basic unit for the calculation of assessments since it represents over 80% of the parcels within the City. Therefore, the single-family residential parcel is defined as one (1.00) Equivalent Dwelling Unit (EDU). The assessment methodology used to assign EDUs to other types of land uses in proportion to the special benefit they receive relative to the single-family residential parcel for each zone of benefit is explained below.

Exempted from the assessment would be the areas of all public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, all easements and rights-of-ways, all public parks, greenbelts, parkways and all other public property designated open space.

Below is a listing of each of the benefit zones, their corresponding number and type of parcels/units/acres within each benefit zone, and the method of apportioning the costs of the improvements to the benefiting parcels.

Benefit Zone 1 – Lincoln Crossing Phases II, IIIA & IIIB

Benefit Zone 1 is comprised of 1,899 single-family residential parcels, 174 condominium residential parcels, and 47.77 acres of commercial parcels. This benefit zone was formed in Fiscal Year 2005-06 with an allowance for a CPI increase each fiscal year. February 2005 is the base year for calculating annual CPI increases. The CPI increase is based upon the prior year's change in the Consumer Price Index for the San Francisco-Oakland-San Jose All Urban Consumers which is 2.48% for Fiscal Year 2026-27. Single-family and condominium parcels are assessed at 1.00 EDU/parcel and commercial parcels are assessed at 7.00 EDUs/acre.

In Fiscal Year 2026-27 there are 2,407.39 EDUs, and the total assessment revenue needed to operate and maintain the facilities that benefit the parcels within Zone 1 is $56,718. This results in the following assessments that will be levied:

Maximum Rate $23.56 / EDU
Fiscal Year 2026-27 Rate: $23.56 / EDU

Benefit Zone 2 – Aitken Ranch – Sorrento

Benefit Zone 2 is comprised of 497 single-family residential parcels. This benefit zone was formed in Fiscal Year 2006-07 with an allowance for a CPI increase each fiscal year. February 2006 is the base year for calculating annual CPI increases. The CPI increase is based upon the prior year's change in the Consumer Price Index for the San Francisco-Oakland-San Jose All Urban Consumers which is 2.48% for Fiscal Year 2026-27. Single-family parcels are assessed at 1.00 EDU/parcel and multi-family residential parcels are assessed at 0.50 EDU/unit.

In Fiscal Year 2026-27 there are 497.00 EDUs, and the total assessment revenue needed to operate and maintain the facilities that benefit the parcels within Zone 2 is $11,709. This results in the following assessments to be levied:

Maximum Rate $23.57 / EDU
Fiscal Year 2026-27 Rate: $23.57 / EDU

Benefit Zone 3 – Cresleigh Grove

Benefit Zone 3 is comprised of 83 single-family residential parcels. This benefit zone was formed in Fiscal Year 2007-08 with an allowance for a CPI increase each fiscal year. February 2007 is the base year for calculating annual CPI increases. The CPI increase is based upon the prior year's change in the Consumer Price Index for the San Francisco-Oakland-San Jose All Urban Consumers which is 2.48% for Fiscal Year 2026-27. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 83.00 EDUs, and the total assessment revenue needed to operate and maintain the facilities that benefit the parcels within Zone 3 is $1,957. This results in the following assessments to be levied:

Maximum Rate $23.58 / EDU
Fiscal Year 2026-27 Rate: $23.58 / EDU

Benefit Zone 4 – DISSOLVED

This Zone was dissolved in Fiscal Year 2010-11 and merged with the formation of Zone 5.

Benefit Zone 5 – Lincoln Highlands

Benefit Zone 5 is comprised of 180 single-family residential parcels. This benefit zone was formed in Fiscal Year 2010-11 and replaced Zone 4, which has since been dissolved. This benefit zone includes an allowance for a CPI increase each fiscal year. February 2010 is the base year for calculating annual CPI increases. The CPI increase is based upon the prior year's change in the Consumer Price Index for the San Francisco-Oakland-San Jose All Urban Consumers which is 2.48% for Fiscal Year 2026-27. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 180.00 EDUs, and the total assessment revenue needed to operate and maintain the facilities that benefit the parcels within Zone 5 and accumulate adequate reserves is $25,045. This results in the following assessments to be levied:

Maximum Rate $139.15 / EDU
Fiscal Year 2026-27 Rate: $139.15 / EDU

ASSESSMENT ROLL

A list of all parcels, and the description of each lot or parcel within each of the Benefit Zones of Lincoln's Benefit Assessment District No. 1 is shown on the last equalized Property Tax Roll of the Placer County Assessor, which by reference is hereby made a part of this Report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the proposed amount of assessments apportioned to each lot or parcel for Fiscal Year 2026-27. The Assessment Roll is on file in the Office of the City Clerk of the City of Lincoln and is shown in this Report as Appendix B.

APPENDIX A

DETAILED ZONE COST ESTIMATE

Lincoln Benefit Assessment District No. 1
Fiscal Year 2026-27 **APPENDIX A**

FY 2026-27 Assessments for 2,407.39 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 1 (Annexed FY 2005-06) Lincoln Crossing Phases II, IIIA & IIIB	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$796,711**
Projected Assessment Revenue	**$56,718**
Estimated Operating Expenses	
Local Drainage Facilities Maintenance	($31,707)
Materials and Supplies	($38,003)
Repairs and Replacement	($65,365)
Subtotal:	**($135,074)**
Incidental Expenses	
City Administration & Assessment Engineering	**($18,543)**
Total Expenses:	**($153,617)**
Reserve Collection:	**($96,899)**
Estimated Ending Fund Balance	**$699,812**

Maximum FY 2026-27 Assessment Rate

Maximum assmt. rate per equivalent dwelling unit is **$23.56 per EDU**

FY 2026-27 Assessment Rate

Assessment Rate per equivalent dwelling unit is **$23.56 per EDU**

Land Use Category	No. of Units/Acres	EDU Rate	No. of EDUs	FY 2026-27 Revenue [1]
Single Family Residential	1,899	1.00	1,899.00	$44,740.44
Condominium Residential	174	1.00	174.00	$4,099.44
Commercial	47.77 acres	7.00	334.39	$7,878.23
			2,407.39	**$56,718.11**

[1] The County only accepts assessment levies for each parcel in even pennies so that the property tax bill can be split evenly in two installment payments. Therefore the total revenue may differ slightly from that shown in Table 1 and on the Assessment Roll in Appendix B.

Lincoln Benefit Assessment District No. 1
Fiscal Year 2026-27 **APPENDIX A**

FY 2026-27 Assessments for 497.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 2 (Annexed FY 2006-07) Aitken Ranch - Sorrento	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$164,479**
Projected Assessment Revenue	**$11,709**
Estimated Operating Expenses	
Local Drainage Facilities Maintenance	($6,546)
Materials and Supplies	($7,846)
Repairs and Replacement	($13,494)
Subtotal:	**($27,886)**
Incidental Expenses	
City Administration & Assessment Engineering	**($3,828)**
Total Expenses:	**($31,714)**
Reserve Collection:	**($20,005)**
Estimated Ending Fund Balance	**$144,475**

Maximum FY 2026-27 Assessment Rate

Maximum assmt. rate per equivalent dwelling unit is **$23.57 per EDU**

FY 2026-27 Assessment Rate

Assessment Rate per equivalent dwelling unit is **$23.57 per EDU**

Development	No. of Units/Acres	EDU Rate	No. of EDUs	FY 2026-27 Revenue [1]
Village 1 (built out)	102.00	1.00	102.00	$2,404.14
Village 2 (FM Aug 2013)	41.00	1.00	41.00	$966.37
Village 3 (FM Aug 2013)	46.00	1.00	46.00	$1,084.22
Village 4 (FM Nov 2013)	42.00	1.00	42.00	$989.94
Village 5	37.00	1.00	37.00	$872.09
Village 6 (FM June 24, 2014)	44.00	1.00	44.00	$1,037.08
Village 7 (FM June 24, 2014)	48.00	1.00	48.00	$1,131.36
Village 8 (FM Nov 2013)	57.00	1.00	57.00	$1,343.49
Village 9 (FM June 24, 2014)	41.00	1.00	41.00	$966.37
Village 10 MDR	39.00	1.00	39.00	$919.23
	497		**497.00**	**$11,714.29**

[1] The County only accepts assessment levies for each parcel in even pennies so that the property tax bill can be split evenly in two installment payments. Therefore the total revenue may differ slightly from that shown in Table 1 and on the Assessment Roll in Appendix B.

Lincoln Benefit Assessment District No. 1
Fiscal Year 2026-27 **APPENDIX A**

FY 2026-27 Assessments for 83.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 3 (Annexed FY 2007-08) Cresleigh Grove	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$27,468**
Projected Assessment Revenue	**$1,957**
Estimated Operating Expenses	
Local Drainage Facilities Maintenance	($1,093)
Materials and Supplies	($1,310)
Repairs and Replacement	($2,254)
Subtotal:	**($4,657)**
Incidental Expenses	
City Administration & Assessment Engineering	**($639)**
Total Expenses:	**($5,296)**
Reserve Collection:	**($3,339)**
Estimated Ending Fund Balance	**$24,129**

Maximum FY 2026-27 Assessment Rate

Maximum assmt. rate per equivalent dwelling unit is **$23.58** per EDU

FY 2026-27 Assessment Rate **$23.58** per EDU

Assessment Rate per equivalent dwelling unit is

Land Use Category	No. of Units/Acres	EDU Rate	No. of EDUs	FY 2026-27 Revenue [1]
Single Family Residential	83.00	1.00	**83.00**	**$1,957.14**

[1] The County only accepts assessment levies for each parcel in even pennies so that the property tax bill can be split evenly in two installment payments. Therefore the total revenue may differ slightly from that shown in Table 1 and on the Assessment Roll in Appendix B.

Lincoln Benefit Assessment District No. 1
Fiscal Year 2026-27 **APPENDIX A**

FY 2026-27 Assessments for 180.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 5 (Annexed FY 2010-11) Lincoln Highlands	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$59,570**
Projected Assessment Revenue	**$25,045**
Estimated Operating Expenses	
Local Drainage Facilities Maintenance	($2,371)
Materials and Supplies	($2,841)
Repairs and Replacement	($4,887)
Subtotal:	**($10,099)**
Incidental Expenses	
City Administration & Assessment Engineering	**($1,386)**
Total Expenses:	**($11,486)**
Reserve Collection:	**$13,559**
Estimated Ending Fund Balance	**$73,129**

Maximum FY 2026-27 Assessment Rate
Maximum assmt. rate per equivalent dwelling unit is **$139.15 per EDU**

FY 2026-27 Assessment Rate
Assessment Rate per equivalent dwelling unit is **$139.15 per EDU**

Land Use Category	No. of Units/Acres	EDU Rate	No. of EDUs	FY 2026-27 Revenue [1]
Single Family Residential	180.00	1.00	**180.00**	**$25,047.00**

[1] The County only accepts assessment levies for each parcel in even pennies so that the property tax bill can be split evenly in two installment payments. Therefore the total revenue may differ slightly from that shown in Table 1 and on the Assessment Roll in Appendix B.

APPENDIX B

ASSESSMENT ROLL

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
021-274-052	COM	1000 GROVELAND LN	$808.10
021-283-036	VCOM	1000 GROVELAND LN	$230.88
021-283-037	VCOM	1000 GROVELAND LN	$395.80
021-344-001	COM	950 GROVELAND LN	$1,764.64
021-344-002	COM	920 GROVELAND LN	$577.22
021-344-003	COM	155 FERRARI RANCH RD	$313.34
021-344-004	VCOM	145 FERRARI RANCH RD	$164.92
021-344-005	COM	850 GROVELAND LN	$214.40
021-344-006	COM	890 GROVELAND LN	$122.04
021-344-007	COM	900 GROVELAND LN	$181.40
021-344-009	VCOM	1000 GROVELAND LN	$461.78
021-345-001	COM	129 FERRARI RANCH RD	$164.92
021-345-002	COM	131 FERRARI RANCH RD	$181.40
021-345-003	COM	101 FERRARI RANCH RD	$164.92
021-345-004	COM	105 FERRARI RANCH RD	$181.40
021-345-005	COM	107 FERRARI RANCH RD	$181.40
021-345-006	COM	109 FERRARI RANCH RD	$150.08
021-345-007	COM	111 FERRARI RANCH RD	$181.40
021-345-008	COM	113 FERRARI RANCH RD	$973.02
021-345-009	VCOM	121 FERRARI RANCH RD	$214.40
021-345-010	VCOM	125 FERRARI RANCH RD	$131.94
021-345-011	COM	127 FERRARI RANCH RD	$118.74
327-020-001	SFR	1950 HAMERSLEY LN	$23.56
327-020-002	SFR	1944 HAMERSLEY LN	$23.56
327-020-003	SFR	1938 HAMERSLEY LN	$23.56
327-020-004	SFR	1932 HAMERSLEY LN	$23.56
327-020-005	SFR	1926 HAMERSLEY LN	$23.56
327-020-006	SFR	1920 HAMERSLEY LN	$23.56
327-020-007	SFR	1914 HAMERSLEY LN	$23.56
327-020-008	SFR	1908 HAMERSLEY LN	$23.56
327-020-009	SFR	1902 HAMERSLEY LN	$23.56
327-020-010	SFR	1890 HAMERSLEY LN	$23.56
327-020-011	SFR	1884 HAMERSLEY LN	$23.56
327-020-012	SFR	1878 HAMERSLEY LN	$23.56
327-020-013	SFR	1872 HAMERSLEY LN	$23.56
327-020-014	SFR	1374 HILLWOOD LP	$23.56
327-020-015	SFR	1368 HILLWOOD LP	$23.56
327-020-016	SFR	1329 HILLWOOD LP	$23.56
327-020-017	SFR	1335 HILLWOOD LP	$23.56
327-020-018	SFR	1310 EARLTON LN	$23.56
327-020-019	SFR	1304 EARLTON LN	$23.56
327-020-020	SFR	408 HEARTLAND CT	$23.56
327-020-021	SFR	410 HEARTLAND CT	$23.56
327-020-022	SFR	409 HEARTLAND CT	$23.56
327-020-023	SFR	407 HEARTLAND CT	$23.56
327-020-024	SFR	405 HEARTLAND CT	$23.56
327-020-025	SFR	504 HEATHMORE CT	$23.56
327-020-026	SFR	506 HEATHMORE CT	$23.56
327-020-027	SFR	505 HEATHMORE CT	$23.56
327-020-028	SFR	1301 EARLTON LN	$23.56
327-020-029	SFR	1899 HAMERSLEY LN	$23.56
327-020-030	SFR	1905 HAMERSLEY LN	$23.56
327-020-031	SFR	1911 HAMERSLEY LN	$23.56
327-020-032	SFR	1917 HAMERSLEY LN	$23.56
327-020-033	SFR	1923 HAMERSLEY LN	$23.56
327-020-034	SFR	1929 HAMERSLEY LN	$23.56
327-020-035	SFR	1935 HAMERSLEY LN	$23.56
327-020-036	SFR	1941 HAMERSLEY LN	$23.56
327-020-037	SFR	1119 HILLWOOD LP	$23.56
327-020-038	SFR	1125 HILLWOOD LP	$23.56
327-020-039	SFR	1131 HILLWOOD LP	$23.56
327-020-040	SFR	1137 HILLWOOD LP	$23.56
327-030-001	SFR	1362 HILLWOOD LP	$23.56
327-030-002	SFR	1356 HILLWOOD LP	$23.56
327-030-003	SFR	1350 HILLWOOD LP	$23.56
327-030-004	SFR	1344 HILLWOOD LP	$23.56
327-030-005	SFR	1338 HILLWOOD LP	$23.56
327-030-006	SFR	705 HAVEN CT	$23.56
327-030-007	SFR	703 HAVEN CT	$23.56
327-030-008	SFR	701 HAVEN CT	$23.56
327-030-009	SFR	1320 HILLWOOD LP	$23.56
327-030-010	SFR	1314 HILLWOOD LP	$23.56
327-030-011	SFR	1308 HILLWOOD LP	$23.56
327-030-012	SFR	1302 HILLWOOD LP	$23.56
327-030-013	SFR	1296 HILLWOOD LP	$23.56
327-030-014	SFR	1290 HILLWOOD LP	$23.56
327-030-015	SFR	1284 HILLWOOD LP	$23.56
327-030-016	SFR	1278 HILLWOOD LP	$23.56
327-030-017	SFR	1272 HILLWOOD LP	$23.56
327-030-018	SFR	1266 HILLWOOD LP	$23.56
327-030-019	SFR	1260 HILLWOOD LP	$23.56
327-030-020	SFR	1254 HILLWOOD LP	$23.56
327-030-021	SFR	1248 HILLWOOD LP	$23.56
327-030-022	SFR	1227 HILLWOOD LP	$23.56
327-030-023	SFR	1233 HILLWOOD LP	$23.56
327-030-024	SFR	1239 HILLWOOD LP	$23.56
327-030-025	SFR	1245 HILLWOOD LP	$23.56
327-030-026	SFR	1257 HILLWOOD LP	$23.56
327-030-027	SFR	1263 HILLWOOD LP	$23.56
327-030-028	SFR	1269 HILLWOOD LP	$23.56
327-030-029	SFR	1275 HILLWOOD LP	$23.56
327-030-030	SFR	1281 HILLWOOD LP	$23.56
327-030-031	SFR	1287 HILLWOOD LP	$23.56
327-030-032	SFR	1293 HILLWOOD LP	$23.56
327-030-033	SFR	1299 HILLWOOD LP	$23.56
327-030-034	SFR	1305 HILLWOOD LP	$23.56
327-030-035	SFR	1311 HILLWOOD LP	$23.56
327-030-036	SFR	1317 HILLWOOD LP	$23.56
327-030-037	SFR	1323 HILLWOOD LP	$23.56
327-030-038	SFR	1298 EARLTON LN	$23.56
327-030-039	SFR	1292 EARLTON LN	$23.56
327-030-040	SFR	1286 EARLTON LN	$23.56
327-030-041	SFR	1280 EARLTON LN	$23.56
327-030-042	SFR	1274 EARLTON LN	$23.56
327-030-043	SFR	1268 EARLTON LN	$23.56
327-030-044	SFR	1262 EARLTON LN	$23.56
327-030-045	SFR	1256 EARLTON LN	$23.56
327-030-046	SFR	1250 EARLTON LN	$23.56
327-030-047	SFR	1244 EARLTON LN	$23.56
327-030-048	SFR	1232 EARLTON LN	$23.56
327-030-049	SFR	1226 EARLTON LN	$23.56
327-030-050	SFR	1220 EARLTON LN	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-030-051	SFR	1214 EARLTON LN	$23.56
327-030-052	SFR	403 HEARTLAND CT	$23.56
327-030-053	SFR	401 HEARTLAND CT	$23.56
327-030-054	SFR	1235 EARLTON LN	$23.56
327-030-055	SFR	1241 EARLTON LN	$23.56
327-030-056	SFR	503 HEATHMORE CT	$23.56
327-030-057	SFR	501 HEATHMORE CT	$23.56
327-030-058	SFR	1289 EARLTON LN	$23.56
327-030-059	SFR	1295 EARLTON LN	$23.56
327-040-001	SFR	1242 HILLWOOD LP	$23.56
327-040-002	SFR	1236 HILLWOOD LP	$23.56
327-040-003	SFR	1230 HILLWOOD LP	$23.56
327-040-004	SFR	1224 HILLWOOD LP	$23.56
327-040-005	SFR	1218 HILLWOOD LP	$23.56
327-040-006	SFR	1212 HILLWOOD LP	$23.56
327-040-007	SFR	1206 HILLWOOD LP	$23.56
327-040-008	SFR	1200 HILLWOOD LP	$23.56
327-040-009	SFR	1194 HILLWOOD LP	$23.56
327-040-010	SFR	1188 HILLWOOD LP	$23.56
327-040-011	SFR	1182 HILLWOOD LP	$23.56
327-040-012	SFR	1176 HILLWOOD LP	$23.56
327-040-013	SFR	1167 HILLWOOD LP	$23.56
327-040-014	SFR	1173 HILLWOOD LP	$23.56
327-040-015	SFR	1179 HILLWOOD LP	$23.56
327-040-016	SFR	1185 HILLWOOD LP	$23.56
327-040-017	SFR	1191 HILLWOOD LP	$23.56
327-040-018	SFR	1197 HILLWOOD LP	$23.56
327-040-019	SFR	1203 HILLWOOD LP	$23.56
327-040-020	SFR	1209 HILLWOOD LP	$23.56
327-040-021	SFR	1215 HILLWOOD LP	$23.56
327-040-022	SFR	1221 HILLWOOD LP	$23.56
327-040-023	SFR	1208 EARLTON LN	$23.56
327-040-024	SFR	1202 EARLTON LN	$23.56
327-040-025	SFR	1196 EARLTON LN	$23.56
327-040-026	SFR	1190 EARLTON LN	$23.56
327-040-027	SFR	1184 EARLTON LN	$23.56
327-040-028	SFR	1178 EARLTON LN	$23.56
327-040-029	SFR	1175 EARLTON LN	$23.56
327-040-030	SFR	1181 EARLTON LN	$23.56
327-040-031	SFR	1187 EARLTON LN	$23.56
327-040-032	SFR	1193 EARLTON LN	$23.56
327-040-033	SFR	400 HEARTLAND CT	$23.56
327-040-034	SFR	402 HEARTLAND CT	$23.56
327-040-035	SFR	404 HEARTLAND CT	$23.56
327-040-036	SFR	406 HEARTLAND CT	$23.56
327-040-037	SFR	1143 HILLWOOD LP	$23.56
327-040-038	SFR	1155 HILLWOOD LP	$23.56
327-040-039	SFR	1161 HILLWOOD LP	$23.56
327-050-001	SFR	207 HAMBLEDON CT	$23.56
327-050-002	SFR	208 HAMBLEDON CT	$23.56
327-050-003	SFR	101 HOLLINS CT	$23.56
327-050-004	SFR	103 HOLLINS CT	$23.56
327-050-005	SFR	105 HOLLINS CT	$23.56
327-050-006	SFR	102 HOLLINS CT	$23.56
327-050-007	SFR	100 HOLLINS CT	$23.56
327-050-008	SFR	1020 HILLSDALE LN	$23.56
327-050-009	SFR	1026 HILLSDALE LN	$23.56
327-050-010	SFR	1032 HILLSDALE LN	$23.56
327-050-011	SFR	1038 HILLSDALE LN	$23.56
327-060-001	SFR	1980 HAMERSLEY LN	$23.56
327-060-002	SFR	1986 HAMERSLEY LN	$23.56
327-060-003	SFR	1992 HAMERSLEY LN	$23.56
327-060-004	SFR	201 HAMBLEDON CT	$23.56
327-060-005	SFR	203 HAMBLEDON CT	$23.56
327-060-006	SFR	205 HAMBLEDON CT	$23.56
327-060-007	SFR	206 HAMBLEDON CT	$23.56
327-060-008	SFR	2016 HAMERSLEY LN	$23.56
327-060-009	SFR	1041 HILLSDALE LN	$23.56
327-060-010	SFR	1035 HILLSDALE LN	$23.56
327-060-011	SFR	1044 HILLSDALE LN	$23.56
327-060-012	SFR	1050 HILLSDALE LN	$23.56
327-060-013	SFR	1056 HILLSDALE LN	$23.56
327-060-014	SFR	1062 HILLSDALE LN	$23.56
327-060-015	SFR	1068 HILLSDALE LN	$23.56
327-060-016	SFR	1074 HILLSDALE LN	$23.56
327-060-017	SFR	1080 HILLSDALE LN	$23.56
327-060-018	SFR	1086 HILLSDALE LN	$23.56
327-060-019	SFR	302 HOWLAND CT	$23.56
327-060-020	SFR	300 HOWLAND CT	$23.56
327-060-021	SFR	1065 HILLSDALE LN	$23.56
327-060-022	SFR	1059 HILLSDALE LN	$23.56
327-060-023	SFR	1053 HILLSDALE LN	$23.56
327-060-024	SFR	2013 HAMERSLEY LN	$23.56
327-060-025	SFR	2007 HAMERSLEY LN	$23.56
327-060-026	SFR	2001 HAMERSLEY LN	$23.56
327-060-027	SFR	1995 HAMERSLEY LN	$23.56
327-070-001	SFR	1962 HAMERSLEY LN	$23.56
327-070-002	SFR	1968 HAMERSLEY LN	$23.56
327-070-003	SFR	1974 HAMERSLEY LN	$23.56
327-070-004	SFR	1092 HILLSDALE LN	$23.56
327-070-005	SFR	1098 HILLSDALE LN	$23.56
327-070-006	SFR	1104 HILLSDALE LN	$23.56
327-070-007	SFR	1110 HILLSDALE LN	$23.56
327-070-008	SFR	1116 HILLSDALE LN	$23.56
327-070-009	SFR	1131 HILLSDALE LN	$23.56
327-070-010	SFR	1125 HILLSDALE LN	$23.56
327-070-011	SFR	1119 HILLSDALE LN	$23.56
327-070-012	SFR	1113 HILLSDALE LN	$23.56
327-070-013	SFR	1107 HILLSDALE LN	$23.56
327-070-014	SFR	1089 HILLSDALE LN	$23.56
327-070-015	SFR	1083 HILLSDALE LN	$23.56
327-070-016	SFR	1077 HILLSDALE LN	$23.56
327-070-017	SFR	301 HOWLAND CT	$23.56
327-070-018	SFR	303 HOWLAND CT	$23.56
327-070-019	SFR	1989 HAMERSLEY LN	$23.56
327-070-020	SFR	1983 HAMERSLEY LN	$23.56
327-080-001	SFR	200 CHESLEY CT	$23.56
327-080-002	SFR	202 CHESLEY CT	$23.56
327-080-003	SFR	204 CHESLEY CT	$23.56
327-080-004	SFR	206 CHESLEY CT	$23.56
327-080-005	SFR	208 CHESLEY CT	$23.56
327-080-006	SFR	209 CHESLEY CT	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-080-007	SFR	207 CHESLEY CT	$23.56
327-080-008	SFR	205 CHESLEY CT	$23.56
327-080-009	SFR	203 CHESLEY CT	$23.56
327-080-010	SFR	201 CHESLEY CT	$23.56
327-080-011	SFR	1578 AINSWORTH LN	$23.56
327-080-012	SFR	1572 AINSWORTH LN	$23.56
327-080-013	SFR	1566 AINSWORTH LN	$23.56
327-080-014	SFR	1560 AINSWORTH LN	$23.56
327-080-015	SFR	1554 AINSWORTH LN	$23.56
327-080-016	SFR	1548 AINSWORTH LN	$23.56
327-080-017	SFR	110 MONTROSE CT	$23.56
327-080-018	SFR	112 MONTROSE CT	$23.56
327-080-019	SFR	114 MONTROSE CT	$23.56
327-080-020	SFR	116 MONTROSE CT	$23.56
327-080-021	SFR	117 MONTROSE CT	$23.56
327-080-022	SFR	115 MONTROSE CT	$23.56
327-080-023	SFR	113 MONTROSE CT	$23.56
327-080-024	SFR	111 MONTROSE CT	$23.56
327-080-025	SFR	109 MONTROSE CT	$23.56
327-080-026	SFR	107 MONTROSE CT	$23.56
327-080-027	SFR	105 MONTROSE CT	$23.56
327-080-028	SFR	103 MONTROSE CT	$23.56
327-080-029	SFR	101 MONTROSE CT	$23.56
327-090-001	SFR	1541 MONTROSE LN	$23.56
327-090-002	SFR	1547 MONTROSE LN	$23.56
327-090-003	SFR	1553 MONTROSE LN	$23.56
327-090-004	SFR	1559 MONTROSE LN	$23.56
327-090-005	SFR	1565 MONTROSE LN	$23.56
327-090-006	SFR	1571 MONTROSE LN	$23.56
327-090-007	SFR	1577 MONTROSE LN	$23.56
327-090-008	SFR	1069 CHESLEY LN	$23.56
327-090-009	SFR	1063 CHESLEY LN	$23.56
327-090-010	SFR	1060 MULLINGER LN	$23.56
327-090-011	SFR	1066 MULLINGER LN	$23.56
327-090-012	SFR	1561 MIDFORD LN	$23.56
327-090-013	SFR	1555 MIDFORD LN	$23.56
327-090-014	SFR	1549 MIDFORD LN	$23.56
327-090-015	SFR	1568 MONTROSE LN	$23.56
327-090-016	SFR	1574 MONTROSE LN	$23.56
327-090-017	SFR	1540 MIDFORD LN	$23.56
327-090-018	SFR	1546 MIDFORD LN	$23.56
327-090-019	SFR	1552 MIDFORD LN	$23.56
327-090-020	SFR	1558 MIDFORD LN	$23.56
327-090-021	SFR	1564 MIDFORD LN	$23.56
327-090-022	SFR	1570 MIDFORD LN	$23.56
327-090-023	SFR	1576 MIDFORD LN	$23.56
327-090-024	SFR	1582 MIDFORD LN	$23.56
327-090-025	SFR	1588 MIDFORD LN	$23.56
327-090-026	SFR	1587 AINSWORTH LN	$23.56
327-090-027	SFR	1581 AINSWORTH LN	$23.56
327-090-028	SFR	1575 AINSWORTH LN	$23.56
327-090-029	SFR	1569 AINSWORTH LN	$23.56
327-090-030	SFR	1563 AINSWORTH LN	$23.56
327-090-031	SFR	1557 AINSWORTH LN	$23.56
327-090-032	SFR	1551 AINSWORTH LN	$23.56
327-090-033	SFR	1545 AINSWORTH LN	$23.56
327-100-001	SFR	1583 MONTROSE LN	$23.56
327-100-002	SFR	1589 MONTROSE LN	$23.56
327-100-003	SFR	1595 MONTROSE LN	$23.56
327-100-004	SFR	1601 MONTROSE LN	$23.56
327-100-005	SFR	1607 MONTROSE LN	$23.56
327-100-006	SFR	1613 MONTROSE LN	$23.56
327-100-007	SFR	1619 MONTROSE LN	$23.56
327-100-008	SFR	1625 MONTROSE LN	$23.56
327-100-009	SFR	1631 MONTROSE LN	$23.56
327-100-010	SFR	1637 MONTROSE LN	$23.56
327-100-011	SFR	1643 MONTROSE LN	$23.56
327-100-012	SFR	1649 MONTROSE LN	$23.56
327-100-013	SFR	1655 MONTROSE LN	$23.56
327-100-014	SFR	1658 MONTROSE LN	$23.56
327-100-015	SFR	1664 MONTROSE LN	$23.56
327-100-016	SFR	1114 CHESLEY LN	$23.56
327-100-017	SFR	1108 CHESLEY LN	$23.56
327-100-018	SFR	1102 CHESLEY LN	$23.56
327-100-019	SFR	603 NORRIS CT	$23.56
327-100-020	SFR	604 NORRIS CT	$23.56
327-100-021	SFR	602 NORRIS CT	$23.56
327-100-022	SFR	600 NORRIS CT	$23.56
327-100-023	SFR	1111 CHESLEY LN	$23.56
327-100-024	SFR	1105 CHESLEY LN	$23.56
327-100-025	SFR	1099 CHESLEY LN	$23.56
327-100-026	SFR	1093 CHESLEY LN	$23.56
327-100-027	SFR	1087 CHESLEY LN	$23.56
327-100-028	SFR	1081 CHESLEY LN	$23.56
327-100-029	SFR	1075 CHESLEY LN	$23.56
327-100-030	SFR	1072 MULLINGER LN	$23.56
327-100-031	SFR	1078 MULLINGER LN	$23.56
327-100-032	SFR	1084 MULLINGER LN	$23.56
327-100-033	SFR	1090 MULLINGER LN	$23.56
327-100-034	SFR	1096 MULLINGER LN	$23.56
327-100-035	SFR	1102 MULLINGER LN	$23.56
327-100-036	SFR	1108 MULLINGER LN	$23.56
327-100-037	SFR	1097 MULLINGER LN	$23.56
327-100-038	SFR	1091 MULLINGER LN	$23.56
327-100-039	SFR	1085 MULLINGER LN	$23.56
327-100-040	SFR	1079 MULLINGER LN	$23.56
327-100-041	SFR	1073 MULLINGER LN	$23.56
327-100-042	SFR	1067 MULLINGER LN	$23.56
327-100-043	SFR	702 MISTY MOOR CT	$23.56
327-100-044	SFR	703 MISTY MOOR CT	$23.56
327-100-045	SFR	1604 MONTROSE LN	$23.56
327-100-046	SFR	1610 MONTROSE LN	$23.56
327-110-001	SFR	1751 MONTROSE LN	$23.56
327-110-002	SFR	1745 MONTROSE LN	$23.56
327-110-003	SFR	1739 MONTROSE LN	$23.56
327-110-004	SFR	1733 MONTROSE LN	$23.56
327-110-005	SFR	1727 MONTROSE LN	$23.56
327-110-006	SFR	1721 MONTROSE LN	$23.56
327-110-007	SFR	1715 MONTROSE LN	$23.56
327-110-008	SFR	1709 MONTROSE LN	$23.56
327-110-009	SFR	1703 MONTROSE LN	$23.56
327-110-010	SFR	1697 MONTROSE LN	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-110-011	SFR	1691 MONTROSE LN	$23.56
327-110-012	SFR	1685 MONTROSE LN	$23.56
327-110-013	SFR	1679 MONTROSE LN	$23.56
327-110-014	SFR	1673 MONTROSE LN	$23.56
327-110-015	SFR	1667 MONTROSE LN	$23.56
327-110-016	SFR	1682 MONTROSE LN	$23.56
327-110-017	SFR	1688 MONTROSE LN	$23.56
327-110-018	SFR	1694 MONTROSE LN	$23.56
327-110-019	SFR	1700 MONTROSE LN	$23.56
327-110-020	SFR	501 PICKERING CT	$23.56
327-110-021	SFR	503 PICKERING CT	$23.56
327-110-022	SFR	505 PICKERING CT	$23.56
327-110-023	SFR	507 PICKERING CT	$23.56
327-110-024	SFR	509 PICKERING CT	$23.56
327-110-025	SFR	508 PICKERING CT	$23.56
327-110-026	SFR	506 PICKERING CT	$23.56
327-110-027	SFR	504 PICKERING CT	$23.56
327-110-028	SFR	502 PICKERING CT	$23.56
327-110-029	SFR	500 PICKERING CT	$23.56
327-110-030	SFR	1135 MONTAGUE LN	$23.56
327-110-031	SFR	1129 MONTAGUE LN	$23.56
327-110-032	SFR	1123 MONTAGUE LN	$23.56
327-110-033	SFR	1117 MONTAGUE LN	$23.56
327-110-034	SFR	1111 MONTAGUE LN	$23.56
327-110-035	SFR	1114 MONTAGUE LN	$23.56
327-110-036	SFR	1120 MONTAGUE LN	$23.56
327-110-037	SFR	1126 MONTAGUE LN	$23.56
327-110-038	SFR	1132 MONTAGUE LN	$23.56
327-110-039	SFR	1138 MONTAGUE LN	$23.56
327-120-001	SFR	1700 MARKDALE LN	$23.56
327-120-002	SFR	1694 MARKDALE LN	$23.56
327-120-003	SFR	1688 MARKDALE LN	$23.56
327-120-004	SFR	1682 MARKDALE LN	$23.56
327-120-005	SFR	1676 MARKDALE LN	$23.56
327-120-006	SFR	1670 MARKDALE LN	$23.56
327-120-007	SFR	1664 MARKDALE LN	$23.56
327-120-008	SFR	1658 MARKDALE LN	$23.56
327-120-009	SFR	1652 MARKDALE LN	$23.56
327-120-010	SFR	1647 MARKDALE LN	$23.56
327-120-011	SFR	1653 MARKDALE LN	$23.56
327-120-012	SFR	1659 MARKDALE LN	$23.56
327-120-013	SFR	1665 MARKDALE LN	$23.56
327-120-014	SFR	1671 MARKDALE LN	$23.56
327-120-015	SFR	1677 MARKDALE LN	$23.56
327-120-016	SFR	1683 MARKDALE LN	$23.56
327-120-017	SFR	1689 MARKDALE LN	$23.56
327-120-018	SFR	1695 MARKDALE LN	$23.56
327-120-019	SFR	1645 MIDFORD LN	$23.56
327-120-020	SFR	1639 MIDFORD LN	$23.56
327-120-021	SFR	1633 MIDFORD LN	$23.56
327-120-022	SFR	1627 MIDFORD LN	$23.56
327-120-023	SFR	1621 MIDFORD LN	$23.56
327-120-024	SFR	1615 MIDFORD LN	$23.56
327-120-025	SFR	1609 MIDFORD LN	$23.56
327-120-026	SFR	1603 MIDFORD LN	$23.56
327-120-027	SFR	1597 MIDFORD LN	$23.56
327-120-028	SFR	1591 MIDFORD LN	$23.56
327-120-029	SFR	1600 MIDFORD LN	$23.56
327-120-030	SFR	1606 MIDFORD LN	$23.56
327-120-031	SFR	1612 MIDFORD LN	$23.56
327-120-032	SFR	1618 MIDFORD LN	$23.56
327-120-033	SFR	1624 MIDFORD LN	$23.56
327-120-034	SFR	1630 MIDFORD LN	$23.56
327-120-035	SFR	1636 MIDFORD LN	$23.56
327-120-036	SFR	1642 MIDFORD LN	$23.56
327-120-037	SFR	1648 MIDFORD LN	$23.56
327-120-038	SFR	1654 MIDFORD LN	$23.56
327-120-039	SFR	1066 MONTAGUE LN	$23.56
327-120-040	SFR	1072 MONTAGUE LN	$23.56
327-120-041	SFR	1078 MONTAGUE LN	$23.56
327-120-042	SFR	1084 MONTAGUE LN	$23.56
327-120-043	SFR	1090 MONTAGUE LN	$23.56
327-120-044	SFR	1096 MONTAGUE LN	$23.56
327-120-045	SFR	1102 MONTAGUE LN	$23.56
327-120-046	SFR	1108 MONTAGUE LN	$23.56
327-130-001	SFR	1653 AINSWORTH LN	$23.56
327-130-002	SFR	1647 AINSWORTH LN	$23.56
327-130-003	SFR	1641 AINSWORTH LN	$23.56
327-130-004	SFR	1635 AINSWORTH LN	$23.56
327-130-005	SFR	1629 AINSWORTH LN	$23.56
327-130-006	SFR	1623 AINSWORTH LN	$23.56
327-130-007	SFR	1617 AINSWORTH LN	$23.56
327-130-008	SFR	1611 AINSWORTH LN	$23.56
327-130-009	SFR	1605 AINSWORTH LN	$23.56
327-130-010	SFR	1599 AINSWORTH LN	$23.56
327-130-011	SFR	301 MILLRACE CT	$23.56
327-130-012	SFR	303 MILLRACE CT	$23.56
327-130-013	SFR	305 MILLRACE CT	$23.56
327-130-014	SFR	307 MILLRACE CT	$23.56
327-130-015	SFR	309 MILLRACE CT	$23.56
327-130-016	SFR	308 MILLRACE CT	$23.56
327-130-017	SFR	306 MILLRACE CT	$23.56
327-130-018	SFR	304 MILLRACE CT	$23.56
327-130-019	SFR	302 MILLRACE CT	$23.56
327-130-020	SFR	300 MILLRACE CT	$23.56
327-130-021	SFR	401 MILLBROOK CT	$23.56
327-130-022	SFR	403 MILLBROOK CT	$23.56
327-130-023	SFR	405 MILLBROOK CT	$23.56
327-130-024	SFR	407 MILLBROOK CT	$23.56
327-130-025	SFR	409 MILLBROOK CT	$23.56
327-130-026	SFR	411 MILLBROOK CT	$23.56
327-130-027	SFR	413 MILLBROOK CT	$23.56
327-130-028	SFR	415 MILLBROOK CT	$23.56
327-130-029	SFR	414 MILLBROOK CT	$23.56
327-130-030	SFR	412 MILLBROOK CT	$23.56
327-130-031	SFR	410 MILLBROOK CT	$23.56
327-130-032	SFR	1644 AINSWORTH LN	$23.56
327-130-033	SFR	1650 AINSWORTH LN	$23.56
327-130-034	SFR	1656 AINSWORTH LN	$23.56
327-130-035	SFR	1662 AINSWORTH LN	$23.56
327-130-036	SFR	1054 MONTAGUE LN	$23.56
327-130-037	SFR	1060 MONTAGUE LN	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-140-001	SFR	1528 REGENT CI	$23.56
327-140-002	SFR	1522 REGENT CI	$23.56
327-140-003	SFR	1516 REGENT CI	$23.56
327-140-004	SFR	1510 REGENT CI	$23.56
327-140-005	SFR	1504 REGENT CI	$23.56
327-140-006	SFR	1498 REGENT CI	$23.56
327-140-007	SFR	1492 REGENT CI	$23.56
327-140-008	SFR	1486 REGENT CI	$23.56
327-140-009	SFR	1480 REGENT CI	$23.56
327-140-010	SFR	1474 REGENT CI	$23.56
327-140-011	SFR	1468 REGENT CI	$23.56
327-140-012	SFR	1462 REGENT CI	$23.56
327-140-013	SFR	1456 REGENT CI	$23.56
327-140-014	SFR	1450 REGENT CI	$23.56
327-140-015	SFR	1453 REGENT CI	$23.56
327-140-016	SFR	1459 REGENT CI	$23.56
327-140-017	SFR	1465 REGENT CI	$23.56
327-140-018	SFR	1471 REGENT CI	$23.56
327-140-019	SFR	1477 REGENT CI	$23.56
327-140-020	SFR	1483 REGENT CI	$23.56
327-140-021	SFR	1489 REGENT CI	$23.56
327-140-022	SFR	1495 REGENT CI	$23.56
327-140-023	SFR	1500 ALBERTON CI	$23.56
327-140-024	SFR	1494 ALBERTON CI	$23.56
327-140-025	SFR	1488 ALBERTON CI	$23.56
327-140-026	SFR	1482 ALBERTON CI	$23.56
327-140-027	SFR	1476 ALBERTON CI	$23.56
327-140-028	SFR	1470 ALBERTON CI	$23.56
327-140-029	SFR	1464 ALBERTON CI	$23.56
327-150-001	SFR	1444 REGENT CI	$23.56
327-150-002	SFR	1438 REGENT CI	$23.56
327-150-003	SFR	1432 REGENT CI	$23.56
327-150-004	SFR	1426 REGENT CI	$23.56
327-150-005	SFR	1420 REGENT CI	$23.56
327-150-006	SFR	1363 REGENT CI	$23.56
327-150-007	SFR	1369 REGENT CI	$23.56
327-150-008	SFR	1375 REGENT CI	$23.56
327-150-009	SFR	1381 REGENT CI	$23.56
327-150-010	SFR	1387 REGENT CI	$23.56
327-150-011	SFR	1393 REGENT CI	$23.56
327-150-012	SFR	1399 REGENT CI	$23.56
327-150-013	SFR	1405 REGENT CI	$23.56
327-150-014	SFR	1411 REGENT CI	$23.56
327-150-015	SFR	1417 REGENT CI	$23.56
327-150-016	SFR	1423 REGENT CI	$23.56
327-150-017	SFR	1429 REGENT CI	$23.56
327-150-018	SFR	1435 REGENT CI	$23.56
327-150-019	SFR	1441 REGENT CI	$23.56
327-150-020	SFR	1447 REGENT CI	$23.56
327-150-021	SFR	1458 ALBERTON CI	$23.56
327-150-022	SFR	1452 ALBERTON CI	$23.56
327-150-023	SFR	1446 ALBERTON CI	$23.56
327-150-024	SFR	1440 ALBERTON CI	$23.56
327-150-025	SFR	1434 ALBERTON CI	$23.56
327-150-026	SFR	1428 ALBERTON CI	$23.56
327-150-027	SFR	1422 ALBERTON CI	$23.56
327-150-028	SFR	1416 ALBERTON CI	$23.56
327-150-029	SFR	1410 ALBERTON CI	$23.56
327-150-030	SFR	1404 ALBERTON CI	$23.56
327-150-031	SFR	1398 ALBERTON CI	$23.56
327-150-032	SFR	1392 ALBERTON CI	$23.56
327-150-033	SFR	1386 ALBERTON CI	$23.56
327-150-034	SFR	1380 ALBERTON CI	$23.56
327-150-035	SFR	1401 ALBERTON CI	$23.56
327-150-036	SFR	1407 ALBERTON CI	$23.56
327-150-037	SFR	1413 ALBERTON CI	$23.56
327-150-038	SFR	1419 ALBERTON CI	$23.56
327-150-039	SFR	1425 ALBERTON CI	$23.56
327-150-040	SFR	1431 ALBERTON CI	$23.56
327-150-041	SFR	1437 ALBERTON CI	$23.56
327-150-042	SFR	1443 ALBERTON CI	$23.56
327-150-043	SFR	1449 ALBERTON CI	$23.56
327-160-001	SFR	1455 ALBERTON CI	$23.56
327-160-002	SFR	1461 ALBERTON CI	$23.56
327-160-003	SFR	1467 ALBERTON CI	$23.56
327-160-004	SFR	1473 ALBERTON CI	$23.56
327-160-005	SFR	1479 ALBERTON CI	$23.56
327-160-006	SFR	1485 ALBERTON CI	$23.56
327-160-007	SFR	1491 ALBERTON CI	$23.56
327-160-008	SFR	1497 ALBERTON CI	$23.56
327-160-009	SFR	1503 ALBERTON CI	$23.56
327-160-010	SFR	1450 RAWLINGS LN	$23.56
327-160-011	SFR	1444 RAWLINGS LN	$23.56
327-160-012	SFR	1438 RAWLINGS LN	$23.56
327-160-013	SFR	1432 RAWLINGS LN	$23.56
327-160-014	SFR	1426 RAWLINGS LN	$23.56
327-160-015	SFR	1420 RAWLINGS LN	$23.56
327-160-016	SFR	1414 RAWLINGS LN	$23.56
327-160-017	SFR	1408 RAWLINGS LN	$23.56
327-160-018	SFR	1402 RAWLINGS LN	$23.56
327-160-019	SFR	1396 RAWLINGS LN	$23.56
327-160-020	SFR	1390 RAWLINGS LN	$23.56
327-160-021	SFR	1384 RAWLINGS LN	$23.56
327-160-022	SFR	1378 RAWLINGS LN	$23.56
327-160-023	SFR	1372 RAWLINGS LN	$23.56
327-160-024	SFR	1366 RAWLINGS LN	$23.56
327-160-025	SFR	1360 RAWLINGS LN	$23.56
327-160-026	SFR	1375 RAWLINGS LN	$23.56
327-160-027	SFR	1381 RAWLINGS LN	$23.56
327-160-028	SFR	1387 RAWLINGS LN	$23.56
327-160-029	SFR	1393 RAWLINGS LN	$23.56
327-160-030	SFR	1399 RAWLINGS LN	$23.56
327-160-031	SFR	1405 RAWLINGS LN	$23.56
327-160-032	SFR	1411 RAWLINGS LN	$23.56
327-160-033	SFR	1417 RAWLINGS LN	$23.56
327-160-034	SFR	1423 RAWLINGS LN	$23.56
327-160-035	SFR	1429 RAWLINGS LN	$23.56
327-160-036	SFR	1435 RAWLINGS LN	$23.56
327-160-037	SFR	1441 RAWLINGS LN	$23.56
327-160-038	SFR	1447 RAWLINGS LN	$23.56
327-160-039	SFR	1453 RAWLINGS LN	$23.56
327-160-040	SFR	1459 RAWLINGS LN	$23.56

CITY OF LINCOLN
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Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-160-041	SFR	1465 RAWLINGS LN	$23.56
327-160-042	SFR	1471 RAWLINGS LN	$23.56
327-160-043	SFR	1477 RAWLINGS LN	$23.56
327-160-044	SFR	1483 RAWLINGS LN	$23.56
327-170-001	SFR	1395 ROSSMERE LN	$23.56
327-170-002	SFR	1401 ROSSMERE LN	$23.56
327-170-003	SFR	1407 ROSSMERE LN	$23.56
327-170-004	SFR	1413 ROSSMERE LN	$23.56
327-170-005	SFR	1419 ROSSMERE LN	$23.56
327-170-006	SFR	1425 ROSSMERE LN	$23.56
327-170-007	SFR	101 ROSSMERE CT	$23.56
327-170-008	SFR	103 ROSSMERE CT	$23.56
327-170-009	SFR	105 ROSSMERE CT	$23.56
327-170-010	SFR	107 ROSSMERE CT	$23.56
327-170-011	SFR	109 ROSSMERE CT	$23.56
327-170-012	SFR	108 ROSSMERE CT	$23.56
327-170-013	SFR	106 ROSSMERE CT	$23.56
327-170-014	SFR	104 ROSSMERE CT	$23.56
327-170-015	SFR	1255 RENISON LN	$23.56
327-170-016	SFR	1261 RENISON LN	$23.56
327-170-017	SFR	1267 RENISON LN	$23.56
327-170-018	SFR	1273 RENISON LN	$23.56
327-170-019	SFR	1279 RENISON LN	$23.56
327-170-020	SFR	1285 RENISON LN	$23.56
327-170-021	SFR	1291 RENISON LN	$23.56
327-170-022	SFR	1297 RENISON LN	$23.56
327-170-023	SFR	1303 RENISON LN	$23.56
327-170-024	SFR	1309 RENISON LN	$23.56
327-170-025	SFR	1300 RENISON LN	$23.56
327-170-026	SFR	1294 RENISON LN	$23.56
327-170-027	SFR	1288 RENISON LN	$23.56
327-170-028	SFR	1282 RENISON LN	$23.56
327-170-029	SFR	1276 RENISON LN	$23.56
327-170-030	SFR	1270 RENISON LN	$23.56
327-170-031	SFR	1410 ROSSMERE LN	$23.56
327-170-032	SFR	1404 ROSSMERE LN	$23.56
327-170-033	SFR	1398 ROSSMERE LN	$23.56
327-170-034	SFR	1392 ROSSMERE LN	$23.56
327-170-035	SFR	1293 ALBERTON CI	$23.56
327-170-036	SFR	1299 ALBERTON CI	$23.56
327-170-037	SFR	1305 ALBERTON CI	$23.56
327-170-038	SFR	1311 ALBERTON CI	$23.56
327-170-039	SFR	1266 ALBERTON CI	$23.56
327-170-040	SFR	1260 ALBERTON CI	$23.56
327-170-041	SFR	1254 ALBERTON CI	$23.56
327-180-001	SFR	1315 RENISON LN	$23.56
327-180-002	SFR	1321 RENISON LN	$23.56
327-180-003	SFR	1327 RENISON LN	$23.56
327-180-004	SFR	1348 RENISON LN	$23.56
327-180-005	SFR	1342 RENISON LN	$23.56
327-180-006	SFR	1336 RENISON LN	$23.56
327-180-007	SFR	1330 RENISON LN	$23.56
327-180-008	SFR	1324 RENISON LN	$23.56
327-180-009	SFR	1318 RENISON LN	$23.56
327-180-010	SFR	1312 RENISON LN	$23.56
327-180-011	SFR	1306 RENISON LN	$23.56
327-180-012	SFR	1317 ALBERTON CI	$23.56
327-180-013	SFR	1323 ALBERTON CI	$23.56
327-180-014	SFR	1329 ALBERTON CI	$23.56
327-180-015	SFR	1335 ALBERTON CI	$23.56
327-180-016	SFR	1341 ALBERTON CI	$23.56
327-180-017	SFR	1347 ALBERTON CI	$23.56
327-180-018	SFR	1353 ALBERTON CI	$23.56
327-180-019	SFR	1359 ALBERTON CI	$23.56
327-180-020	SFR	1365 ALBERTON CI	$23.56
327-180-021	SFR	1371 ALBERTON CI	$23.56
327-180-022	SFR	1377 ALBERTON CI	$23.56
327-180-023	SFR	1383 ALBERTON CI	$23.56
327-180-024	SFR	1389 ALBERTON CI	$23.56
327-180-025	SFR	1314 ALBERTON CI	$23.56
327-180-026	SFR	1308 ALBERTON CI	$23.56
327-180-027	SFR	1302 ALBERTON CI	$23.56
327-180-028	SFR	1296 ALBERTON CI	$23.56
327-180-029	SFR	1290 ALBERTON CI	$23.56
327-180-030	SFR	1284 ALBERTON CI	$23.56
327-180-031	SFR	1278 ALBERTON CI	$23.56
327-180-032	SFR	1272 ALBERTON CI	$23.56
327-190-001	SFR	1368 ALBERTON CI	$23.56
327-190-002	SFR	1362 ALBERTON CI	$23.56
327-190-003	SFR	1356 ALBERTON CI	$23.56
327-190-004	SFR	1350 ALBERTON CI	$23.56
327-190-005	SFR	1344 ALBERTON CI	$23.56
327-190-006	SFR	1338 ALBERTON CI	$23.56
327-190-007	SFR	1252 REGENT CI	$23.56
327-190-008	SFR	1258 REGENT CI	$23.56
327-190-009	SFR	1264 REGENT CI	$23.56
327-190-010	SFR	1270 REGENT CI	$23.56
327-190-011	SFR	1276 REGENT CI	$23.56
327-190-012	SFR	1282 REGENT CI	$23.56
327-190-013	SFR	1303 REGENT CI	$23.56
327-190-014	SFR	1309 REGENT CI	$23.56
327-190-015	SFR	1315 REGENT CI	$23.56
327-190-016	SFR	1321 REGENT CI	$23.56
327-190-017	SFR	1327 REGENT CI	$23.56
327-190-018	SFR	1333 REGENT CI	$23.56
327-190-019	SFR	1339 REGENT CI	$23.56
327-190-020	SFR	1345 REGENT CI	$23.56
327-190-021	SFR	1351 REGENT CI	$23.56
327-190-022	SFR	1285 REGENT CI	$23.56
327-190-023	SFR	1279 REGENT CI	$23.56
327-190-024	SFR	1273 REGENT CI	$23.56
327-190-025	SFR	1267 REGENT CI	$23.56
327-190-026	SFR	1261 REGENT CI	$23.56
327-190-027	SFR	1255 REGENT CI	$23.56
327-190-028	SFR	1249 REGENT CI	$23.56
327-190-029	SFR	1243 REGENT CI	$23.56
327-190-030	SFR	1237 REGENT CI	$23.56
327-200-001	SFR	1648 LOMBARD LN	$23.56
327-200-002	SFR	1654 LOMBARD LN	$23.56
327-200-003	SFR	1184 FOREBRIDGE LN	$23.56
327-200-004	SFR	1190 FOREBRIDGE LN	$23.56
327-200-005	SFR	1196 FOREBRIDGE LN	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-200-006	SFR	805 LANGTON CT	$23.56
327-200-007	SFR	803 LANGTON CT	$23.56
327-200-008	SFR	801 LANGTON CT	$23.56
327-200-009	SFR	1214 FOREBRIDGE LN	$23.56
327-200-010	SFR	1220 FOREBRIDGE LN	$23.56
327-200-011	SFR	1226 FOREBRIDGE LN	$23.56
327-200-012	SFR	1232 FOREBRIDGE LN	$23.56
327-200-013	SFR	1238 FOREBRIDGE LN	$23.56
327-200-014	SFR	1244 FOREBRIDGE LN	$23.56
327-200-015	SFR	1250 FOREBRIDGE LN	$23.56
327-200-016	SFR	1256 FOREBRIDGE LN	$23.56
327-200-017	SFR	1262 FOREBRIDGE LN	$23.56
327-200-018	SFR	1268 FOREBRIDGE LN	$23.56
327-200-019	SFR	1274 FOREBRIDGE LN	$23.56
327-200-020	SFR	1280 FOREBRIDGE LN	$23.56
327-200-021	SFR	1223 FOREBRIDGE LN	$23.56
327-200-022	SFR	1217 FOREBRIDGE LN	$23.56
327-200-023	SFR	1211 FOREBRIDGE LN	$23.56
327-200-024	SFR	1205 FOREBRIDGE LN	$23.56
327-200-025	SFR	1199 FOREBRIDGE LN	$23.56
327-200-026	SFR	1193 FOREBRIDGE LN	$23.56
327-200-027	SFR	1187 FOREBRIDGE LN	$23.56
327-200-028	SFR	1186 DAVMORE LN	$23.56
327-200-029	SFR	1192 DAVMORE LN	$23.56
327-200-030	SFR	1198 DAVMORE LN	$23.56
327-200-031	SFR	1204 DAVMORE LN	$23.56
327-200-032	SFR	1222 DAVMORE LN	$23.56
327-200-033	SFR	1228 DAVMORE LN	$23.56
327-200-034	SFR	1234 DAVMORE LN	$23.56
327-200-035	SFR	1237 DAVMORE LN	$23.56
327-200-036	SFR	1231 DAVMORE LN	$23.56
327-200-037	SFR	1225 DAVMORE LN	$23.56
327-200-038	SFR	1657 LOMBARD LN	$23.56
327-200-039	SFR	1651 LOMBARD LN	$23.56
327-210-001	SFR	1660 LOMBARD LN	$23.56
327-210-002	SFR	1666 LOMBARD LN	$23.56
327-210-003	SFR	1672 LOMBARD LN	$23.56
327-210-004	SFR	1678 LOMBARD LN	$23.56
327-210-005	SFR	1684 LOMBARD LN	$23.56
327-210-006	SFR	1690 LOMBARD LN	$23.56
327-210-007	SFR	1696 LOMBARD LN	$23.56
327-210-008	SFR	1702 LOMBARD LN	$23.56
327-210-009	SFR	1708 LOMBARD LN	$23.56
327-210-010	SFR	1714 LOMBARD LN	$23.56
327-210-011	SFR	1726 LOMBARD LN	$23.56
327-210-012	SFR	1732 LOMBARD LN	$23.56
327-210-013	SFR	1738 LOMBARD LN	$23.56
327-210-014	SFR	1744 LOMBARD LN	$23.56
327-210-015	SFR	1750 LOMBARD LN	$23.56
327-210-016	SFR	1160 FOREBRIDGE LN	$23.56
327-210-017	SFR	1166 FOREBRIDGE LN	$23.56
327-210-018	SFR	1172 FOREBRIDGE LN	$23.56
327-210-019	SFR	1178 FOREBRIDGE LN	$23.56
327-210-020	SFR	1181 FOREBRIDGE LN	$23.56
327-210-021	SFR	1175 FOREBRIDGE LN	$23.56
327-210-022	SFR	1169 FOREBRIDGE LN	$23.56
327-210-023	SFR	1163 FOREBRIDGE LN	$23.56
327-210-024	SFR	1162 DAVMORE LN	$23.56
327-210-025	SFR	1168 DAVMORE LN	$23.56
327-210-026	SFR	1174 DAVMORE LN	$23.56
327-210-027	SFR	1180 DAVMORE LN	$23.56
327-210-028	SFR	1219 DAVMORE LN	$23.56
327-210-029	SFR	1213 DAVMORE LN	$23.56
327-210-030	SFR	1207 DAVMORE LN	$23.56
327-210-031	SFR	1177 DAVMORE LN	$23.56
327-210-032	SFR	1171 DAVMORE LN	$23.56
327-210-033	SFR	1165 DAVMORE LN	$23.56
327-210-034	SFR	1159 DAVMORE LN	$23.56
327-210-035	SFR	1705 LOMBARD LN	$23.56
327-210-036	SFR	1699 LOMBARD LN	$23.56
327-210-037	SFR	1693 LOMBARD LN	$23.56
327-210-038	SFR	1687 LOMBARD LN	$23.56
327-210-039	SFR	1669 LOMBARD LN	$23.56
327-210-040	SFR	1663 LOMBARD LN	$23.56
327-220-001	SFR	1318 WOODFORD LN	$23.56
327-220-002	SFR	1312 WOODFORD LN	$23.56
327-220-003	SFR	1306 WOODFORD LN	$23.56
327-220-004	SFR	1300 WOODFORD LN	$23.56
327-220-005	SFR	1292 TORRINGTON LN	$23.56
327-220-006	SFR	1286 TORRINGTON LN	$23.56
327-220-007	SFR	1280 TORRINGTON LN	$23.56
327-220-008	SFR	1274 TORRINGTON LN	$23.56
327-220-009	SFR	1268 TORRINGTON LN	$23.56
327-220-010	SFR	1262 TORRINGTON LN	$23.56
327-220-011	SFR	1256 TORRINGTON LN	$23.56
327-220-012	SFR	1250 TORRINGTON LN	$23.56
327-220-013	SFR	1244 TORRINGTON LN	$23.56
327-220-014	SFR	1238 TORRINGTON LN	$23.56
327-220-015	SFR	1208 TORRINGTON LN	$23.56
327-220-016	SFR	1202 TORRINGTON LN	$23.56
327-220-017	SFR	1196 TORRINGTON LN	$23.56
327-220-018	SFR	1419 STONEY CROSS LN	$23.56
327-220-019	SFR	1425 STONEY CROSS LN	$23.56
327-220-020	SFR	1431 STONEY CROSS LN	$23.56
327-220-021	SFR	1437 STONEY CROSS LN	$23.56
327-220-022	SFR	1443 STONEY CROSS LN	$23.56
327-220-023	SFR	1449 STONEY CROSS LN	$23.56
327-220-024	SFR	1455 STONEY CROSS LN	$23.56
327-220-025	SFR	1461 STONEY CROSS LN	$23.56
327-220-026	SFR	1467 STONEY CROSS LN	$23.56
327-220-027	SFR	1473 STONEY CROSS LN	$23.56
327-220-028	SFR	1479 STONEY CROSS LN	$23.56
327-220-029	SFR	1488 STONEY CROSS LN	$23.56
327-220-030	SFR	1482 STONEY CROSS LN	$23.56
327-220-031	SFR	1476 STONEY CROSS LN	$23.56
327-220-032	SFR	1470 STONEY CROSS LN	$23.56
327-220-033	SFR	1464 STONEY CROSS LN	$23.56
327-220-034	SFR	1458 STONEY CROSS LN	$23.56
327-220-035	SFR	1452 STONEY CROSS LN	$23.56
327-220-036	SFR	1446 STONEY CROSS LN	$23.56
327-220-037	SFR	1440 STONEY CROSS LN	$23.56
327-220-038	SFR	1434 STONEY CROSS LN	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-220-039	SFR	1428 STONEY CROSS LN	$23.56
327-220-040	SFR	1422 STONEY CROSS LN	$23.56
327-230-001	SFR	1065 BARNHILL LN	$23.56
327-230-002	SFR	1071 BARNHILL LN	$23.56
327-230-003	SFR	1077 BARNHILL LN	$23.56
327-230-004	SFR	1083 BARNHILL LN	$23.56
327-230-005	SFR	1089 BARNHILL LN	$23.56
327-230-006	SFR	1095 BARNHILL LN	$23.56
327-230-007	SFR	1101 BARNHILL LN	$23.56
327-230-008	SFR	1107 BARNHILL LN	$23.56
327-230-009	SFR	1113 BARNHILL LN	$23.56
327-230-010	SFR	1119 BARNHILL LN	$23.56
327-230-011	SFR	1125 BARNHILL LN	$23.56
327-230-012	SFR	1131 BARNHILL LN	$23.56
327-230-013	SFR	1137 BARNHILL LN	$23.56
327-230-014	SFR	1143 BARNHILL LN	$23.56
327-230-015	SFR	1149 BARNHILL LN	$23.56
327-230-016	SFR	1155 BARNHILL LN	$23.56
327-230-017	SFR	1161 BARNHILL LN	$23.56
327-230-018	SFR	1170 BARNHILL LN	$23.56
327-230-019	SFR	1164 BARNHILL LN	$23.56
327-230-020	SFR	1158 BARNHILL LN	$23.56
327-230-021	SFR	1152 BARNHILL LN	$23.56
327-230-022	SFR	1165 WAVERTON LN	$23.56
327-230-023	SFR	1171 WAVERTON LN	$23.56
327-230-024	SFR	1177 WAVERTON LN	$23.56
327-230-025	SFR	1183 WAVERTON LN	$23.56
327-230-026	SFR	1204 WAVERTON LN	$23.56
327-230-027	SFR	1198 WAVERTON LN	$23.56
327-230-028	SFR	1192 WAVERTON LN	$23.56
327-230-029	SFR	1186 WAVERTON LN	$23.56
327-230-030	SFR	1199 TORRINGTON LN	$23.56
327-230-031	SFR	1205 TORRINGTON LN	$23.56
327-230-032	SFR	1211 TORRINGTON LN	$23.56
327-230-033	SFR	1217 TORRINGTON LN	$23.56
327-240-001	SFR	502 WELSFORD CT	$23.56
327-240-002	SFR	500 WELSFORD CT	$23.56
327-240-003	SFR	1211 BARNHILL LN	$23.56
327-240-004	SFR	1217 BARNHILL LN	$23.56
327-240-005	SFR	1223 BARNHILL LN	$23.56
327-240-006	SFR	1229 BARNHILL LN	$23.56
327-240-007	SFR	1235 BARNHILL LN	$23.56
327-240-008	SFR	1241 BARNHILL LN	$23.56
327-240-009	SFR	1247 BARNHILL LN	$23.56
327-240-010	SFR	1253 BARNHILL LN	$23.56
327-240-011	SFR	1259 BARNHILL LN	$23.56
327-240-012	SFR	1265 BARNHILL LN	$23.56
327-240-013	SFR	1271 BARNHILL LN	$23.56
327-240-014	SFR	1277 BARNHILL LN	$23.56
327-240-015	SFR	1283 BARNHILL LN	$23.56
327-240-016	SFR	1289 BARNHILL LN	$23.56
327-240-017	SFR	1295 BARNHILL LN	$23.56
327-240-018	SFR	1307 BARNHILL LN	$23.56
327-240-019	SFR	1313 BARNHILL LN	$23.56
327-240-020	SFR	1372 WOODFORD LN	$23.56
327-240-021	SFR	1366 WOODFORD LN	$23.56
327-240-022	SFR	1360 WOODFORD LN	$23.56
327-240-023	SFR	1354 WOODFORD LN	$23.56
327-240-024	SFR	1348 WOODFORD LN	$23.56
327-240-025	SFR	1342 WOODFORD LN	$23.56
327-240-026	SFR	1336 WOODFORD LN	$23.56
327-240-027	SFR	1330 WOODFORD LN	$23.56
327-240-028	SFR	1324 WOODFORD LN	$23.56
327-240-029	SFR	1296 BARNHILL LN	$23.56
327-240-030	SFR	1290 BARNHILL LN	$23.56
327-240-031	SFR	1284 BARNHILL LN	$23.56
327-240-032	SFR	1278 BARNHILL LN	$23.56
327-240-033	SFR	1272 BARNHILL LN	$23.56
327-240-034	SFR	1266 BARNHILL LN	$23.56
327-240-035	SFR	1260 BARNHILL LN	$23.56
327-240-036	SFR	1254 BARNHILL LN	$23.56
327-240-037	SFR	1248 BARNHILL LN	$23.56
327-240-038	SFR	1242 BARNHILL LN	$23.56
327-240-039	SFR	1236 BARNHILL LN	$23.56
327-240-040	SFR	1230 BARNHILL LN	$23.56
327-240-041	SFR	1224 BARNHILL LN	$23.56
327-240-042	SFR	1218 BARNHILL LN	$23.56
327-240-043	SFR	1212 BARNHILL LN	$23.56
327-240-044	SFR	1206 BARNHILL LN	$23.56
327-240-045	SFR	1213 WAVERTON LN	$23.56
327-240-046	SFR	1219 WAVERTON LN	$23.56
327-240-047	SFR	1225 WAVERTON LN	$23.56
327-240-048	SFR	1231 WAVERTON LN	$23.56
327-240-049	SFR	1237 WAVERTON LN	$23.56
327-240-050	SFR	1243 WAVERTON LN	$23.56
327-240-051	SFR	1249 WAVERTON LN	$23.56
327-240-052	SFR	1255 WAVERTON LN	$23.56
327-240-053	SFR	1261 WAVERTON LN	$23.56
327-240-054	SFR	1267 WAVERTON LN	$23.56
327-240-055	SFR	1273 WAVERTON LN	$23.56
327-240-056	SFR	1279 WAVERTON LN	$23.56
327-240-057	SFR	1285 WAVERTON LN	$23.56
327-240-058	SFR	1291 WAVERTON LN	$23.56
327-240-059	SFR	1297 WAVERTON LN	$23.56
327-240-060	SFR	1294 WAVERTON LN	$23.56
327-240-061	SFR	1288 WAVERTON LN	$23.56
327-240-062	SFR	1282 WAVERTON LN	$23.56
327-240-063	SFR	1276 WAVERTON LN	$23.56
327-240-064	SFR	1270 WAVERTON LN	$23.56
327-240-065	SFR	1264 WAVERTON LN	$23.56
327-240-066	SFR	1258 WAVERTON LN	$23.56
327-240-067	SFR	1252 WAVERTON LN	$23.56
327-240-068	SFR	1246 WAVERTON LN	$23.56
327-240-069	SFR	1240 WAVERTON LN	$23.56
327-240-070	SFR	1234 WAVERTON LN	$23.56
327-240-071	SFR	1228 WAVERTON LN	$23.56
327-240-072	SFR	1222 WAVERTON LN	$23.56
327-240-073	SFR	1229 TORRINGTON LN	$23.56
327-240-074	SFR	1235 TORRINGTON LN	$23.56
327-240-075	SFR	1241 TORRINGTON LN	$23.56
327-240-076	SFR	1247 TORRINGTON LN	$23.56
327-240-077	SFR	1253 TORRINGTON LN	$23.56

CITY OF LINCOLN
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LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-240-078	SFR	1259 TORRINGTON LN	$23.56
327-240-079	SFR	1265 TORRINGTON LN	$23.56
327-240-080	SFR	1271 TORRINGTON LN	$23.56
327-240-081	SFR	1277 TORRINGTON LN	$23.56
327-240-082	SFR	1283 TORRINGTON LN	$23.56
327-240-083	SFR	1289 TORRINGTON LN	$23.56
327-240-084	SFR	1295 TORRINGTON LN	$23.56
327-250-001	SFR	1167 BARNHILL LN	$23.56
327-250-002	SFR	1173 BARNHILL LN	$23.56
327-250-003	SFR	1179 BARNHILL LN	$23.56
327-250-004	SFR	1185 BARNHILL LN	$23.56
327-250-005	SFR	1191 BARNHILL LN	$23.56
327-250-006	SFR	501 WELSFORD CT	$23.56
327-250-007	SFR	503 WELSFORD CT	$23.56
327-250-008	SFR	505 WELSFORD CT	$23.56
327-250-009	SFR	504 WELSFORD CT	$23.56
327-250-010	SFR	1200 BARNHILL LN	$23.56
327-250-011	SFR	1194 BARNHILL LN	$23.56
327-250-012	SFR	1188 BARNHILL LN	$23.56
327-250-013	SFR	1182 BARNHILL LN	$23.56
327-250-014	SFR	1176 BARNHILL LN	$23.56
327-250-015	SFR	1189 WAVERTON LN	$23.56
327-250-016	SFR	1195 WAVERTON LN	$23.56
327-250-017	SFR	1201 WAVERTON LN	$23.56
327-250-018	SFR	1207 WAVERTON LN	$23.56
327-250-019	SFR	1216 WAVERTON LN	$23.56
327-250-020	SFR	1210 WAVERTON LN	$23.56
327-250-021	SFR	1223 TORRINGTON LN	$23.56
327-260-001	SFR	1404 STONEY CROSS LN	$23.56
327-260-002	SFR	1398 STONEY CROSS LN	$23.56
327-260-003	SFR	1392 STONEY CROSS LN	$23.56
327-260-004	SFR	1386 STONEY CROSS LN	$23.56
327-260-005	SFR	1380 STONEY CROSS LN	$23.56
327-260-006	SFR	1374 STONEY CROSS LN	$23.56
327-260-007	SFR	1253 TAVISTOCK LN	$23.56
327-260-008	SFR	1259 TAVISTOCK LN	$23.56
327-260-009	SFR	1265 TAVISTOCK LN	$23.56
327-260-010	SFR	1271 TAVISTOCK LN	$23.56
327-260-011	SFR	1277 TAVISTOCK LN	$23.56
327-260-012	SFR	1283 TAVISTOCK LN	$23.56
327-260-013	SFR	1274 TAVISTOCK LN	$23.56
327-260-014	SFR	1268 TAVISTOCK LN	$23.56
327-260-015	SFR	1262 TAVISTOCK LN	$23.56
327-260-016	SFR	1256 TAVISTOCK LN	$23.56
327-260-017	SFR	1255 TIVERTON LN	$23.56
327-260-018	SFR	1261 TIVERTON LN	$23.56
327-260-019	SFR	1267 TIVERTON LN	$23.56
327-260-020	SFR	1273 TIVERTON LN	$23.56
327-260-021	SFR	1276 TIVERTON LN	$23.56
327-260-022	SFR	1270 TIVERTON LN	$23.56
327-260-023	SFR	1264 TIVERTON LN	$23.56
327-260-024	SFR	1258 TIVERTON LN	$23.56
327-260-025	SFR	1252 TIVERTON LN	$23.56
327-260-026	SFR	1246 TIVERTON LN	$23.56
327-260-027	SFR	1371 STONEY CROSS LN	$23.56
327-260-028	SFR	1377 STONEY CROSS LN	$23.56
327-260-029	SFR	1383 STONEY CROSS LN	$23.56
327-260-030	SFR	1389 STONEY CROSS LN	$23.56
327-260-031	SFR	1395 STONEY CROSS LN	$23.56
327-260-032	SFR	1075 THORNHILL LN	$23.56
327-260-033	SFR	1069 THORNHILL LN	$23.56
327-260-034	SFR	1063 THORNHILL LN	$23.56
327-260-035	SFR	1057 THORNHILL LN	$23.56
327-260-036	SFR	1042 THORNHILL LN	$23.56
327-260-037	SFR	1048 THORNHILL LN	$23.56
327-260-038	SFR	1054 THORNHILL LN	$23.56
327-260-039	SFR	1060 THORNHILL LN	$23.56
327-260-040	SFR	1066 THORNHILL LN	$23.56
327-260-041	SFR	1072 THORNHILL LN	$23.56
327-260-042	SFR	1078 THORNHILL LN	$23.56
327-260-043	SFR	1084 THORNHILL LN	$23.56
327-260-044	SFR	1090 THORNHILL LN	$23.56
327-260-045	SFR	1096 THORNHILL LN	$23.56
327-260-046	SFR	1102 THORNHILL LN	$23.56
327-260-047	SFR	1108 THORNHILL LN	$23.56
327-270-001	SFR	1368 STONEY CROSS LN	$23.56
327-270-002	SFR	1362 STONEY CROSS LN	$23.56
327-270-003	SFR	1356 STONEY CROSS LN	$23.56
327-270-004	SFR	1350 STONEY CROSS LN	$23.56
327-270-005	SFR	1344 STONEY CROSS LN	$23.56
327-270-006	SFR	1338 STONEY CROSS LN	$23.56
327-270-007	SFR	1151 TAVISTOCK LN	$23.56
327-270-008	SFR	1157 TAVISTOCK LN	$23.56
327-270-009	SFR	1163 TAVISTOCK LN	$23.56
327-270-010	SFR	1169 TAVISTOCK LN	$23.56
327-270-011	SFR	1175 TAVISTOCK LN	$23.56
327-270-012	SFR	1181 TAVISTOCK LN	$23.56
327-270-013	SFR	1187 TAVISTOCK LN	$23.56
327-270-014	SFR	1193 TAVISTOCK LN	$23.56
327-270-015	SFR	1199 TAVISTOCK LN	$23.56
327-270-016	SFR	1205 TAVISTOCK LN	$23.56
327-270-017	SFR	1211 TAVISTOCK LN	$23.56
327-270-018	SFR	1217 TAVISTOCK LN	$23.56
327-270-019	SFR	1223 TAVISTOCK LN	$23.56
327-270-020	SFR	1229 TAVISTOCK LN	$23.56
327-270-021	SFR	1235 TAVISTOCK LN	$23.56
327-270-022	SFR	1241 TAVISTOCK LN	$23.56
327-270-023	SFR	1247 TAVISTOCK LN	$23.56
327-270-024	SFR	1250 TAVISTOCK LN	$23.56
327-270-025	SFR	1244 TAVISTOCK LN	$23.56
327-270-026	SFR	1238 TAVISTOCK LN	$23.56
327-270-027	SFR	1232 TAVISTOCK LN	$23.56
327-270-028	SFR	1226 TAVISTOCK LN	$23.56
327-270-029	SFR	1220 TAVISTOCK LN	$23.56
327-270-030	SFR	1214 TAVISTOCK LN	$23.56
327-270-031	SFR	1213 TIVERTON LN	$23.56
327-270-032	SFR	1219 TIVERTON LN	$23.56
327-270-033	SFR	1225 TIVERTON LN	$23.56
327-270-034	SFR	1231 TIVERTON LN	$23.56
327-270-035	SFR	1237 TIVERTON LN	$23.56
327-270-036	SFR	1243 TIVERTON LN	$23.56
327-270-037	SFR	1249 TIVERTON LN	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-270-038	SFR	1240 TIVERTON LN	$23.56
327-270-039	SFR	1234 TIVERTON LN	$23.56
327-270-040	SFR	1228 TIVERTON LN	$23.56
327-270-041	SFR	1222 TIVERTON LN	$23.56
327-270-042	SFR	1216 TIVERTON LN	$23.56
327-270-043	SFR	1210 TIVERTON LN	$23.56
327-270-044	SFR	1335 STONEY CROSS LN	$23.56
327-270-045	SFR	1341 STONEY CROSS LN	$23.56
327-270-046	SFR	1347 STONEY CROSS LN	$23.56
327-270-047	SFR	1353 STONEY CROSS LN	$23.56
327-270-048	SFR	1359 STONEY CROSS LN	$23.56
327-270-049	SFR	1365 STONEY CROSS LN	$23.56
327-280-001	SFR	100 SNOWDOWN CT	$23.56
327-280-002	SFR	102 SNOWDOWN CT	$23.56
327-280-003	SFR	104 SNOWDOWN CT	$23.56
327-280-004	SFR	1220 STANSBURY LN	$23.56
327-280-005	SFR	1214 STANSBURY LN	$23.56
327-280-006	SFR	1208 STANSBURY LN	$23.56
327-280-007	SFR	1202 STANSBURY LN	$23.56
327-280-008	SFR	1196 STANSBURY LN	$23.56
327-280-009	SFR	1190 STANSBURY LN	$23.56
327-280-010	SFR	1184 STANSBURY LN	$23.56
327-280-011	SFR	1178 STANSBURY LN	$23.56
327-280-012	SFR	1172 STANSBURY LN	$23.56
327-280-013	SFR	1353 STANSBURY CI	$23.56
327-280-014	SFR	1347 STANSBURY CI	$23.56
327-280-015	SFR	1341 STANSBURY CI	$23.56
327-280-016	SFR	1335 STANSBURY CI	$23.56
327-280-017	SFR	1362 STANDISH CI	$23.56
327-280-018	SFR	1368 STANDISH CI	$23.56
327-280-019	SFR	1374 STANDISH CI	$23.56
327-280-020	SFR	1380 STANDISH CI	$23.56
327-280-021	SFR	1386 STANDISH CI	$23.56
327-280-022	SFR	1392 STANDISH CI	$23.56
327-280-023	SFR	1398 STANDISH CI	$23.56
327-280-024	SFR	1401 STANDISH CI	$23.56
327-280-025	SFR	1395 STANDISH CI	$23.56
327-280-026	SFR	1389 STANDISH CI	$23.56
327-280-027	SFR	1383 STANDISH CI	$23.56
327-280-028	SFR	1377 STANDISH CI	$23.56
327-280-029	SFR	1371 STANDISH CI	$23.56
327-280-030	SFR	1365 STANDISH CI	$23.56
327-280-031	SFR	1359 STANDISH CI	$23.56
327-280-032	SFR	1353 STANDISH CI	$23.56
327-280-033	SFR	1347 STANDISH CI	$23.56
327-280-034	SFR	1341 STANDISH CI	$23.56
327-280-035	SFR	1354 SEYMOUR CI	$23.56
327-280-036	SFR	1360 SEYMOUR CI	$23.56
327-280-037	SFR	1366 SEYMOUR CI	$23.56
327-280-038	SFR	1372 SEYMOUR CI	$23.56
327-280-039	SFR	1378 SEYMOUR CI	$23.56
327-280-040	SFR	1384 SEYMOUR CI	$23.56
327-280-041	SFR	1390 SEYMOUR CI	$23.56
327-280-042	SFR	1396 SEYMOUR CI	$23.56
327-280-043	SFR	1402 SEYMOUR CI	$23.56
327-280-044	SFR	1408 SEYMOUR CI	$23.56
327-280-045	SFR	1414 SEYMOUR CI	$23.56
327-280-046	SFR	1420 SEYMOUR CI	$23.56
327-280-047	SFR	1426 SEYMOUR CI	$23.56
327-280-048	SFR	1432 SEYMOUR CI	$23.56
327-280-049	SFR	1435 SEYMOUR CI	$23.56
327-280-050	SFR	1429 SEYMOUR CI	$23.56
327-280-051	SFR	1423 SEYMOUR CI	$23.56
327-280-052	SFR	1417 SEYMOUR CI	$23.56
327-280-053	SFR	1411 SEYMOUR CI	$23.56
327-280-054	SFR	1405 SEYMOUR CI	$23.56
327-280-055	SFR	1399 SEYMOUR CI	$23.56
327-280-056	SFR	1393 SEYMOUR CI	$23.56
327-280-057	SFR	1387 SEYMOUR CI	$23.56
327-280-058	SFR	1381 SEYMOUR CI	$23.56
327-280-059	SFR	1375 SEYMOUR CI	$23.56
327-280-060	SFR	1369 SEYMOUR CI	$23.56
327-280-061	SFR	1363 SEYMOUR CI	$23.56
327-280-062	SFR	1357 SEYMOUR CI	$23.56
327-280-063	SFR	1351 SEYMOUR CI	$23.56
327-280-064	SFR	1345 SEYMOUR CI	$23.56
327-280-065	SFR	1339 SEYMOUR CI	$23.56
327-280-066	SFR	1333 SEYMOUR CI	$23.56
327-290-001	SFR	102 MARSHFIELD CT	$23.56
327-290-002	SFR	100 MARSHFIELD CT	$23.56
327-290-003	SFR	1560 STONEY CROSS LN	$23.56
327-290-004	SFR	1554 STONEY CROSS LN	$23.56
327-290-005	SFR	1548 STONEY CROSS LN	$23.56
327-290-006	SFR	1542 STONEY CROSS LN	$23.56
327-290-007	SFR	1536 STONEY CROSS LN	$23.56
327-290-008	SFR	1530 STONEY CROSS LN	$23.56
327-290-009	SFR	1524 STONEY CROSS LN	$23.56
327-290-010	SFR	1518 STONEY CROSS LN	$23.56
327-290-011	SFR	1512 STONEY CROSS LN	$23.56
327-290-012	SFR	1506 STONEY CROSS LN	$23.56
327-290-013	SFR	1521 STONEY CROSS LN	$23.56
327-290-014	SFR	1527 STONEY CROSS LN	$23.56
327-290-015	SFR	1533 STONEY CROSS LN	$23.56
327-290-016	SFR	1539 STONEY CROSS LN	$23.56
327-290-017	SFR	203 WESTREE CT	$23.56
327-290-018	SFR	205 WESTREE CT	$23.56
327-290-019	SFR	204 WESTREE CT	$23.56
327-290-020	SFR	202 WESTREE CT	$23.56
327-290-021	SFR	200 WESTREE CT	$23.56
327-290-022	SFR	1557 STONEY CROSS LN	$23.56
327-290-023	SFR	1563 STONEY CROSS LN	$23.56
327-290-024	SFR	1263 EARLHAM LN	$23.56
327-290-025	SFR	1269 EARLHAM LN	$23.56
327-290-026	SFR	1275 EARLHAM LN	$23.56
327-290-027	SFR	1281 EARLHAM LN	$23.56
327-290-028	SFR	1287 EARLHAM LN	$23.56
327-290-029	SFR	1293 EARLHAM LN	$23.56
327-290-030	SFR	1299 EARLHAM LN	$23.56
327-290-031	SFR	1305 EARLHAM LN	$23.56
327-290-032	SFR	1311 EARLHAM LN	$23.56
327-290-033	SFR	1317 EARLHAM LN	$23.56
327-290-034	SFR	1323 EARLHAM LN	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-290-035	SFR	1310 UNDERWOOD LN	$23.56
327-290-036	SFR	1304 UNDERWOOD LN	$23.56
327-290-037	SFR	1298 UNDERWOOD LN	$23.56
327-290-038	SFR	1301 UNDERWOOD LN	$23.56
327-290-039	SFR	1307 UNDERWOOD LN	$23.56
327-290-040	SFR	1313 UNDERWOOD LN	$23.56
327-290-041	SFR	304 MIDDLEFORK CT	$23.56
327-290-042	SFR	302 MIDDLEFORK CT	$23.56
327-290-043	SFR	300 MIDDLEFORK CT	$23.56
327-290-044	SFR	1278 EARLHAM LN	$23.56
327-290-045	SFR	1272 EARLHAM LN	$23.56
327-290-046	SFR	1266 EARLHAM LN	$23.56
327-290-047	SFR	1260 EARLHAM LN	$23.56
327-290-048	SFR	101 MARSHFIELD CT	$23.56
327-290-049	SFR	103 MARSHFIELD CT	$23.56
327-300-001	SFR	1319 UNDERWOOD LN	$23.56
327-300-002	SFR	1325 UNDERWOOD LN	$23.56
327-300-003	SFR	1331 UNDERWOOD LN	$23.56
327-300-004	SFR	1337 UNDERWOOD LN	$23.56
327-300-005	SFR	1343 UNDERWOOD LN	$23.56
327-300-006	SFR	1349 UNDERWOOD LN	$23.56
327-300-007	SFR	1355 UNDERWOOD LN	$23.56
327-300-008	SFR	1405 EAGLESFIELD LN	$23.56
327-300-009	SFR	1411 EAGLESFIELD LN	$23.56
327-300-010	SFR	1417 EAGLESFIELD LN	$23.56
327-300-011	SFR	1423 EAGLESFIELD LN	$23.56
327-300-012	SFR	1429 EAGLESFIELD LN	$23.56
327-300-013	SFR	1435 EAGLESFIELD LN	$23.56
327-300-014	SFR	1441 EAGLESFIELD LN	$23.56
327-300-015	SFR	1447 EAGLESFIELD LN	$23.56
327-300-016	SFR	1453 EAGLESFIELD LN	$23.56
327-300-017	SFR	1459 EAGLESFIELD LN	$23.56
327-300-018	SFR	1465 EAGLESFIELD LN	$23.56
327-300-019	SFR	1471 EAGLESFIELD LN	$23.56
327-300-020	SFR	401 REDCLIFFE CT	$23.56
327-300-021	SFR	403 REDCLIFFE CT	$23.56
327-300-022	SFR	404 REDCLIFFE CT	$23.56
327-300-023	SFR	402 REDCLIFFE CT	$23.56
327-300-024	SFR	400 REDCLIFFE CT	$23.56
327-300-025	SFR	1356 REDCLIFFE LN	$23.56
327-300-026	SFR	1350 REDCLIFFE LN	$23.56
327-300-027	SFR	1344 REDCLIFFE LN	$23.56
327-300-028	SFR	1338 REDCLIFFE LN	$23.56
327-300-029	SFR	1332 REDCLIFFE LN	$23.56
327-300-030	SFR	1326 REDCLIFFE LN	$23.56
327-300-031	SFR	1320 REDCLIFFE LN	$23.56
327-300-032	SFR	1314 REDCLIFFE LN	$23.56
327-300-033	SFR	1480 EAGLESFIELD LN	$23.56
327-300-034	SFR	1474 EAGLESFIELD LN	$23.56
327-300-035	SFR	1468 EAGLESFIELD LN	$23.56
327-300-036	SFR	1462 EAGLESFIELD LN	$23.56
327-300-037	SFR	1456 EAGLESFIELD LN	$23.56
327-300-038	SFR	1450 EAGLESFIELD LN	$23.56
327-300-039	SFR	1444 EAGLESFIELD LN	$23.56
327-300-040	SFR	1438 EAGLESFIELD LN	$23.56
327-300-041	SFR	1432 EAGLESFIELD LN	$23.56
327-300-042	SFR	1426 EAGLESFIELD LN	$23.56
327-300-043	SFR	1420 EAGLESFIELD LN	$23.56
327-300-044	SFR	1391 WYNDHAM LN	$23.56
327-300-045	SFR	1397 WYNDHAM LN	$23.56
327-300-046	SFR	1403 WYNDHAM LN	$23.56
327-300-047	SFR	1409 WYNDHAM LN	$23.56
327-300-048	SFR	1415 WYNDHAM LN	$23.56
327-300-049	SFR	1421 WYNDHAM LN	$23.56
327-300-050	SFR	1427 WYNDHAM LN	$23.56
327-300-051	SFR	1433 WYNDHAM LN	$23.56
327-300-052	SFR	1439 WYNDHAM LN	$23.56
327-300-053	SFR	1445 WYNDHAM LN	$23.56
327-300-054	SFR	1442 WYNDHAM LN	$23.56
327-300-055	SFR	1436 WYNDHAM LN	$23.56
327-300-056	SFR	1430 WYNDHAM LN	$23.56
327-300-057	SFR	1424 WYNDHAM LN	$23.56
327-300-058	SFR	1418 WYNDHAM LN	$23.56
327-300-059	SFR	1412 WYNDHAM LN	$23.56
327-300-060	SFR	1406 WYNDHAM LN	$23.56
327-300-061	SFR	1400 WYNDHAM LN	$23.56
327-300-062	SFR	1332 EARLHAM LN	$23.56
327-300-063	SFR	1326 EARLHAM LN	$23.56
327-300-064	SFR	1320 EARLHAM LN	$23.56
327-300-065	SFR	1314 EARLHAM LN	$23.56
327-300-066	SFR	1308 EARLHAM LN	$23.56
327-300-067	SFR	1302 EARLHAM LN	$23.56
327-300-068	SFR	1296 EARLHAM LN	$23.56
327-300-069	SFR	301 MIDDLEFORK CT	$23.56
327-300-070	SFR	303 MIDDLEFORK CT	$23.56
327-300-071	SFR	305 MIDDLEFORK CT	$23.56
327-310-001	SFR	700 STONEY POINT CT	$23.56
327-310-002	SFR	702 STONEY POINT CT	$23.56
327-310-003	SFR	704 STONEY POINT CT	$23.56
327-310-004	SFR	703 STONEY POINT CT	$23.56
327-310-005	SFR	701 STONEY POINT CT	$23.56
327-310-006	SFR	1220 ASHFORD LN	$23.56
327-310-007	SFR	1214 ASHFORD LN	$23.56
327-310-008	SFR	1208 ASHFORD LN	$23.56
327-310-009	SFR	1202 ASHFORD LN	$23.56
327-310-010	SFR	1196 ASHFORD LN	$23.56
327-310-011	SFR	1190 ASHFORD LN	$23.56
327-310-012	SFR	1184 ASHFORD LN	$23.56
327-310-013	SFR	1178 ASHFORD LN	$23.56
327-310-014	SFR	1172 ASHFORD LN	$23.56
327-310-015	SFR	1166 ASHFORD LN	$23.56
327-310-016	SFR	1160 ASHFORD LN	$23.56
327-310-017	SFR	1154 ASHFORD LN	$23.56
327-310-018	SFR	1148 ASHFORD LN	$23.56
327-310-019	SFR	1142 ASHFORD LN	$23.56
327-310-020	SFR	1136 ASHFORD LN	$23.56
327-310-021	SFR	1145 ASHFORD LN	$23.56
327-310-022	SFR	1151 ASHFORD LN	$23.56
327-310-023	SFR	1157 ASHFORD LN	$23.56
327-310-024	SFR	1163 ASHFORD LN	$23.56
327-310-025	SFR	1169 ASHFORD LN	$23.56
327-310-026	SFR	1175 ASHFORD LN	$23.56

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FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-310-027	SFR	1181 ASHFORD LN	$23.56
327-310-028	SFR	1187 ASHFORD LN	$23.56
327-310-029	SFR	1143 SOMERSWORTH LN	$23.56
327-310-030	SFR	1149 SOMERSWORTH LN	$23.56
327-310-031	SFR	1155 SOMERSWORTH LN	$23.56
327-310-032	SFR	800 SEAFORTH CT	$23.56
327-310-033	SFR	802 SEAFORTH CT	$23.56
327-310-034	SFR	804 SEAFORTH CT	$23.56
327-310-035	SFR	806 SEAFORTH CT	$23.56
327-310-036	SFR	808 SEAFORTH CT	$23.56
327-310-037	SFR	810 SEAFORTH CT	$23.56
327-310-038	SFR	812 SEAFORTH CT	$23.56
327-310-039	SFR	809 SEAFORTH CT	$23.56
327-310-040	SFR	807 SEAFORTH CT	$23.56
327-310-041	SFR	805 SEAFORTH CT	$23.56
327-310-042	SFR	803 SEAFORTH CT	$23.56
327-310-043	SFR	801 SEAFORTH CT	$23.56
327-310-044	SFR	1073 ASHFORD LN	$23.56
327-310-045	SFR	1079 ASHFORD LN	$23.56
327-310-046	SFR	1085 ASHFORD LN	$23.56
327-310-047	SFR	1091 ASHFORD LN	$23.56
327-310-048	SFR	1097 ASHFORD LN	$23.56
327-310-049	SFR	1103 ASHFORD LN	$23.56
327-310-050	SFR	1109 ASHFORD LN	$23.56
327-310-051	SFR	1115 ASHFORD LN	$23.56
327-310-052	SFR	1121 ASHFORD LN	$23.56
327-310-053	SFR	1127 ASHFORD LN	$23.56
327-310-054	SFR	1133 ASHFORD LN	$23.56
327-310-055	SFR	1094 ASHFORD LN	$23.56
327-310-056	SFR	1088 ASHFORD LN	$23.56
327-310-057	SFR	1082 ASHFORD LN	$23.56
327-310-058	SFR	1076 ASHFORD LN	$23.56
327-310-059	SFR	1070 ASHFORD LN	$23.56
327-310-060	SFR	1152 SOMERSWORTH LN	$23.56
327-310-061	SFR	1146 SOMERSWORTH LN	$23.56
327-310-062	SFR	1140 SOMERSWORTH LN	$23.56
327-310-063	SFR	1275 STONEY CROSS LN	$23.56
327-310-064	SFR	1281 STONEY CROSS LN	$23.56
327-310-065	SFR	606 SWIFT CT	$23.56
327-310-066	SFR	604 SWIFT CT	$23.56
327-310-067	SFR	602 SWIFT CT	$23.56
327-310-068	SFR	600 SWIFT CT	$23.56
327-320-001	SFR	1064 ASHFORD LN	$23.56
327-320-002	SFR	1058 ASHFORD LN	$23.56
327-320-003	SFR	1052 ASHFORD LN	$23.56
327-320-004	SFR	1046 ASHFORD LN	$23.56
327-320-005	SFR	1040 ASHFORD LN	$23.56
327-320-006	SFR	1034 ASHFORD LN	$23.56
327-320-007	SFR	1028 ASHFORD LN	$23.56
327-320-008	SFR	1022 ASHFORD LN	$23.56
327-320-009	SFR	1016 ASHFORD LN	$23.56
327-320-010	SFR	1010 ASHFORD LN	$23.56
327-320-011	SFR	1004 ASHFORD LN	$23.56
327-320-012	SFR	998 ASHFORD LN	$23.56
327-320-013	SFR	992 ASHFORD LN	$23.56
327-320-014	SFR	986 ASHFORD LN	$23.56
327-320-015	SFR	980 ASHFORD LN	$23.56
327-320-016	SFR	974 ASHFORD LN	$23.56
327-320-017	SFR	968 ASHFORD LN	$23.56
327-320-018	SFR	959 ASHFORD LN	$23.56
327-320-019	SFR	965 ASHFORD LN	$23.56
327-320-020	SFR	971 ASHFORD LN	$23.56
327-320-021	SFR	977 ASHFORD LN	$23.56
327-320-022	SFR	983 ASHFORD LN	$23.56
327-320-023	SFR	989 ASHFORD LN	$23.56
327-320-024	SFR	995 ASHFORD LN	$23.56
327-320-025	SFR	1001 ASHFORD LN	$23.56
327-320-026	SFR	1007 ASHFORD LN	$23.56
327-320-027	SFR	1013 ASHFORD LN	$23.56
327-320-028	SFR	1019 ASHFORD LN	$23.56
327-320-029	SFR	1212 SOMERSWORTH LN	$23.56
327-320-030	SFR	1206 SOMERSWORTH LN	$23.56
327-320-031	SFR	1200 SOMERSWORTH LN	$23.56
327-320-032	SFR	1194 SOMERSWORTH LN	$23.56
327-320-033	SFR	1188 SOMERSWORTH LN	$23.56
327-320-034	SFR	1182 SOMERSWORTH LN	$23.56
327-320-035	SFR	1176 SOMERSWORTH LN	$23.56
327-320-036	SFR	1170 SOMERSWORTH LN	$23.56
327-320-037	SFR	1164 SOMERSWORTH LN	$23.56
327-320-038	SFR	1158 SOMERSWORTH LN	$23.56
327-320-039	SFR	1287 STONEY CROSS LN	$23.56
327-320-040	SFR	1293 STONEY CROSS LN	$23.56
327-320-041	SFR	1299 STONEY CROSS LN	$23.56
327-320-042	SFR	1320 STONEY CROSS LN	$23.56
327-320-043	SFR	1314 STONEY CROSS LN	$23.56
327-320-044	SFR	1308 STONEY CROSS LN	$23.56
327-320-045	SFR	1302 STONEY CROSS LN	$23.56
327-320-046	SFR	601 SWIFT CT	$23.56
327-320-047	SFR	603 SWIFT CT	$23.56
327-330-001	SFR	1213 SEYMOUR CI	$23.56
327-330-002	SFR	1219 SEYMOUR CI	$23.56
327-330-003	SFR	1225 SEYMOUR CI	$23.56
327-330-004	SFR	1231 SEYMOUR CI	$23.56
327-330-005	SFR	1237 SEYMOUR CI	$23.56
327-330-006	SFR	1243 SEYMOUR CI	$23.56
327-330-007	SFR	1249 SEYMOUR CI	$23.56
327-330-008	SFR	1255 SEYMOUR CI	$23.56
327-330-009	SFR	1264 SEYMOUR CI	$23.56
327-330-010	SFR	1258 SEYMOUR CI	$23.56
327-330-011	SFR	1252 SEYMOUR CI	$23.56
327-330-012	SFR	1246 SEYMOUR CI	$23.56
327-330-013	SFR	1240 SEYMOUR CI	$23.56
327-330-014	SFR	1263 STANDISH CI	$23.56
327-330-015	SFR	1269 STANDISH CI	$23.56
327-330-016	SFR	1275 STANDISH CI	$23.56
327-330-017	SFR	1281 STANDISH CI	$23.56
327-330-018	SFR	1287 STANDISH CI	$23.56
327-330-019	SFR	1300 STANDISH CI	$23.56
327-330-020	SFR	1294 STANDISH CI	$23.56
327-330-021	SFR	1288 STANDISH CI	$23.56
327-330-022	SFR	1282 STANDISH CI	$23.56
327-330-023	SFR	1299 STANSBURY CI	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-330-024	SFR	1305 STANSBURY CI	$23.56
327-330-025	SFR	1160 STANSBURY LN	$23.56
327-330-026	SFR	1154 STANSBURY LN	$23.56
327-330-027	SFR	1148 STANSBURY LN	$23.56
327-330-028	SFR	1142 STANSBURY LN	$23.56
327-330-029	SFR	1136 STANSBURY LN	$23.56
327-330-030	SFR	1130 STANSBURY LN	$23.56
327-330-031	SFR	1124 STANSBURY LN	$23.56
327-330-032	SFR	1118 STANSBURY LN	$23.56
327-330-033	SFR	1112 STANSBURY LN	$23.56
327-330-034	SFR	1106 STANSBURY LN	$23.56
327-330-035	SFR	207 STANTON CT	$23.56
327-330-036	SFR	205 STANTON CT	$23.56
327-330-037	SFR	203 STANTON CT	$23.56
327-330-038	SFR	201 STANTON CT	$23.56
327-340-001	SFR	1261 SEYMOUR CI	$23.56
327-340-002	SFR	1267 SEYMOUR CI	$23.56
327-340-003	SFR	1273 SEYMOUR CI	$23.56
327-340-004	SFR	1279 SEYMOUR CI	$23.56
327-340-005	SFR	1285 SEYMOUR CI	$23.56
327-340-006	SFR	1291 SEYMOUR CI	$23.56
327-340-007	SFR	1297 SEYMOUR CI	$23.56
327-340-008	SFR	1303 SEYMOUR CI	$23.56
327-340-009	SFR	1309 SEYMOUR CI	$23.56
327-340-010	SFR	1315 SEYMOUR CI	$23.56
327-340-011	SFR	1318 SEYMOUR CI	$23.56
327-340-012	SFR	1312 SEYMOUR CI	$23.56
327-340-013	SFR	1306 SEYMOUR CI	$23.56
327-340-014	SFR	1300 SEYMOUR CI	$23.56
327-340-015	SFR	1294 SEYMOUR CI	$23.56
327-340-016	SFR	1288 SEYMOUR CI	$23.56
327-340-017	SFR	1282 SEYMOUR CI	$23.56
327-340-018	SFR	1276 SEYMOUR CI	$23.56
327-340-019	SFR	1270 SEYMOUR CI	$23.56
327-340-020	SFR	1293 STANDISH CI	$23.56
327-340-021	SFR	1299 STANDISH CI	$23.56
327-340-022	SFR	1305 STANDISH CI	$23.56
327-340-023	SFR	1311 STANDISH CI	$23.56
327-340-024	SFR	1317 STANDISH CI	$23.56
327-340-025	SFR	1323 STANDISH CI	$23.56
327-340-026	SFR	1329 STANDISH CI	$23.56
327-340-027	SFR	1324 STANDISH CI	$23.56
327-340-028	SFR	1318 STANDISH CI	$23.56
327-340-029	SFR	1312 STANDISH CI	$23.56
327-340-030	SFR	1306 STANDISH CI	$23.56
327-340-031	SFR	1311 STANSBURY CI	$23.56
327-340-032	SFR	1317 STANSBURY CI	$23.56
327-340-033	SFR	1323 STANSBURY CI	$23.56
327-350-001	SFR	1042 KINNERLY LN	$23.56
327-350-002	SFR	1036 KINNERLY LN	$23.56
327-350-003	SFR	1030 KINNERLY LN	$23.56
327-350-004	SFR	100 KINNERLY CT	$23.56
327-350-005	SFR	102 KINNERLY CT	$23.56
327-350-006	SFR	105 KINNERLY CT	$23.56
327-350-007	SFR	103 KINNERLY CT	$23.56
327-350-008	SFR	101 KINNERLY CT	$23.56
327-350-009	SFR	1027 KINNERLY LN	$23.56
327-350-010	SFR	1033 KINNERLY LN	$23.56
327-350-011	SFR	1039 KINNERLY LN	$23.56
327-350-012	SFR	1034 KIRKLAND LN	$23.56
327-350-013	SFR	1028 KIRKLAND LN	$23.56
327-350-014	SFR	200 KIRKLAND CT	$23.56
327-350-015	SFR	202 KIRKLAND CT	$23.56
327-350-016	SFR	204 KIRKLAND CT	$23.56
327-350-017	SFR	206 KIRKLAND CT	$23.56
327-350-018	SFR	207 KIRKLAND CT	$23.56
327-350-019	SFR	205 KIRKLAND CT	$23.56
327-350-020	SFR	203 KIRKLAND CT	$23.56
327-350-021	SFR	201 KIRKLAND CT	$23.56
327-350-022	SFR	300 LAMBETH CT	$23.56
327-350-023	SFR	302 LAMBETH CT	$23.56
327-350-024	SFR	304 LAMBETH CT	$23.56
327-350-025	SFR	306 LAMBETH CT	$23.56
327-350-026	SFR	308 LAMBETH CT	$23.56
327-350-027	SFR	310 LAMBETH CT	$23.56
327-350-028	SFR	312 LAMBETH CT	$23.56
327-350-029	SFR	314 LAMBETH CT	$23.56
327-350-030	SFR	311 LAMBETH CT	$23.56
327-350-031	SFR	309 LAMBETH CT	$23.56
327-350-032	SFR	307 LAMBETH CT	$23.56
327-350-033	SFR	305 LAMBETH CT	$23.56
327-350-034	SFR	303 LAMBETH CT	$23.56
327-350-035	SFR	301 LAMBETH CT	$23.56
327-350-036	SFR	1868 GARINGTON LN	$23.56
327-350-037	SFR	1862 GARINGTON LN	$23.56
327-350-038	SFR	1856 GARINGTON LN	$23.56
327-350-039	SFR	1871 GARINGTON LN	$23.56
327-350-040	SFR	1877 GARINGTON LN	$23.56
327-350-041	SFR	1883 GARINGTON LN	$23.56
327-350-042	SFR	1889 GARINGTON LN	$23.56
327-350-043	SFR	1895 GARINGTON LN	$23.56
327-350-044	SFR	1901 GARINGTON LN	$23.56
327-360-001	SFR	1096 KINNERLY LN	$23.56
327-360-002	SFR	1090 KINNERLY LN	$23.56
327-360-003	SFR	1084 KINNERLY LN	$23.56
327-360-004	SFR	1078 KINNERLY LN	$23.56
327-360-005	SFR	1072 KINNERLY LN	$23.56
327-360-006	SFR	1066 KINNERLY LN	$23.56
327-360-007	SFR	1060 KINNERLY LN	$23.56
327-360-008	SFR	1054 KINNERLY LN	$23.56
327-360-009	SFR	1048 KINNERLY LN	$23.56
327-360-010	SFR	1045 KINNERLY LN	$23.56
327-360-011	SFR	1051 KINNERLY LN	$23.56
327-360-012	SFR	1057 KINNERLY LN	$23.56
327-360-013	SFR	1063 KINNERLY LN	$23.56
327-360-014	SFR	1069 KINNERLY LN	$23.56
327-360-015	SFR	1075 KINNERLY LN	$23.56
327-360-016	SFR	1081 KINNERLY LN	$23.56
327-360-017	SFR	1087 KINNERLY LN	$23.56
327-360-018	SFR	1094 KIRKLAND LN	$23.56
327-360-019	SFR	1088 KIRKLAND LN	$23.56
327-360-020	SFR	1076 KIRKLAND LN	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
327-360-021	SFR	1070 KIRKLAND LN	$23.56
327-360-022	SFR	1064 KIRKLAND LN	$23.56
327-360-023	SFR	1058 KIRKLAND LN	$23.56
327-360-024	SFR	1052 KIRKLAND LN	$23.56
327-360-025	SFR	1046 KIRKLAND LN	$23.56
327-360-026	SFR	1040 KIRKLAND LN	$23.56
327-360-027	SFR	1865 GARINGTON LN	$23.56
327-360-028	SFR	1898 LORING LN	$23.56
327-360-029	SFR	1892 LORING LN	$23.56
327-360-030	SFR	1886 LORING LN	$23.56
327-360-031	SFR	1880 LORING LN	$23.56
327-360-032	SFR	1874 LORING LN	$23.56
327-360-033	SFR	1868 LORING LN	$23.56
327-360-034	SFR	1862 LORING LN	$23.56
327-360-035	SFR	1859 LORING LN	$23.56
327-360-036	SFR	1865 LORING LN	$23.56
327-360-037	SFR	406 KENLEY CT	$23.56
327-360-038	SFR	404 KENLEY CT	$23.56
327-360-039	SFR	402 KENLEY CT	$23.56
327-360-040	SFR	400 KENLEY CT	$23.56
327-360-041	SFR	1895 LORING LN	$23.56
327-360-042	SFR	1901 LORING LN	$23.56
327-360-043	SFR	1067 KIRKLAND LN	$23.56
327-360-044	SFR	1073 KIRKLAND LN	$23.56
327-360-045	SFR	1079 KIRKLAND LN	$23.56
327-360-046	SFR	1085 KIRKLAND LN	$23.56
327-360-047	SFR	1091 KIRKLAND LN	$23.56
327-360-048	SFR	1097 KIRKLAND LN	$23.56
327-360-049	SFR	1100 LAWRENCE LN	$23.56
327-360-050	SFR	1094 LAWRENCE LN	$23.56
327-360-051	SFR	1088 LAWRENCE LN	$23.56
327-360-052	SFR	1055 LAWRENCE LN	$23.56
327-360-053	SFR	1061 LAWRENCE LN	$23.56
327-360-054	SFR	1067 LAWRENCE LN	$23.56
327-360-055	SFR	1073 LAWRENCE LN	$23.56
327-360-056	SFR	1079 LAWRENCE LN	$23.56
327-360-057	SFR	1085 LAWRENCE LN	$23.56
327-360-058	SFR	1091 LAWRENCE LN	$23.56
327-360-059	SFR	1097 LAWRENCE LN	$23.56
327-360-060	SFR	1103 LAWRENCE LN	$23.56
327-370-001	SFR	1099 KINNERLY LN	$23.56
327-370-002	SFR	1105 KINNERLY LN	$23.56
327-370-003	SFR	1111 KINNERLY LN	$23.56
327-370-004	SFR	1117 KINNERLY LN	$23.56
327-370-005	SFR	1123 KINNERLY LN	$23.56
327-370-006	SFR	1129 KINNERLY LN	$23.56
327-370-007	SFR	1135 KINNERLY LN	$23.56
327-370-008	SFR	1141 KINNERLY LN	$23.56
327-370-009	SFR	1130 LAWRENCE LN	$23.56
327-370-010	SFR	1124 LAWRENCE LN	$23.56
327-370-011	SFR	1118 LAWRENCE LN	$23.56
327-370-012	SFR	1118 KIRKLAND LN	$23.56
327-370-013	SFR	1112 KIRKLAND LN	$23.56
327-370-014	SFR	1106 KIRKLAND LN	$23.56
327-370-015	SFR	1100 KIRKLAND LN	$23.56
327-370-016	SFR	1106 LAWRENCE LN	$23.56
327-370-017	SFR	1109 LAWRENCE LN	$23.56
327-370-018	SFR	1115 LAWRENCE LN	$23.56
327-370-019	SFR	1121 LAWRENCE LN	$23.56
327-370-020	SFR	1127 LAWRENCE LN	$23.56
327-370-021	SFR	1133 LAWRENCE LN	$23.56
327-370-022	SFR	1180 KINNERLY LN	$23.56
327-370-023	SFR	1174 KINNERLY LN	$23.56
327-370-024	SFR	1168 KINNERLY LN	$23.56
327-370-025	SFR	1162 KINNERLY LN	$23.56
327-370-026	SFR	1156 KINNERLY LN	$23.56
327-370-027	SFR	1150 KINNERLY LN	$23.56
327-370-028	SFR	1144 KINNERLY LN	$23.56
327-370-029	SFR	1138 KINNERLY LN	$23.56
327-370-030	SFR	1132 KINNERLY LN	$23.56
327-370-031	SFR	1126 KINNERLY LN	$23.56
327-370-032	SFR	1120 KINNERLY LN	$23.56
327-370-033	SFR	1114 KINNERLY LN	$23.56
327-370-034	SFR	1108 KINNERLY LN	$23.56
328-211-001	SFR	920 EQUINOX LP	$23.56
328-211-002	SFR	914 EQUINOX LP	$23.56
328-211-003	SFR	908 EQUINOX LP	$23.56
328-211-004	SFR	902 EQUINOX LP	$23.56
328-211-005	SFR	896 EQUINOX LP	$23.56
328-211-006	SFR	890 EQUINOX LP	$23.56
328-211-007	SFR	884 EQUINOX LP	$23.56
328-211-008	SFR	878 EQUINOX LP	$23.56
328-211-009	SFR	872 EQUINOX LP	$23.56
328-211-010	SFR	866 EQUINOX LP	$23.56
328-211-011	SFR	860 EQUINOX LP	$23.56
328-211-012	SFR	854 EQUINOX LP	$23.56
328-211-013	SFR	848 EQUINOX LP	$23.56
328-211-014	SFR	842 EQUINOX LP	$23.56
328-211-015	SFR	836 EQUINOX LP	$23.56
328-211-016	SFR	830 EQUINOX LP	$23.56
328-211-017	SFR	824 EQUINOX LP	$23.56
328-211-018	SFR	818 EQUINOX LP	$23.56
328-211-019	SFR	812 EQUINOX LP	$23.56
328-211-020	SFR	806 EQUINOX LP	$23.56
328-211-021	SFR	800 EQUINOX LP	$23.56
328-211-022	SFR	794 EQUINOX LP	$23.56
328-211-023	SFR	788 EQUINOX LP	$23.56
328-211-024	SFR	782 EQUINOX LP	$23.56
328-211-025	SFR	776 EQUINOX LP	$23.56
328-211-026	SFR	770 EQUINOX LP	$23.56
328-211-027	SFR	764 EQUINOX LP	$23.56
328-211-028	SFR	758 EQUINOX LP	$23.56
328-211-029	SFR	752 EQUINOX LP	$23.56
328-211-030	SFR	746 EQUINOX LP	$23.56
328-211-031	SFR	740 EQUINOX LP	$23.56
328-211-032	SFR	734 EQUINOX LP	$23.56
328-211-033	SFR	728 EQUINOX LP	$23.56
328-211-034	SFR	722 EQUINOX LP	$23.56
328-211-035	SFR	716 EQUINOX LP	$23.56
328-211-036	SFR	710 EQUINOX LP	$23.56
328-211-037	SFR	704 EQUINOX LP	$23.56
328-211-038	SFR	698 EQUINOX LP	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
328-211-039	SFR	692 EQUINOX LP	$23.56
328-211-040	SFR	686 EQUINOX LP	$23.56
328-211-041	SFR	680 EQUINOX LP	$23.56
328-211-042	SFR	674 EQUINOX LP	$23.56
328-211-043	SFR	668 EQUINOX LP	$23.56
328-211-044	SFR	662 EQUINOX LP	$23.56
328-211-045	SFR	656 EQUINOX LP	$23.56
328-211-046	SFR	650 EQUINOX LP	$23.56
328-211-047	SFR	644 EQUINOX LP	$23.56
328-211-048	SFR	638 EQUINOX LP	$23.56
328-211-049	SFR	632 EQUINOX LP	$23.56
328-211-050	SFR	626 EQUINOX LP	$23.56
328-212-001	SFR	773 EQUINOX LP	$23.56
328-212-002	SFR	779 EQUINOX LP	$23.56
328-212-003	SFR	785 EQUINOX LP	$23.56
328-212-004	SFR	791 EQUINOX LP	$23.56
328-212-005	SFR	797 EQUINOX LP	$23.56
328-212-006	SFR	803 EQUINOX LP	$23.56
328-212-007	SFR	809 EQUINOX LP	$23.56
328-212-008	SFR	815 EQUINOX LP	$23.56
328-212-009	SFR	821 EQUINOX LP	$23.56
328-212-010	SFR	827 EQUINOX LP	$23.56
328-212-011	SFR	833 EQUINOX LP	$23.56
328-212-012	SFR	839 EQUINOX LP	$23.56
328-212-013	SFR	845 EQUINOX LP	$23.56
328-212-014	SFR	851 EQUINOX LP	$23.56
328-212-015	SFR	857 EQUINOX LP	$23.56
328-212-016	SFR	863 EQUINOX LP	$23.56
328-212-017	SFR	869 EQUINOX LP	$23.56
328-212-018	SFR	875 EQUINOX LP	$23.56
328-212-019	SFR	881 EQUINOX LP	$23.56
328-212-020	SFR	887 EQUINOX LP	$23.56
328-212-021	SFR	893 EQUINOX LP	$23.56
328-212-022	SFR	899 EQUINOX LP	$23.56
328-212-023	SFR	905 EQUINOX LP	$23.56
328-212-024	SFR	911 EQUINOX LP	$23.56
328-212-025	SFR	917 EQUINOX LP	$23.56
328-212-026	SFR	923 EQUINOX LP	$23.56
328-212-027	SFR	623 EQUINOX LP	$23.56
328-212-028	SFR	629 EQUINOX LP	$23.56
328-212-029	SFR	635 EQUINOX LP	$23.56
328-212-030	SFR	641 EQUINOX LP	$23.56
328-212-031	SFR	647 EQUINOX LP	$23.56
328-212-032	SFR	653 EQUINOX LP	$23.56
328-212-033	SFR	659 EQUINOX LP	$23.56
328-212-034	SFR	665 EQUINOX LP	$23.56
328-212-035	SFR	671 EQUINOX LP	$23.56
328-212-036	SFR	677 EQUINOX LP	$23.56
328-212-037	SFR	683 EQUINOX LP	$23.56
328-212-038	SFR	689 EQUINOX LP	$23.56
328-212-039	SFR	695 EQUINOX LP	$23.56
328-212-040	SFR	701 EQUINOX LP	$23.56
328-212-041	SFR	707 EQUINOX LP	$23.56
328-212-042	SFR	713 EQUINOX LP	$23.56
328-212-043	SFR	719 EQUINOX LP	$23.56
328-212-044	SFR	725 EQUINOX LP	$23.56
328-212-045	SFR	731 EQUINOX LP	$23.56
328-212-046	SFR	737 EQUINOX LP	$23.56
328-212-047	SFR	743 EQUINOX LP	$23.56
328-212-048	SFR	749 EQUINOX LP	$23.56
328-212-049	SFR	755 EQUINOX LP	$23.56
328-212-050	SFR	761 EQUINOX LP	$23.56
328-212-051	SFR	767 EQUINOX LP	$23.56
328-221-001	SFR	614 EQUINOX LP	$23.56
328-221-002	SFR	608 EQUINOX LP	$23.56
328-221-003	SFR	602 EQUINOX LP	$23.56
328-221-004	SFR	596 EQUINOX LP	$23.56
328-221-005	SFR	590 EQUINOX LP	$23.56
328-221-006	SFR	584 EQUINOX LP	$23.56
328-221-007	SFR	587 EQUINOX LP	$23.56
328-221-008	SFR	593 EQUINOX LP	$23.56
328-221-009	SFR	599 EQUINOX LP	$23.56
328-221-010	SFR	605 EQUINOX LP	$23.56
328-221-011	SFR	611 EQUINOX LP	$23.56
328-221-012	SFR	953 LATITUDE LN	$23.56
328-221-013	SFR	959 LATITUDE LN	$23.56
328-221-014	SFR	965 LATITUDE LN	$23.56
328-221-015	SFR	971 LATITUDE LN	$23.56
328-221-016	SFR	977 LATITUDE LN	$23.56
328-221-017	SFR	983 LATITUDE LN	$23.56
328-221-018	SFR	1420 LANDMARK CI	$23.56
328-221-019	SFR	989 LATITUDE LN	$23.56
328-221-020	SFR	1408 LANDMARK CI	$23.56
328-221-021	SFR	1402 LANDMARK CI	$23.56
328-221-022	SFR	1396 LANDMARK CI	$23.56
328-221-023	SFR	1390 LANDMARK CI	$23.56
328-221-024	SFR	1384 LANDMARK CI	$23.56
328-221-025	SFR	1378 LANDMARK CI	$23.56
328-221-026	SFR	1372 LANDMARK CI	$23.56
328-221-027	SFR	1366 LANDMARK CI	$23.56
328-221-028	SFR	1360 LANDMARK CI	$23.56
328-221-029	SFR	1354 LANDMARK CI	$23.56
328-221-030	SFR	1342 LANDMARK CI	$23.56
328-221-031	SFR	1336 LANDMARK CI	$23.56
328-221-032	SFR	1330 LANDMARK CI	$23.56
328-221-033	SFR	1324 LANDMARK CI	$23.56
328-221-034	SFR	1318 LANDMARK CI	$23.56
328-221-035	SFR	1312 LANDMARK CI	$23.56
328-221-036	SFR	1306 LANDMARK CI	$23.56
328-221-037	SFR	1300 LANDMARK CI	$23.56
328-221-038	SFR	1294 LANDMARK CI	$23.56
328-221-039	SFR	1288 LANDMARK CI	$23.56
328-221-040	SFR	1282 LANDMARK CI	$23.56
328-221-041	SFR	1276 LANDMARK CI	$23.56
328-221-042	SFR	1270 LANDMARK CI	$23.56
328-222-001	SFR	950 LATITUDE LN	$23.56
328-222-002	SFR	956 LATITUDE LN	$23.56
328-222-003	SFR	962 LATITUDE LN	$23.56
328-222-004	SFR	968 LATITUDE LN	$23.56
328-222-005	SFR	974 LATITUDE LN	$23.56
328-222-006	SFR	980 LATITUDE LN	$23.56
328-222-007	SFR	1438 LANDMARK CI	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
328-222-008	SFR	1444 LANDMARK CI	$23.56
328-222-009	SFR	1450 LANDMARK CI	$23.56
328-222-010	SFR	1456 LANDMARK CI	$23.56
328-222-011	SFR	1462 LANDMARK CI	$23.56
328-222-012	SFR	1432 LANDMARK CI	$23.56
328-223-001	SFR	1078 LANDMARK CI	$23.56
328-223-002	SFR	1072 LANDMARK CI	$23.56
328-223-003	SFR	1066 LANDMARK CI	$23.56
328-223-004	SFR	1060 LANDMARK CI	$23.56
328-223-005	SFR	1054 LANDMARK CI	$23.56
328-223-006	SFR	1048 LANDMARK CI	$23.56
328-223-007	SFR	1042 LANDMARK CI	$23.56
328-223-008	SFR	1036 LANDMARK CI	$23.56
328-223-009	SFR	1030 LANDMARK CI	$23.56
328-223-010	SFR	1024 LANDMARK CI	$23.56
328-223-011	SFR	1018 LANDMARK CI	$23.56
328-223-012	SFR	1012 LANDMARK CI	$23.56
328-223-013	SFR	1006 LANDMARK CI	$23.56
328-223-014	SFR	1000 LANDMARK CI	$23.56
328-224-001	SFR	1051 LANDMARK CI	$23.56
328-224-002	SFR	1057 LANDMARK CI	$23.56
328-224-003	SFR	1063 LANDMARK CI	$23.56
328-224-004	SFR	1069 LANDMARK CI	$23.56
328-224-005	SFR	1075 LANDMARK CI	$23.56
328-224-006	SFR	1263 LANDMARK CI	$23.56
328-224-007	SFR	1269 LANDMARK CI	$23.56
328-224-008	SFR	1275 LANDMARK CI	$23.56
328-224-009	SFR	1281 LANDMARK CI	$23.56
328-224-010	SFR	1287 LANDMARK CI	$23.56
328-224-011	SFR	1293 LANDMARK CI	$23.56
328-224-012	SFR	1299 LANDMARK CI	$23.56
328-224-013	SFR	1305 LANDMARK CI	$23.56
328-224-014	SFR	1393 LANDMARK CI	$23.56
328-224-015	SFR	1399 LANDMARK CI	$23.56
328-224-016	SFR	1405 LANDMARK CI	$23.56
328-224-017	SFR	1411 LANDMARK CI	$23.56
328-224-018	SFR	1423 LANDMARK CI	$23.56
328-224-019	SFR	1417 LANDMARK CI	$23.56
328-224-020	SFR	1387 LANDMARK CI	$23.56
328-224-025	SFR	1081 LANDMARK CI	$23.56
328-230-001	SFR	1264 LANDMARK CI	$23.56
328-230-002	SFR	1258 LANDMARK CI	$23.56
328-230-003	SFR	1252 LANDMARK CI	$23.56
328-230-004	SFR	1246 LANDMARK CI	$23.56
328-230-005	SFR	1240 LANDMARK CI	$23.56
328-230-006	SFR	1234 LANDMARK CI	$23.56
328-230-007	SFR	1228 LANDMARK CI	$23.56
328-230-008	SFR	1222 LANDMARK CI	$23.56
328-230-009	SFR	1216 LANDMARK CI	$23.56
328-230-010	SFR	1210 LANDMARK CI	$23.56
328-230-011	SFR	1204 LANDMARK CI	$23.56
328-230-012	SFR	1198 LANDMARK CI	$23.56
328-230-013	SFR	101 PELLEGRINO CT	$23.56
328-230-014	SFR	103 PELLEGRINO CT	$23.56
328-230-015	SFR	105 PELLEGRINO CT	$23.56
328-230-016	SFR	107 PELLEGRINO CT	$23.56
328-230-017	SFR	109 PELLEGRINO CT	$23.56
328-230-018	SFR	111 PELLEGRINO CT	$23.56
328-230-019	SFR	113 PELLEGRINO CT	$23.56
328-230-020	SFR	115 PELLEGRINO CT	$23.56
328-230-021	SFR	117 PELLEGRINO CT	$23.56
328-230-022	SFR	119 PELLEGRINO CT	$23.56
328-230-023	SFR	121 PELLEGRINO CT	$23.56
328-230-024	SFR	123 PELLEGRINO CT	$23.56
328-230-025	SFR	110 PELLEGRINO CT	$23.56
328-230-026	SFR	108 PELLEGRINO CT	$23.56
328-230-027	SFR	106 PELLEGRINO CT	$23.56
328-230-028	SFR	104 PELLEGRINO CT	$23.56
328-230-029	SFR	102 PELLEGRINO CT	$23.56
328-230-030	SFR	100 PELLEGRINO CT	$23.56
328-230-031	SFR	1186 LANDMARK CI	$23.56
328-230-032	SFR	1180 LANDMARK CI	$23.56
328-230-033	SFR	1174 LANDMARK CI	$23.56
328-230-034	SFR	1168 LANDMARK CI	$23.56
328-230-035	SFR	1162 LANDMARK CI	$23.56
328-230-036	SFR	1156 LANDMARK CI	$23.56
328-230-037	SFR	1150 LANDMARK CI	$23.56
328-230-038	SFR	1144 LANDMARK CI	$23.56
328-230-039	SFR	1138 LANDMARK CI	$23.56
328-230-040	SFR	1132 LANDMARK CI	$23.56
328-230-041	SFR	1126 LANDMARK CI	$23.56
328-230-042	SFR	1120 LANDMARK CI	$23.56
328-230-043	SFR	1114 LANDMARK CI	$23.56
328-230-044	SFR	1108 LANDMARK CI	$23.56
328-230-045	SFR	1102 LANDMARK CI	$23.56
328-230-046	SFR	1096 LANDMARK CI	$23.56
328-230-047	SFR	1090 LANDMARK CI	$23.56
328-230-048	SFR	1084 LANDMARK CI	$23.56
328-230-049	SFR	1087 LANDMARK CI	$23.56
328-230-050	SFR	1093 LANDMARK CI	$23.56
328-230-051	SFR	1099 LANDMARK CI	$23.56
328-230-052	SFR	1105 LANDMARK CI	$23.56
328-230-053	SFR	1111 LANDMARK CI	$23.56
328-230-054	SFR	1117 LANDMARK CI	$23.56
328-230-055	SFR	1123 LANDMARK CI	$23.56
328-230-056	SFR	1191 LANDMARK CI	$23.56
328-230-057	SFR	1197 LANDMARK CI	$23.56
328-230-058	SFR	1203 LANDMARK CI	$23.56
328-230-059	SFR	1209 LANDMARK CI	$23.56
328-230-060	SFR	1215 LANDMARK CI	$23.56
328-230-061	SFR	1221 LANDMARK CI	$23.56
328-230-062	SFR	1227 LANDMARK CI	$23.56
328-230-063	SFR	1233 LANDMARK CI	$23.56
328-230-064	SFR	1239 LANDMARK CI	$23.56
328-230-065	SFR	1245 LANDMARK CI	$23.56
328-230-066	SFR	1251 LANDMARK CI	$23.56
328-230-067	SFR	1257 LANDMARK CI	$23.56
328-250-001	CON	1010 SIERRA VIEW CI #3	$23.56
328-250-002	CON	1010 SIERRA VIEW CI #2	$23.56
328-250-003	CON	1010 SIERRA VIEW CI #1	$23.56
328-250-004	CON	1000 SIERRA VIEW CI #1	$23.56
328-250-005	CON	1000 SIERRA VIEW CI #2	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
328-250-006	CON	1000 SIERRA VIEW CI #3	$23.56
328-250-007	CON	990 SIERRA VIEW CI #1	$23.56
328-250-008	CON	990 SIERRA VIEW CI #3	$23.56
328-250-009	CON	990 SIERRA VIEW CI #2	$23.56
328-250-010	CON	980 SIERRA VIEW CI #2	$23.56
328-250-011	CON	980 SIERRA VIEW CI #3	$23.56
328-250-012	CON	980 SIERRA VIEW CI #1	$23.56
328-250-013	CON	1030 SIERRA VIEW CI #3	$23.56
328-250-014	CON	1030 SIERRA VIEW CI #2	$23.56
328-250-015	CON	1030 SIERRA VIEW CI #1	$23.56
328-250-016	CON	1020 SIERRA VIEW CI #1	$23.56
328-250-017	CON	1020 SIERRA VIEW CI #2	$23.56
328-250-018	CON	1020 SIERRA VIEW CI #3	$23.56
328-260-001	CON	1050 SIERRA VIEW CI #3	$23.56
328-260-002	CON	1050 SIERRA VIEW CI #2	$23.56
328-260-003	CON	1050 SIERRA VIEW CI #1	$23.56
328-260-004	CON	1040 SIERRA VIEW CI #1	$23.56
328-260-005	CON	1040 SIERRA VIEW CI #2	$23.56
328-260-006	CON	1040 SIERRA VIEW CI #3	$23.56
328-260-007	CON	1070 SIERRA VIEW CI #1	$23.56
328-260-008	CON	1070 SIERRA VIEW CI #3	$23.56
328-260-009	CON	1070 SIERRA VIEW CI #2	$23.56
328-260-010	CON	1060 SIERRA VIEW CI #1	$23.56
328-260-011	CON	1060 SIERRA VIEW CI #2	$23.56
328-260-012	CON	1060 SIERRA VIEW CI #3	$23.56
328-260-013	CON	1090 SIERRA VIEW CI #3	$23.56
328-260-014	CON	1090 SIERRA VIEW CI #2	$23.56
328-260-015	CON	1090 SIERRA VIEW CI #1	$23.56
328-260-016	CON	1080 SIERRA VIEW CI #1	$23.56
328-260-017	CON	1080 SIERRA VIEW CI #2	$23.56
328-260-018	CON	1080 SIERRA VIEW CI #3	$23.56
328-270-001	CON	2010 SIERRA VIEW CI #1	$23.56
328-270-002	CON	2010 SIERRA VIEW CI #3	$23.56
328-270-003	CON	2010 SIERRA VIEW CI #2	$23.56
328-270-004	CON	2000 SIERRA VIEW CI #1	$23.56
328-270-005	CON	2000 SIERRA VIEW CI #2	$23.56
328-270-006	CON	2000 SIERRA VIEW CI #3	$23.56
328-270-007	CON	2030 SIERRA VIEW CI #3	$23.56
328-270-008	CON	2030 SIERRA VIEW CI #2	$23.56
328-270-009	CON	2030 SIERRA VIEW CI #1	$23.56
328-270-010	CON	2020 SIERRA VIEW CI #1	$23.56
328-270-011	CON	2020 SIERRA VIEW CI #2	$23.56
328-270-012	CON	2020 SIERRA VIEW CI #3	$23.56
328-270-013	CON	2050 SIERRA VIEW CI #1	$23.56
328-270-014	CON	2050 SIERRA VIEW CI #3	$23.56
328-270-015	CON	2050 SIERRA VIEW CI #2	$23.56
328-270-016	CON	2040 SIERRA VIEW CI #1	$23.56
328-270-017	CON	2040 SIERRA VIEW CI #2	$23.56
328-270-018	CON	2040 SIERRA VIEW CI #3	$23.56
328-270-019	CON	2060 SIERRA VIEW CI #2	$23.56
328-270-020	CON	2060 SIERRA VIEW CI #3	$23.56
328-270-021	CON	2060 SIERRA VIEW CI #1	$23.56
328-280-001	CON	2070 SIERRA VIEW CI #1	$23.56
328-280-002	CON	2070 SIERRA VIEW CI #3	$23.56
328-280-003	CON	2070 SIERRA VIEW CI #2	$23.56
328-280-004	CON	2080 SIERRA VIEW CI #2	$23.56
328-280-005	CON	2080 SIERRA VIEW CI #1	$23.56
328-280-006	CON	2080 SIERRA VIEW CI #3	$23.56
328-280-007	CON	2090 SIERRA VIEW CI #3	$23.56
328-280-008	CON	2090 SIERRA VIEW CI #1	$23.56
328-280-009	CON	2090 SIERRA VIEW CI #2	$23.56
328-280-010	CON	3000 SIERRA VIEW CI #2	$23.56
328-280-011	CON	3000 SIERRA VIEW CI #3	$23.56
328-280-012	CON	3000 SIERRA VIEW CI #1	$23.56
328-280-013	CON	3010 SIERRA VIEW CI #1	$23.56
328-280-014	CON	3010 SIERRA VIEW CI #3	$23.56
328-280-015	CON	3010 SIERRA VIEW CI #2	$23.56
328-280-016	CON	3020 SIERRA VIEW CI #2	$23.56
328-280-017	CON	3020 SIERRA VIEW CI #1	$23.56
328-280-018	CON	3020 SIERRA VIEW CI #3	$23.56
328-290-001	CON	3030 SIERRA VIEW CI #3	$23.56
328-290-002	CON	3030 SIERRA VIEW CI #1	$23.56
328-290-003	CON	3030 SIERRA VIEW CI #2	$23.56
328-290-004	CON	3040 SIERRA VIEW CI #2	$23.56
328-290-005	CON	3040 SIERRA VIEW CI #3	$23.56
328-290-006	CON	3040 SIERRA VIEW CI #1	$23.56
328-290-007	CON	3050 SIERRA VIEW CI #3	$23.56
328-290-008	CON	3050 SIERRA VIEW CI #1	$23.56
328-290-009	CON	3050 SIERRA VIEW CI #2	$23.56
328-290-010	CON	3060 SIERRA VIEW CI #2	$23.56
328-290-011	CON	3060 SIERRA VIEW CI #3	$23.56
328-290-012	CON	3060 SIERRA VIEW CI #1	$23.56
328-290-013	CON	3070 SIERRA VIEW CI #1	$23.56
328-290-014	CON	3070 SIERRA VIEW CI #3	$23.56
328-290-015	CON	3070 SIERRA VIEW CI #2	$23.56
328-290-016	CON	3080 SIERRA VIEW CI #2	$23.56
328-290-017	CON	3080 SIERRA VIEW CI #1	$23.56
328-290-018	CON	3080 SIERRA VIEW CI #3	$23.56
328-300-001	CON	850 SIERRA VIEW CI #3	$23.56
328-300-002	CON	850 SIERRA VIEW CI #1	$23.56
328-300-003	CON	850 SIERRA VIEW CI #2	$23.56
328-300-004	CON	860 SIERRA VIEW CI #2	$23.56
328-300-005	CON	860 SIERRA VIEW CI #3	$23.56
328-300-006	CON	860 SIERRA VIEW CI #1	$23.56
328-300-007	CON	870 SIERRA VIEW CI #1	$23.56
328-300-008	CON	870 SIERRA VIEW CI #3	$23.56
328-300-009	CON	870 SIERRA VIEW CI #2	$23.56
328-300-010	CON	880 SIERRA VIEW CI #2	$23.56
328-300-011	CON	880 SIERRA VIEW CI #1	$23.56
328-300-012	CON	880 SIERRA VIEW CI #3	$23.56
328-300-013	CON	890 SIERRA VIEW CI #3	$23.56
328-300-014	CON	890 SIERRA VIEW CI #1	$23.56
328-300-015	CON	890 SIERRA VIEW CI #2	$23.56
328-300-016	CON	900 SIERRA VIEW CI #2	$23.56
328-300-017	CON	900 SIERRA VIEW CI #3	$23.56
328-300-018	CON	900 SIERRA VIEW CI #1	$23.56
328-310-001	CON	910 SIERRA VIEW CI #1	$23.56
328-310-002	CON	910 SIERRA VIEW CI #3	$23.56
328-310-003	CON	910 SIERRA VIEW CI #2	$23.56
328-310-004	CON	920 SIERRA VIEW CI #2	$23.56
328-310-005	CON	920 SIERRA VIEW CI #1	$23.56
328-310-006	CON	920 SIERRA VIEW CI #3	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
328-310-007	CON	930 SIERRA VIEW CI #3	$23.56
328-310-008	CON	930 SIERRA VIEW CI #1	$23.56
328-310-009	CON	930 SIERRA VIEW CI #2	$23.56
328-310-010	CON	940 SIERRA VIEW CI #2	$23.56
328-310-011	CON	940 SIERRA VIEW CI #3	$23.56
328-310-012	CON	940 SIERRA VIEW CI #1	$23.56
328-310-013	CON	950 SIERRA VIEW CI #1	$23.56
328-310-014	CON	950 SIERRA VIEW CI ## 3	$23.56
328-310-015	CON	950 SIERRA VIEW CI #2	$23.56
328-310-016	CON	960 SIERRA VIEW CI #2	$23.56
328-310-017	CON	960 SIERRA VIEW CI #1	$23.56
328-310-018	CON	960 SIERRA VIEW CI #3	$23.56
328-320-001	CON	1350 INCLINE DR #1	$23.56
328-320-002	CON	1350 INCLINE DR #2	$23.56
328-320-003	CON	1350 INCLINE DR #3	$23.56
328-320-004	CON	1340 INCLINE DR #2	$23.56
328-320-005	CON	1340 INCLINE DR #1	$23.56
328-320-006	CON	1340 INCLINE DR #3	$23.56
328-320-007	CON	1330 INCLINE DR #2	$23.56
328-320-008	CON	1330 INCLINE DR #1	$23.56
328-320-009	CON	1330 INCLINE DR #3	$23.56
328-320-010	CON	1320 INCLINE DR #2	$23.56
328-320-011	CON	1320 INCLINE DR #3	$23.56
328-320-012	CON	1320 INCLINE DR #1	$23.56
328-320-013	CON	1325 INCLINE DR #1	$23.56
328-320-014	CON	1325 INCLINE DR #3	$23.56
328-320-015	CON	1325 INCLINE DR #2	$23.56
328-320-016	CON	1335 INCLINE DR #3	$23.56
328-320-017	CON	1335 INCLINE DR #1	$23.56
328-320-018	CON	1335 INCLINE DR #2	$23.56
328-320-019	CON	1345 INCLINE DR #3	$23.56
328-320-020	CON	1345 INCLINE DR #1	$23.56
328-320-021	CON	1345 INCLINE DR #2	$23.56
328-330-001	CON	1295 INCLINE DR #3	$23.56
328-330-002	CON	1295 INCLINE DR #1	$23.56
328-330-003	CON	1295 INCLINE DR #2	$23.56
328-330-004	CON	1285 INCLINE DR #2	$23.56
328-330-005	CON	1285 INCLINE DR #3	$23.56
328-330-006	CON	1285 INCLINE DR #1	$23.56
328-330-007	CON	1270 INCLINE DR #1	$23.56
328-330-008	CON	1270 INCLINE DR #2	$23.56
328-330-009	CON	1270 INCLINE DR #3	$23.56
328-330-010	CON	1280 INCLINE DR #2	$23.56
328-330-011	CON	1280 INCLINE DR #1	$23.56
328-330-012	CON	1280 INCLINE DR #3	$23.56
328-330-013	CON	1290 INCLINE DR #2	$23.56
328-330-014	CON	1290 INCLINE DR #1	$23.56
328-330-015	CON	1290 INCLINE DR #3	$23.56
328-330-016	CON	1300 INCLINE DR #2	$23.56
328-330-017	CON	1300 INCLINE DR #1	$23.56
328-330-018	CON	1300 INCLINE DR #3	$23.56
328-330-019	CON	1310 INCLINE DR #2	$23.56
328-330-020	CON	1310 INCLINE DR #1	$23.56
328-330-021	CON	1310 INCLINE DR #3	$23.56
328-330-022	CON	2015 SIERRA VIEW CI #3	$23.56
328-330-023	CON	2015 SIERRA VIEW CI #2	$23.56
328-330-024	CON	2015 SIERRA VIEW CI #1	$23.56
328-340-001	SFR	986 COURTYARDS LP	$23.56
328-340-002	SFR	990 COURTYARDS LP	$23.56
328-340-003	SFR	982 COURTYARDS LP	$23.56
328-340-004	SFR	978 COURTYARDS LP	$23.56
328-340-005	SFR	970 COURTYARDS LP	$23.56
328-340-006	SFR	974 COURTYARDS LP	$23.56
328-340-007	SFR	966 COURTYARDS LP	$23.56
328-340-008	SFR	962 COURTYARDS LP	$23.56
328-340-009	SFR	954 COURTYARDS LP	$23.56
328-340-010	SFR	958 COURTYARDS LP	$23.56
328-340-011	SFR	950 COURTYARDS LP	$23.56
328-340-012	SFR	946 COURTYARDS LP	$23.56
328-340-013	SFR	798 COURTYARDS LP	$23.56
328-340-014	SFR	802 COURTYARDS LP	$23.56
328-340-015	SFR	794 COURTYARDS LP	$23.56
328-340-016	SFR	790 COURTYARDS LP	$23.56
328-340-017	SFR	782 COURTYARDS LP	$23.56
328-340-018	SFR	786 COURTYARDS LP	$23.56
328-340-019	SFR	778 COURTYARDS LP	$23.56
328-340-020	SFR	774 COURTYARDS LP	$23.56
328-340-021	SFR	766 COURTYARDS LP	$23.56
328-340-022	SFR	770 COURTYARDS LP	$23.56
328-340-023	SFR	762 COURTYARDS LP	$23.56
328-340-024	SFR	758 COURTYARDS LP	$23.56
328-340-025	SFR	754 COURTYARDS LP	$23.56
328-340-026	SFR	750 COURTYARDS LP	$23.56
328-340-027	SFR	746 COURTYARDS LP	$23.56
328-340-028	SFR	742 COURTYARDS LP	$23.56
328-340-029	SFR	738 COURTYARDS LP	$23.56
328-340-030	SFR	730 COURTYARDS LP	$23.56
328-340-031	SFR	734 COURTYARDS LP	$23.56
328-340-032	SFR	726 COURTYARDS LP	$23.56
328-340-033	SFR	722 COURTYARDS LP	$23.56
328-340-034	SFR	714 COURTYARDS LP	$23.56
328-340-035	SFR	718 COURTYARDS LP	$23.56
328-340-036	SFR	710 COURTYARDS LP	$23.56
328-340-037	SFR	706 COURTYARDS LP	$23.56
328-340-038	SFR	698 COURTYARDS LP	$23.56
328-340-039	SFR	702 COURTYARDS LP	$23.56
328-340-040	SFR	694 COURTYARDS LP	$23.56
328-340-041	SFR	690 COURTYARDS LP	$23.56
328-340-042	SFR	682 COURTYARDS LP	$23.56
328-340-043	SFR	686 COURTYARDS LP	$23.56
328-340-044	SFR	683 COURTYARDS LP	$23.56
328-340-045	SFR	687 COURTYARDS LP	$23.56
328-340-046	SFR	977 COURTYARDS LP	$23.56
328-340-047	SFR	973 COURTYARDS LP	$23.56
328-340-048	SFR	969 COURTYARDS LP	$23.56
328-340-049	SFR	957 COURTYARDS LP	$23.56
328-340-050	SFR	961 COURTYARDS LP	$23.56
328-340-051	SFR	965 COURTYARDS LP	$23.56
328-340-052	SFR	953 COURTYARDS LP	$23.56
328-340-053	SFR	949 COURTYARDS LP	$23.56
328-340-054	SFR	945 COURTYARDS LP	$23.56
328-340-055	SFR	933 COURTYARDS LP	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 01
LINCOLN CROSSING (PHASES II, IIIA & IIIB)
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
328-340-056	SFR	937 COURTYARDS LP	$23.56
328-340-057	SFR	941 COURTYARDS LP	$23.56
328-340-058	SFR	929 COURTYARDS LP	$23.56
328-340-059	SFR	925 COURTYARDS LP	$23.56
328-340-060	SFR	789 COURTYARDS LP	$23.56
328-340-061	SFR	785 COURTYARDS LP	$23.56
328-340-062	SFR	777 COURTYARDS LP	$23.56
328-340-063	SFR	781 COURTYARDS LP	$23.56
328-340-064	SFR	773 COURTYARDS LP	$23.56
328-340-065	SFR	769 COURTYARDS LP	$23.56
328-340-066	SFR	765 COURTYARDS LP	$23.56
328-340-067	SFR	753 COURTYARDS LP	$23.56
328-340-068	SFR	757 COURTYARDS LP	$23.56
328-340-069	SFR	761 COURTYARDS LP	$23.56
328-340-070	SFR	749 COURTYARDS LP	$23.56
328-340-071	SFR	731 COURTYARDS LP	$23.56
328-340-072	SFR	727 COURTYARDS LP	$23.56
328-340-073	SFR	723 COURTYARDS LP	$23.56
328-340-074	SFR	715 COURTYARDS LP	$23.56
328-340-075	SFR	719 COURTYARDS LP	$23.56
328-340-076	SFR	695 COURTYARDS LP	$23.56
328-340-077	SFR	691 COURTYARDS LP	$23.56
328-350-001	SFR	938 COURTYARDS LP	$23.56
328-350-002	SFR	942 COURTYARDS LP	$23.56
328-350-003	SFR	934 COURTYARDS LP	$23.56
328-350-004	SFR	930 COURTYARDS LP	$23.56
328-350-005	SFR	922 COURTYARDS LP	$23.56
328-350-006	SFR	926 COURTYARDS LP	$23.56
328-350-007	SFR	918 COURTYARDS LP	$23.56
328-350-008	SFR	914 COURTYARDS LP	$23.56
328-350-009	SFR	906 COURTYARDS LP	$23.56
328-350-010	SFR	910 COURTYARDS LP	$23.56
328-350-011	SFR	902 COURTYARDS LP	$23.56
328-350-012	SFR	898 COURTYARDS LP	$23.56
328-350-013	SFR	886 COURTYARDS LP	$23.56
328-350-014	SFR	878 COURTYARDS LP	$23.56
328-350-015	SFR	882 COURTYARDS LP	$23.56
328-350-016	SFR	874 COURTYARDS LP	$23.56
328-350-017	SFR	870 COURTYARDS LP	$23.56
328-350-018	SFR	862 COURTYARDS LP	$23.56
328-350-019	SFR	866 COURTYARDS LP	$23.56
328-350-020	SFR	858 COURTYARDS LP	$23.56
328-350-021	SFR	854 COURTYARDS LP	$23.56
328-350-022	SFR	846 COURTYARDS LP	$23.56
328-350-023	SFR	850 COURTYARDS LP	$23.56
328-350-024	SFR	842 COURTYARDS LP	$23.56
328-350-025	SFR	838 COURTYARDS LP	$23.56
328-350-026	SFR	830 COURTYARDS LP	$23.56
328-350-027	SFR	834 COURTYARDS LP	$23.56
328-350-028	SFR	826 COURTYARDS LP	$23.56
328-350-029	SFR	822 COURTYARDS LP	$23.56
328-350-030	SFR	814 COURTYARDS LP	$23.56
328-350-031	SFR	818 COURTYARDS LP	$23.56
328-350-032	SFR	810 COURTYARDS LP	$23.56
328-350-033	SFR	806 COURTYARDS LP	$23.56
328-350-034	SFR	917 COURTYARDS LP	$23.56
328-350-035	SFR	921 COURTYARDS LP	$23.56
328-350-036	SFR	913 COURTYARDS LP	$23.56
328-350-037	SFR	909 COURTYARDS LP	$23.56
328-350-038	SFR	901 COURTYARDS LP	$23.56
328-350-039	SFR	905 COURTYARDS LP	$23.56
328-350-040	SFR	897 COURTYARDS LP	$23.56
328-350-041	SFR	893 COURTYARDS LP	$23.56
328-350-042	SFR	885 COURTYARDS LP	$23.56
328-350-043	SFR	889 COURTYARDS LP	$23.56
328-350-044	SFR	881 COURTYARDS LP	$23.56
328-350-045	SFR	873 COURTYARDS LP	$23.56
328-350-046	SFR	869 COURTYARDS LP	$23.56
328-350-047	SFR	865 COURTYARDS LP	$23.56
328-350-048	SFR	829 COURTYARDS LP	$23.56
328-350-049	SFR	825 COURTYARDS LP	$23.56
328-350-050	SFR	821 COURTYARDS LP	$23.56
328-350-051	SFR	817 COURTYARDS LP	$23.56
328-350-052	SFR	809 COURTYARDS LP	$23.56
328-350-053	SFR	813 COURTYARDS LP	$23.56
328-350-054	SFR	805 COURTYARDS LP	$23.56
328-350-055	SFR	801 COURTYARDS LP	$23.56
328-350-056	SFR	793 COURTYARDS LP	$23.56
328-350-057	SFR	797 COURTYARDS LP	$23.56

Total Parcels: **2,095**

Subtotal Zone Assessment: **$56,718.02**

223

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 02
AITKEN RANCH - SORRENTO
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
009-160-001	SFR	1785 BENVENITO LN	$23.56
009-160-002	SFR	1773 BENVENITO LN	$23.56
009-160-003	SFR	1761 BENVENITO LN	$23.56
009-160-004	SFR	1749 BENVENITO LN	$23.56
009-160-005	SFR	1711 FLORA WY	$23.56
009-160-006	SFR	1699 FLORA WY	$23.56
009-160-007	SFR	1687 FLORA WY	$23.56
009-160-008	SFR	1675 FLORA WY	$23.56
009-160-009	SFR	1663 FLORA WY	$23.56
009-160-010	SFR	1651 FLORA WY	$23.56
009-160-011	SFR	1639 FLORA WY	$23.56
009-160-012	SFR	1627 FLORA WY	$23.56
009-160-013	SFR	1615 FLORA WY	$23.56
009-160-014	SFR	1603 FLORA WY	$23.56
009-160-015	SFR	1591 FLORA WY	$23.56
009-160-016	SFR	1579 FLORA WY	$23.56
009-160-017	SFR	500 SCALA PL	$23.56
009-160-018	SFR	502 SCALA PL	$23.56
009-160-019	SFR	507 SCALA PL	$23.56
009-160-020	SFR	505 SCALA PL	$23.56
009-160-021	SFR	503 SCALA PL	$23.56
009-160-022	SFR	501 SCALA PL	$23.56
009-160-023	SFR	1567 FLORA WY	$23.56
009-160-024	SFR	1555 FLORA WY	$23.56
009-160-025	SFR	1543 FLORA WY	$23.56
009-160-026	SFR	1531 FLORA WY	$23.56
009-160-027	SFR	1540 FLORA WY	$23.56
009-160-028	SFR	1552 FLORA WY	$23.56
009-160-029	SFR	1564 FLORA WY	$23.56
009-160-030	SFR	1576 FLORA WY	$23.56
009-160-031	SFR	1588 FLORA WY	$23.56
009-160-032	SFR	1600 FLORA WY	$23.56
009-160-033	SFR	1612 FLORA WY	$23.56
009-160-034	SFR	1624 FLORA WY	$23.56
009-160-035	SFR	1636 FLORA WY	$23.56
009-160-036	SFR	1648 FLORA WY	$23.56
009-160-037	SFR	1660 FLORA WY	$23.56
009-160-038	SFR	1672 FLORA WY	$23.56
009-160-039	SFR	1684 FLORA WY	$23.56
009-160-040	SFR	1696 FLORA WY	$23.56
009-160-041	SFR	1708 FLORA WY	$23.56
009-160-042	SFR	1720 FLORA WY	$23.56
009-160-043	SFR	1701 BENVENITO LN	$23.56
009-160-044	SFR	1689 BENVENITO LN	$23.56
009-160-045	SFR	1677 BENVENITO LN	$23.56
009-160-046	SFR	1665 BENVENITO LN	$23.56
009-160-047	SFR	1653 BENVENITO LN	$23.56
009-160-048	SFR	1641 BENVENITO LN	$23.56
009-160-049	SFR	1629 BENVENITO LN	$23.56
009-160-050	SFR	1617 BENVENITO LN	$23.56
009-160-051	SFR	1605 BENVENITO LN	$23.56
009-160-052	SFR	1593 BENVENITO LN	$23.56
009-160-053	SFR	1581 BENVENITO LN	$23.56
009-160-054	SFR	1590 BENVENITO LN	$23.56
009-160-055	SFR	201 NAPOLI CT	$23.56
009-160-056	SFR	1662 BENVENITO LN	$23.56
009-160-057	SFR	1674 BENVENITO LN	$23.56
009-160-058	SFR	1686 BENVENITO LN	$23.56
009-160-059	SFR	103 ROSA PL	$23.56
009-160-060	SFR	105 ROSA PL	$23.56
009-160-061	SFR	102 ROSA PL	$23.56
009-160-062	SFR	100 ROSA PL	$23.56
009-160-063	SFR	1734 BENVENITO LN	$23.56
009-160-064	SFR	1746 BENVENITO LN	$23.56
009-160-065	SFR	1758 BENVENITO LN	$23.56
009-160-066	SFR	1770 BENVENITO LN	$23.56
009-160-067	SFR	1782 BENVENITO LN	$23.56
009-170-001	SFR	1519 FLORA WY	$23.56
009-170-002	SFR	1507 FLORA WY	$23.56
009-170-003	SFR	1495 FLORA WY	$23.56
009-170-004	SFR	1483 FLORA WY	$23.56
009-170-005	SFR	401 FLORA CT	$23.56
009-170-006	SFR	403 FLORA CT	$23.56
009-170-007	SFR	405 FLORA CT	$23.56
009-170-008	SFR	407 FLORA CT	$23.56
009-170-009	SFR	409 FLORA CT	$23.56
009-170-010	SFR	411 FLORA CT	$23.56
009-170-011	SFR	408 FLORA CT	$23.56
009-170-012	SFR	406 FLORA CT	$23.56
009-170-013	SFR	404 FLORA CT	$23.56
009-170-014	SFR	402 FLORA CT	$23.56
009-170-015	SFR	400 FLORA CT	$23.56
009-170-016	SFR	1516 FLORA WY	$23.56
009-170-017	SFR	1528 FLORA WY	$23.56
009-170-018	SFR	1569 BENVENITO LN	$23.56
009-170-019	SFR	1557 BENVENITO LN	$23.56
009-170-020	SFR	301 BENVENITO PL	$23.56
009-170-021	SFR	303 BENVENITO PL	$23.56
009-170-022	SFR	305 BENVENITO PL	$23.56
009-170-023	SFR	307 BENVENITO PL	$23.56
009-170-024	SFR	300 BENVENITO PL	$23.56
009-170-025	SFR	1542 BENVENITO LN	$23.56
009-170-026	SFR	1554 BENVENITO LN	$23.56
009-170-027	SFR	1566 BENVENITO LN	$23.56
009-170-028	SFR	1578 BENVENITO LN	$23.56
009-170-029	SFR	203 NAPOLI CT	$23.56
009-170-030	SFR	205 NAPOLI CT	$23.56
009-170-031	SFR	207 NAPOLI CT	$23.56
009-170-032	SFR	209 NAPOLI CT	$23.56
009-170-033	SFR	208 NAPOLI CT	$23.56
009-170-034	SFR	206 NAPOLI CT	$23.56
009-170-035	SFR	204 NAPOLI CT	$23.56
009-260-001	SFR	1957 LUCCA LN	$23.56
009-260-002	SFR	1945 LUCCA LN	$23.56
009-260-003	SFR	1933 LUCCA LN	$23.56
009-260-004	SFR	1921 LUCCA LN	$23.56
009-260-005	SFR	1909 LUCCA LN	$23.56
009-260-006	SFR	1897 LUCCA LN	$23.56
009-260-007	SFR	1885 LUCCA LN	$23.56
009-260-008	SFR	1873 LUCCA LN	$23.56
009-260-009	SFR	1874 SOLARA WY	$23.56
009-260-010	SFR	1886 SOLARA WY	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 02
AITKEN RANCH - SORRENTO
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
009-260-011	SFR	1898 SOLARA WY	$23.56
009-260-012	SFR	1910 SOLARA WY	$23.56
009-260-013	SFR	104 AMALFI CT	$23.56
009-260-014	SFR	102 AMALFI CT	$23.56
009-260-015	SFR	100 AMALFI CT	$23.56
009-260-016	SFR	201 SOLARA PL	$23.56
009-260-017	SFR	203 SOLARA PL	$23.56
009-260-018	SFR	205 SOLARA PL	$23.56
009-260-019	SFR	207 SOLARA PL	$23.56
009-260-020	SFR	206 SOLARA PL	$23.56
009-260-021	SFR	204 SOLARA PL	$23.56
009-260-022	SFR	202 SOLARA PL	$23.56
009-260-023	SFR	200 SOLARA PL	$23.56
009-260-024	SFR	1849 LUCCA LN	$23.56
009-260-025	SFR	1837 LUCCA LN	$23.56
009-260-026	SFR	1825 LUCCA LN	$23.56
009-260-027	SFR	301 AMALFI PL	$23.56
009-260-028	SFR	302 AMALFI PL	$23.56
009-260-029	SFR	300 AMALFI PL	$23.56
009-260-030	SFR	1876 LUCCA LN	$23.56
009-260-031	SFR	1888 LUCCA LN	$23.56
009-260-032	SFR	1900 LUCCA LN	$23.56
009-260-033	SFR	403 POLERMO PL	$23.56
009-260-034	SFR	405 POLERMO PL	$23.56
009-260-035	SFR	407 POLERMO PL	$23.56
009-260-036	SFR	410 POLERMO PL	$23.56
009-260-037	SFR	408 POLERMO PL	$23.56
009-260-038	SFR	406 POLERMO PL	$23.56
009-260-039	SFR	404 POLERMO PL	$23.56
009-260-040	SFR	402 POLERMO PL	$23.56
009-260-041	SFR	400 POLERMO PL	$23.56
009-270-001	SFR	800 MARINA GRANDE WY	$23.56
009-270-002	SFR	806 MARINA GRANDE WY	$23.56
009-270-003	SFR	812 MARINA GRANDE WY	$23.56
009-270-004	SFR	818 MARINA GRANDE WY	$23.56
009-270-005	SFR	824 MARINA GRANDE WY	$23.56
009-270-006	SFR	830 MARINA GRANDE WY	$23.56
009-270-007	SFR	836 MARINA GRANDE WY	$23.56
009-270-008	SFR	842 MARINA GRANDE WY	$23.56
009-270-009	SFR	848 MARINA GRANDE WY	$23.56
009-270-010	SFR	854 MARINA GRANDE WY	$23.56
009-270-011	SFR	860 MARINA GRANDE WY	$23.56
009-270-012	SFR	866 MARINA GRANDE WY	$23.56
009-270-013	SFR	872 MARINA GRANDE WY	$23.56
009-270-014	SFR	878 MARINA GRANDE WY	$23.56
009-270-015	SFR	884 MARINA GRANDE WY	$23.56
009-270-016	SFR	2017 LUCCA LN	$23.56
009-270-017	SFR	2005 LUCCA LN	$23.56
009-270-018	SFR	1993 LUCCA LN	$23.56
009-270-019	SFR	1981 LUCCA LN	$23.56
009-270-020	SFR	1969 LUCCA LN	$23.56
009-270-021	SFR	501 ALESSANDRIA PL	$23.56
009-270-022	SFR	503 ALESSANDRIA PL	$23.56
009-270-023	SFR	505 ALESSANDRIA PL	$23.56
009-270-024	SFR	507 ALESSANDRIA PL	$23.56
009-270-025	SFR	509 ALESSANDRIA PL	$23.56
009-270-026	SFR	511 ALESSANDRIA PL	$23.56
009-270-027	SFR	513 ALESSANDRIA PL	$23.56
009-270-028	SFR	516 ALESSANDRIA PL	$23.56
009-270-029	SFR	514 ALESSANDRIA PL	$23.56
009-270-030	SFR	512 ALESSANDRIA PL	$23.56
009-270-031	SFR	510 ALESSANDRIA PL	$23.56
009-270-032	SFR	508 ALESSANDRIA PL	$23.56
009-270-033	SFR	506 ALESSANDRIA PL	$23.56
009-270-034	SFR	504 ALESSANDRIA PL	$23.56
009-270-035	SFR	1988 LUCCA LN	$23.56
009-270-036	SFR	2000 LUCCA LN	$23.56
009-270-037	SFR	2012 LUCCA LN	$23.56
009-270-038	SFR	851 MARINA GRANDE WY	$23.56
009-270-039	SFR	845 MARINA GRANDE WY	$23.56
009-270-040	SFR	839 MARINA GRANDE WY	$23.56
009-270-041	SFR	833 MARINA GRANDE WY	$23.56
009-270-042	SFR	827 MARINA GRANDE WY	$23.56
009-270-043	SFR	821 MARINA GRANDE WY	$23.56
009-270-044	SFR	815 MARINA GRANDE WY	$23.56
009-270-045	SFR	809 MARINA GRANDE WY	$23.56
009-270-046	SFR	803 MARINA GRANDE WY	$23.56
009-280-001	SFR	1189 PORTELLO WY	$23.56
009-280-002	SFR	1205 PORTELLO WY	$23.56
009-280-003	SFR	1221 PORTELLO WY	$23.56
009-280-004	SFR	1237 PORTELLO WY	$23.56
009-280-005	SFR	1253 PORTELLO WY	$23.56
009-280-006	SFR	1269 PORTELLO WY	$23.56
009-280-007	SFR	1285 PORTELLO WY	$23.56
009-280-008	SFR	1301 PORTELLO WY	$23.56
009-280-009	SFR	1317 PORTELLO WY	$23.56
009-280-010	SFR	1333 PORTELLO WY	$23.56
009-280-011	SFR	1349 PORTELLO WY	$23.56
009-280-012	SFR	1365 PORTELLO WY	$23.56
009-280-013	SFR	1381 PORTELLO WY	$23.56
009-280-014	SFR	1802 ROSELLA WY	$23.56
009-280-015	SFR	1814 ROSELLA WY	$23.56
009-280-016	SFR	1826 ROSELLA WY	$23.56
009-280-017	SFR	1838 ROSELLA WY	$23.56
009-280-018	SFR	1850 ROSELLA WY	$23.56
009-280-019	SFR	100 ROSELLA PL	$23.56
009-280-020	SFR	106 ROSELLA PL	$23.56
009-280-021	SFR	815 ENTRATA WY	$23.56
009-280-022	SFR	827 ENTRATA WY	$23.56
009-280-023	SFR	839 ENTRATA WY	$23.56
009-280-024	SFR	851 ENTRATA WY	$23.56
009-280-025	SFR	863 ENTRATA WY	$23.56
009-280-026	SFR	1627 TORINO LP	$23.56
009-280-027	SFR	1615 TORINO LP	$23.56
009-280-028	SFR	1603 TORINO LP	$23.56
009-280-029	SFR	880 ENTRATA WY	$23.56
009-280-030	SFR	868 ENTRATA WY	$23.56
009-280-031	SFR	856 ENTRATA WY	$23.56
009-280-032	SFR	844 ENTRATA WY	$23.56
009-280-033	SFR	832 ENTRATA WY	$23.56
009-280-034	SFR	820 ENTRATA WY	$23.56
009-280-035	SFR	808 ENTRATA WY	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 02
AITKEN RANCH - SORRENTO
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
009-280-036	SFR	1308 PORTELLO WY	$23.56
009-280-037	SFR	1292 PORTELLO WY	$23.56
009-280-038	SFR	1276 PORTELLO WY	$23.56
009-280-039	SFR	1260 PORTELLO WY	$23.56
009-280-040	SFR	1244 PORTELLO WY	$23.56
009-280-041	SFR	1228 PORTELLO WY	$23.56
009-280-042	SFR	1212 PORTELLO WY	$23.56
009-290-001	SFR	121 MONACO CT	$23.56
009-290-002	SFR	119 MONACO CT	$23.56
009-290-003	SFR	117 MONACO CT	$23.56
009-290-004	SFR	115 MONACO CT	$23.56
009-290-005	SFR	113 MONACO CT	$23.56
009-290-006	SFR	111 MONACO CT	$23.56
009-290-007	SFR	109 MONACO CT	$23.56
009-290-008	SFR	107 MONACO CT	$23.56
009-290-009	SFR	105 MONACO CT	$23.56
009-290-010	SFR	103 MONACO CT	$23.56
009-290-011	SFR	101 MONACO CT	$23.56
009-290-012	SFR	1892 TORINO WY	$23.56
009-290-013	SFR	1904 TORINO WY	$23.56
009-290-014	SFR	1916 TORINO WY	$23.56
009-290-015	SFR	1928 TORINO WY	$23.56
009-290-016	SFR	1940 TORINO WY	$23.56
009-290-017	SFR	1952 TORINO WY	$23.56
009-290-018	SFR	758 VERONA CI	$23.56
009-290-019	SFR	770 VERONA CI	$23.56
009-290-020	SFR	2003 TORINO WY	$23.56
009-290-021	SFR	1991 TORINO WY	$23.56
009-290-022	SFR	1979 TORINO WY	$23.56
009-290-023	SFR	1967 TORINO WY	$23.56
009-290-024	SFR	1955 TORINO WY	$23.56
009-290-025	SFR	1943 TORINO WY	$23.56
009-290-026	SFR	200 LIVORNO PL	$23.56
009-290-027	SFR	202 LIVORNO PL	$23.56
009-290-028	SFR	204 LIVORNO PL	$23.56
009-290-029	SFR	302 POTENZA PL	$23.56
009-290-030	SFR	304 POTENZA PL	$23.56
009-290-031	SFR	306 POTENZA PL	$23.56
009-290-032	SFR	308 POTENZA PL	$23.56
009-290-033	SFR	307 POTENZA PL	$23.56
009-290-034	SFR	305 POTENZA PL	$23.56
009-290-035	SFR	303 POTENZA PL	$23.56
009-290-036	SFR	301 POTENZA PL	$23.56
009-290-037	SFR	212 LIVORNO PL	$23.56
009-290-038	SFR	214 LIVORNO PL	$23.56
009-290-039	SFR	217 LIVORNO PL	$23.56
009-290-040	SFR	215 LIVORNO PL	$23.56
009-290-041	SFR	213 LIVORNO PL	$23.56
009-290-042	SFR	211 LIVORNO PL	$23.56
009-290-043	SFR	209 LIVORNO PL	$23.56
009-290-044	SFR	207 LIVORNO PL	$23.56
009-290-045	SFR	205 LIVORNO PL	$23.56
009-290-046	SFR	203 LIVORNO PL	$23.56
009-290-047	SFR	201 LIVORNO PL	$23.56
009-290-048	SFR	100 MONACO CT	$23.56
009-290-049	SFR	102 MONACO CT	$23.56
009-290-050	SFR	104 MONACO CT	$23.56
009-290-051	SFR	106 MONACO CT	$23.56
009-290-052	SFR	108 MONACO CT	$23.56
009-290-053	SFR	110 MONACO CT	$23.56
009-290-054	SFR	112 MONACO CT	$23.56
009-290-055	SFR	114 MONACO CT	$23.56
009-290-056	SFR	116 MONACO CT	$23.56
009-290-057	SFR	118 MONACO CT	$23.56
009-300-001	SFR	200 CAPRI PL	$23.56
009-300-002	SFR	206 CAPRI PL	$23.56
009-300-003	SFR	212 CAPRI PL	$23.56
009-300-004	SFR	218 CAPRI PL	$23.56
009-300-005	SFR	224 CAPRI PL	$23.56
009-300-006	SFR	219 CAPRI PL	$23.56
009-300-007	SFR	213 CAPRI PL	$23.56
009-300-008	SFR	207 CAPRI PL	$23.56
009-300-009	SFR	201 CAPRI PL	$23.56
009-300-010	SFR	300 TASSO PL	$23.56
009-300-011	SFR	306 TASSO PL	$23.56
009-300-012	SFR	312 TASSO PL	$23.56
009-300-013	SFR	318 TASSO PL	$23.56
009-300-014	SFR	319 TASSO PL	$23.56
009-300-015	SFR	313 TASSO PL	$23.56
009-300-016	SFR	307 TASSO PL	$23.56
009-300-017	SFR	301 TASSO PL	$23.56
009-300-018	SFR	112 ROSELLA PL	$23.56
009-300-019	SFR	118 ROSELLA PL	$23.56
009-300-020	SFR	124 ROSELLA PL	$23.56
009-300-021	SFR	130 ROSELLA PL	$23.56
009-300-022	SFR	136 ROSELLA PL	$23.56
009-300-023	SFR	139 ROSELLA PL	$23.56
009-300-024	SFR	133 ROSELLA PL	$23.56
009-300-025	SFR	127 ROSELLA PL	$23.56
009-300-026	SFR	121 ROSELLA PL	$23.56
009-300-027	SFR	115 ROSELLA PL	$23.56
009-300-028	SFR	109 ROSELLA PL	$23.56
009-300-029	SFR	1687 TORINO LP	$23.56
009-300-030	SFR	1675 TORINO LP	$23.56
009-300-031	SFR	101 CAPRI CT	$23.56
009-300-032	SFR	107 CAPRI CT	$23.56
009-300-033	SFR	113 CAPRI CT	$23.56
009-300-034	SFR	116 CAPRI CT	$23.56
009-300-035	SFR	110 CAPRI CT	$23.56
009-300-036	SFR	104 CAPRI CT	$23.56
009-300-037	SFR	1639 TORINO LP	$23.56
009-310-001	SFR	902 PESARO PL	$23.56
009-310-002	SFR	904 PESARO PL	$23.56
009-310-003	SFR	906 PESARO PL	$23.56
009-310-004	SFR	908 PESARO PL	$23.56
009-310-005	SFR	910 PESARO PL	$23.56
009-310-006	SFR	912 PESARO PL	$23.56
009-310-007	SFR	914 PESARO PL	$23.56
009-310-008	SFR	916 PESARO PL	$23.56
009-310-009	SFR	918 PESARO PL	$23.56
009-310-010	SFR	911 PESARO PL	$23.56
009-310-011	SFR	909 PESARO PL	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 02
AITKEN RANCH - SORRENTO
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
009-310-012	SFR	907 PESARO PL	$23.56
009-310-013	SFR	905 PESARO PL	$23.56
009-310-014	SFR	903 PESARO PL	$23.56
009-310-015	SFR	901 PESARO PL	$23.56
009-310-016	SFR	746 VERONA CI	$23.56
009-310-017	SFR	734 VERONA CI	$23.56
009-310-018	SFR	722 VERONA CI	$23.56
009-310-019	SFR	710 VERONA CI	$23.56
009-310-020	SFR	698 VERONA CI	$23.56
009-310-021	SFR	686 VERONA CI	$23.56
009-310-022	SFR	674 VERONA CI	$23.56
009-310-023	SFR	662 VERONA CI	$23.56
009-310-024	SFR	650 VERONA CI	$23.56
009-310-025	SFR	638 VERONA CI	$23.56
009-310-026	SFR	626 VERONA CI	$23.56
009-310-027	SFR	614 VERONA CI	$23.56
009-310-028	SFR	602 VERONA CI	$23.56
009-310-029	SFR	590 VERONA CI	$23.56
009-310-030	SFR	578 VERONA CI	$23.56
009-310-031	SFR	566 VERONA CI	$23.56
009-310-032	SFR	554 VERONA CI	$23.56
009-310-033	SFR	557 VERONA CI	$23.56
009-310-034	SFR	569 VERONA CI	$23.56
009-310-035	SFR	581 VERONA CI	$23.56
009-310-036	SFR	641 VERONA CI	$23.56
009-310-037	SFR	653 VERONA CI	$23.56
009-310-038	SFR	665 VERONA CI	$23.56
009-310-039	SFR	677 VERONA CI	$23.56
009-310-040	SFR	689 VERONA CI	$23.56
009-310-041	SFR	701 VERONA CI	$23.56
009-320-001	SFR	1891 TORINO LP	$23.56
009-320-002	SFR	1879 TORINO LP	$23.56
009-320-003	SFR	1867 TORINO LP	$23.56
009-320-004	SFR	1855 TORINO LP	$23.56
009-320-005	SFR	1843 TORINO LP	$23.56
009-320-006	SFR	1831 TORINO LP	$23.56
009-320-007	SFR	1819 TORINO LP	$23.56
009-320-008	SFR	1807 TORINO LP	$23.56
009-320-009	SFR	1795 TORINO LP	$23.56
009-320-010	SFR	1783 TORINO LP	$23.56
009-320-011	SFR	1771 TORINO LP	$23.56
009-320-012	SFR	1754 TORINO LP	$23.56
009-320-013	SFR	1766 TORINO LP	$23.56
009-320-014	SFR	1778 TORINO LP	$23.56
009-320-015	SFR	1790 TORINO LP	$23.56
009-320-016	SFR	1802 TORINO LP	$23.56
009-320-017	SFR	1814 TORINO LP	$23.56
009-320-018	SFR	1826 TORINO LP	$23.56
009-320-019	SFR	1761 VENETO WY	$23.56
009-320-020	SFR	1749 VENETO WY	$23.56
009-320-021	SFR	1737 VENETO WY	$23.56
009-320-022	SFR	1725 VENETO WY	$23.56
009-320-023	SFR	1713 VENETO WY	$23.56
009-320-024	SFR	1701 VENETO WY	$23.56
009-320-025	SFR	1698 VENETO WY	$23.56
009-320-026	SFR	1710 VENETO WY	$23.56
009-320-027	SFR	1722 VENETO WY	$23.56
009-320-028	SFR	1734 VENETO WY	$23.56
009-320-029	SFR	1746 VENETO WY	$23.56
009-320-030	SFR	1758 VENETO WY	$23.56
009-320-031	SFR	1770 VENETO WY	$23.56
009-320-032	SFR	1782 VENETO WY	$23.56
009-320-033	SFR	1794 VENETO WY	$23.56
009-320-034	SFR	1806 VENETO WY	$23.56
009-320-035	SFR	1818 VENETO WY	$23.56
009-320-036	SFR	1830 VENETO WY	$23.56
009-320-037	SFR	1410 PORTELLO WY	$23.56
009-320-038	SFR	1426 PORTELLO WY	$23.56
009-320-039	SFR	1442 PORTELLO WY	$23.56
009-320-040	SFR	1458 PORTELLO WY	$23.56
009-320-041	SFR	1474 PORTELLO WY	$23.56
009-320-042	SFR	1490 PORTELLO WY	$23.56
009-320-043	SFR	1493 PORTELLO WY	$23.56
009-320-044	SFR	1477 PORTELLO WY	$23.56
009-320-045	SFR	1461 PORTELLO WY	$23.56
009-320-046	SFR	1445 PORTELLO WY	$23.56
009-320-047	SFR	1429 PORTELLO WY	$23.56
009-320-048	SFR	1413 PORTELLO WY	$23.56
009-330-001	SFR	1735 TORINO LP	$23.56
009-330-002	SFR	1747 TORINO LP	$23.56
009-330-003	SFR	1759 TORINO LP	$23.56
009-330-004	SFR	1742 TORINO LP	$23.56
009-330-005	SFR	1730 TORINO LP	$23.56
009-330-006	SFR	1718 TORINO LP	$23.56
009-330-007	SFR	1706 TORINO LP	$23.56
009-330-008	SFR	1694 TORINO LP	$23.56
009-330-009	SFR	1605 VENETO WY	$23.56
009-330-010	SFR	1617 VENETO WY	$23.56
009-330-011	SFR	1629 VENETO WY	$23.56
009-330-012	SFR	1641 VENETO WY	$23.56
009-330-013	SFR	1653 VENETO WY	$23.56
009-330-014	SFR	1665 VENETO WY	$23.56
009-330-015	SFR	1677 VENETO WY	$23.56
009-330-016	SFR	1689 VENETO WY	$23.56
009-330-017	SFR	1686 VENETO WY	$23.56
009-330-018	SFR	1674 VENETO WY	$23.56
009-330-019	SFR	1662 VENETO WY	$23.56
009-330-020	SFR	1650 VENETO WY	$23.56
009-340-001	SFR	1699 TORINO LP	$23.56
009-340-002	SFR	1711 TORINO LP	$23.56
009-340-003	SFR	1723 TORINO LP	$23.56
009-340-004	SFR	1682 TORINO LP	$23.56
009-340-005	SFR	1670 TORINO LP	$23.56
009-340-006	SFR	1658 TORINO LP	$23.56
009-340-007	SFR	1646 TORINO LP	$23.56
009-340-008	SFR	1545 VENETO WY	$23.56
009-340-009	SFR	1557 VENETO WY	$23.56
009-340-010	SFR	1569 VENETO WY	$23.56
009-340-011	SFR	1581 VENETO WY	$23.56
009-340-012	SFR	1593 VENETO WY	$23.56
009-340-013	SFR	1566 VENETO WY	$23.56
009-340-014	SFR	1554 VENETO WY	$23.56

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 02
AITKEN RANCH - SORRENTO
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
009-340-015	SFR	1542 VENETO WY	$23.56
009-340-016	SFR	1530 VENETO WY	$23.56
009-340-017	SFR	502 VENETO PL	$23.56
009-340-018	SFR	504 VENETO PL	$23.56
009-340-019	SFR	506 VENETO PL	$23.56
009-340-020	SFR	505 VENETO PL	$23.56
009-340-021	SFR	503 VENETO PL	$23.56
009-340-022	SFR	501 VENETO PL	$23.56
009-340-023	SFR	367 PINO WY	$23.56
009-340-024	SFR	355 PINO WY	$23.56
009-350-001	SFR	1810 SALERNO PL	$23.56
009-350-002	SFR	1814 SALERNO PL	$23.56
009-350-003	SFR	1818 SALERNO PL	$23.56
009-350-004	SFR	1830 SALERNO PL	$23.56
009-350-005	SFR	1834 SALERNO PL	$23.56
009-350-006	SFR	1838 SALERNO PL	$23.56
009-350-007	SFR	1842 SALERNO PL	$23.56
009-350-008	SFR	1846 SALERNO PL	$23.56
009-350-009	SFR	1850 SALERNO PL	$23.56
009-350-010	SFR	1854 SALERNO PL	$23.56
009-350-011	SFR	1858 SALERNO PL	$23.56
009-350-012	SFR	1862 SALERNO PL	$23.56
009-350-013	SFR	1866 SALERNO PL	$23.56
009-350-014	SFR	1870 SALERNO PL	$23.56
009-350-015	SFR	1874 SALERNO PL	$23.56
009-350-016	SFR	1878 SALERNO PL	$23.56
009-350-017	SFR	1882 SALERNO PL	$23.56
009-350-018	SFR	1886 SALERNO PL	$23.56
009-350-019	SFR	1890 SALERNO PL	$23.56
009-350-020	SFR	1894 SALERNO PL	$23.56
009-350-021	SFR	1891 SALERNO PL	$23.56
009-350-022	SFR	1887 SALERNO PL	$23.56
009-350-023	SFR	1883 SALERNO PL	$23.56
009-350-024	SFR	1879 SALERNO PL	$23.56
009-350-025	SFR	1875 SALERNO PL	$23.56
009-350-026	SFR	1871 SALERNO PL	$23.56
009-350-027	SFR	1867 SALERNO PL	$23.56
009-350-028	SFR	1863 SALERNO PL	$23.56
009-350-029	SFR	1859 SALERNO PL	$23.56
009-350-030	SFR	1855 SALERNO PL	$23.56
009-350-031	SFR	1851 SALERNO PL	$23.56
009-350-032	SFR	1847 SALERNO PL	$23.56
009-350-033	SFR	1843 SALERNO PL	$23.56
009-350-034	SFR	1839 SALERNO PL	$23.56
009-350-035	SFR	1835 SALERNO PL	$23.56
009-350-036	SFR	1831 SALERNO PL	$23.56
009-350-037	SFR	1827 SALERNO PL	$23.56
009-350-038	SFR	1823 SALERNO PL	$23.56
009-350-039	SFR	1819 SALERNO PL	$23.56
		Total Parcels:	**497**
		Subtotal Zone Assessment:	**$11,709.32**

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 03
CRESLEIGH GROVE
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
025-070-001	VSFR	786 HAVENWOOD DR	$23.58
025-070-002	VSFR	790 HAVENWOOD DR	$23.58
025-070-003	SFR	794 HAVENWOOD DR	$23.58
025-070-004	SFR	798 HAVENWOOD DR	$23.58
025-070-005	SFR	802 HAVENWOOD DR	$23.58
025-070-006	SFR	806 HAVENWOOD DR	$23.58
025-070-007	SFR	810 HAVENWOOD DR	$23.58
025-070-008	SFR	814 HAVENWOOD DR	$23.58
025-070-009	SFR	845 CROSS CREEK LN	$23.58
025-070-010	SFR	841 CROSS CREEK LN	$23.58
025-070-011	SFR	837 CROSS CREEK LN	$23.58
025-070-012	SFR	833 CROSS CREEK LN	$23.58
025-070-013	VSFR	829 CROSS CREEK LN	$23.58
025-070-014	VSFR	825 CROSS CREEK LN	$23.58
025-070-015	VSFR	821 CROSS CREEK LN	$23.58
025-070-016	VSFR	809 CROSS CREEK LN	$23.58
025-070-017	SFR	805 CROSS CREEK LN	$23.58
025-070-018	SFR	801 CROSS CREEK LN	$23.58
025-070-019	SFR	797 CROSS CREEK LN	$23.58
025-070-020	SFR	793 CROSS CREEK LN	$23.58
025-070-021	SFR	789 CROSS CREEK LN	$23.58
025-070-022	SFR	785 CROSS CREEK LN	$23.58
025-070-023	VSFR	206 VELVET BLOOM CT	$23.58
025-070-024	VSFR	204 VELVET BLOOM CT	$23.58
025-070-025	VSFR	787 HAVENWOOD DR	$23.58
025-070-026	VSFR	791 HAVENWOOD DR	$23.58
025-070-027	SFR	795 HAVENWOOD DR	$23.58
025-070-028	SFR	799 HAVENWOOD DR	$23.58
025-070-029	SFR	303 SCARLET OAK CT	$23.58
025-070-030	SFR	305 SCARLET OAK CT	$23.58
025-070-033	SFR	300 SCARLET OAK CT	$23.58
025-070-039	SFR	808 CROSS CREEK LN	$23.58
025-070-040	SFR	804 CROSS CREEK LN	$23.58
025-070-041	SFR	800 CROSS CREEK LN	$23.58
025-070-042	SFR	796 CROSS CREEK LN	$23.58
025-070-043	SFR	792 CROSS CREEK LN	$23.58
025-070-044	SFR	788 CROSS CREEK LN	$23.58
025-070-045	VSFR	784 CROSS CREEK LN	$23.58
025-070-048	SFR	304 SCARLET OAK CT	$23.58
025-070-049	SFR	302 SCARLET OAK CT	$23.58
025-070-050	VSFR	816 CROSS CREEK LN	$23.58
025-070-051	SFR	812 CROSS CREEK LN	$23.58
025-070-052	SFR	832 CROSS CREEK LN	$23.58
025-070-053	SFR	828 CROSS CREEK LN	$23.58
025-070-054	SFR	824 CROSS CREEK LN	$23.58
025-080-001	SFR	750 HAVENWOOD DR	$23.58
025-080-002	SFR	754 HAVENWOOD DR	$23.58
025-080-003	SFR	758 HAVENWOOD DR	$23.58
025-080-004	VSFR	762 HAVENWOOD DR	$23.58
025-080-005	VSFR	770 HAVENWOOD DR	$23.58
025-080-006	VSFR	774 HAVENWOOD DR	$23.58
025-080-007	VSFR	778 HAVENWOOD DR	$23.58
025-080-008	VSFR	782 HAVENWOOD DR	$23.58
025-080-009	VSFR	100 BARLEY CT	$23.58
025-080-010	VSFR	102 BARLEY CT	$23.58
025-080-011	VSFR	105 BARLEY CT	$23.58
025-080-012	VSFR	103 BARLEY CT	$23.58
025-080-013	VSFR	101 BARLEY CT	$23.58
025-080-018	VSFR	521 HOLLYWOOD WY	$23.58
025-080-019	VSFR	517 HOLLYWOOD WY	$23.58
025-080-020	VSFR	513 HOLLYWOOD WY	$23.58
025-080-021	VSFR	509 HOLLYWOOD WY	$23.58
025-080-022	VSFR	505 HOLLYWOOD WY	$23.58
025-080-023	VSFR	501 HOLLYWOOD WY	$23.58
025-080-024	VSFR	755 HAVENWOOD DR	$23.58
025-080-025	VSFR	759 HAVENWOOD DR	$23.58
025-080-026	VSFR	763 HAVENWOOD DR	$23.58
025-080-027	VSFR	767 HAVENWOOD DR	$23.58
025-080-028	VSFR	771 HAVENWOOD DR	$23.58
025-080-029	VSFR	201 VELVET BLOOM CT	$23.58
025-080-030	VSFR	203 VELVET BLOOM CT	$23.58
025-080-031	VSFR	205 VELVET BLOOM CT	$23.58
025-080-032	VSFR	780 CROSS CREEK LN	$23.58
025-080-033	VSFR	776 CROSS CREEK LN	$23.58
025-080-034	VSFR	772 CROSS CREEK LN	$23.58
025-080-035	VSFR	768 CROSS CREEK LN	$23.58
025-080-036	VSFR	764 CROSS CREEK LN	$23.58
025-080-037	VSFR	760 CROSS CREEK LN	$23.58
025-080-038	VSFR	756 CROSS CREEK LN	$23.58
025-080-040	VSFR	757 CROSS CREEK LN	$23.58
025-080-041	VSFR	522 HOLLYWOOD WY	$23.58
025-080-042	VSFR	526 HOLLYWOOD WY	$23.58
025-080-043	VSFR	761 CROSS CREEK LN	$23.58

Total Parcels: **83**

Subtotal Zone Assessment: **$1,957.14**

229

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 05
LINCOLN HIGHLANDS
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
025-040-001	SFR	300 PALO VERDE WY	$139.14
025-040-002	SFR	308 PALO VERDE WY	$139.14
025-040-003	SFR	316 PALO VERDE WY	$139.14
025-040-004	SFR	324 PALO VERDE WY	$139.14
025-040-005	SFR	332 PALO VERDE WY	$139.14
025-040-006	SFR	340 PALO VERDE WY	$139.14
025-040-007	SFR	348 PALO VERDE WY	$139.14
025-040-008	SFR	356 PALO VERDE WY	$139.14
025-040-009	SFR	364 PALO VERDE WY	$139.14
025-040-010	SFR	372 PALO VERDE WY	$139.14
025-040-011	SFR	380 PALO VERDE WY	$139.14
025-040-012	SFR	388 PALO VERDE WY	$139.14
025-040-013	SFR	404 PALO VERDE WY	$139.14
025-040-014	SFR	412 PALO VERDE WY	$139.14
025-040-015	SFR	420 PALO VERDE WY	$139.14
025-040-016	SFR	421 PALO VERDE WY	$139.14
025-040-017	SFR	413 PALO VERDE WY	$139.14
025-040-018	SFR	405 PALO VERDE WY	$139.14
025-040-019	SFR	397 PALO VERDE WY	$139.14
025-040-020	SFR	389 PALO VERDE WY	$139.14
025-040-021	SFR	381 PALO VERDE WY	$139.14
025-040-022	SFR	373 PALO VERDE WY	$139.14
025-040-023	SFR	365 PALO VERDE WY	$139.14
025-040-024	SFR	357 PALO VERDE WY	$139.14
025-040-025	SFR	1299 CIMMERON WY	$139.14
025-040-026	SFR	1297 CIMMERON WY	$139.14
025-040-027	SFR	1296 CIMMERON WY	$139.14
025-040-028	SFR	1298 CIMMERON WY	$139.14
025-040-029	SFR	317 PALO VERDE WY	$139.14
025-040-030	SFR	309 PALO VERDE WY	$139.14
025-040-031	SFR	301 PALO VERDE WY	$139.14
025-050-001	SFR	428 PALO VERDE WY	$139.14
025-050-002	SFR	436 PALO VERDE WY	$139.14
025-050-003	SFR	452 PALO VERDE WY	$139.14
025-050-004	SFR	460 PALO VERDE WY	$139.14
025-050-005	SFR	468 PALO VERDE WY	$139.14
025-050-006	SFR	476 PALO VERDE WY	$139.14
025-050-007	SFR	484 PALO VERDE WY	$139.14
025-050-008	SFR	492 PALO VERDE WY	$139.14
025-050-009	SFR	500 PALO VERDE WY	$139.14
025-050-010	SFR	516 PALO VERDE WY	$139.14
025-050-011	SFR	524 PALO VERDE WY	$139.14
025-050-012	SFR	532 PALO VERDE WY	$139.14
025-050-013	SFR	600 BLUE ASH CT	$139.14
025-050-014	SFR	610 BLUE ASH CT	$139.14
025-050-015	SFR	620 BLUE ASH CT	$139.14
025-050-016	SFR	730 WEEPING WILLOW WY	$139.14
025-050-017	SFR	738 WEEPING WILLOW WY	$139.14
025-050-018	SFR	746 WEEPING WILLOW WY	$139.14
025-050-019	SFR	743 WEEPING WILLOW WY	$139.14
025-050-020	SFR	735 WEEPING WILLOW WY	$139.14
025-050-021	SFR	727 WEEPING WILLOW WY	$139.14
025-050-022	SFR	690 COSTA LN	$139.14
025-050-023	SFR	698 COSTA LN	$139.14
025-050-024	SFR	706 COSTA LN	$139.14
025-050-025	SFR	625 BLUE ASH CT	$139.14
025-050-026	SFR	615 BLUE ASH CT	$139.14
025-050-027	SFR	605 BLUE ASH CT	$139.14
025-050-028	SFR	1279 TAMARISK DR	$139.14
025-050-029	SFR	1265 TAMARISK DR	$139.14
025-050-030	SFR	1261 TAMARISK DR	$139.14
025-050-031	SFR	1257 TAMARISK DR	$139.14
025-050-032	SFR	1260 TAMARISK DR	$139.14
025-050-033	SFR	1264 TAMARISK DR	$139.14
025-050-034	SFR	1268 TAMARISK DR	$139.14
025-050-035	SFR	1272 TAMARISK DR	$139.14
025-050-036	SFR	1276 TAMARISK DR	$139.14
025-050-037	SFR	1280 TAMARISK DR	$139.14
025-050-038	SFR	1284 TAMARISK DR	$139.14
025-050-039	SFR	1287 BANYAN WY	$139.14
025-050-040	SFR	1283 BANYAN WY	$139.14
025-050-041	SFR	1279 BANYAN WY	$139.14
025-050-042	SFR	1275 BANYAN WY	$139.14
025-050-043	SFR	1267 BANYAN WY	$139.14
025-050-044	SFR	1263 BANYAN WY	$139.14
025-050-045	SFR	1259 BANYAN WY	$139.14
025-050-046	SFR	1262 BANYAN WY	$139.14
025-050-047	SFR	1266 BANYAN WY	$139.14
025-050-048	SFR	1270 BANYAN WY	$139.14
025-050-049	SFR	1265 WHITE PINE LN	$139.14
025-050-050	SFR	1261 WHITE PINE LN	$139.14
025-050-051	SFR	1257 WHITE PINE LN	$139.14
025-050-052	SFR	1258 WHITE PINE LN	$139.14
025-050-053	SFR	1262 WHITE PINE LN	$139.14
025-050-054	SFR	1266 WHITE PINE LN	$139.14
025-050-055	SFR	717 HAVENWOOD DR	$139.14
025-050-056	SFR	713 HAVENWOOD DR	$139.14
025-050-057	SFR	709 HAVENWOOD DR	$139.14
025-050-058	SFR	706 HAVENWOOD DR	$139.14
025-050-059	SFR	710 HAVENWOOD DR	$139.14
025-050-060	SFR	714 HAVENWOOD DR	$139.14
025-050-061	SFR	722 HAVENWOOD DR	$139.14
025-050-062	SFR	726 HAVENWOOD DR	$139.14
025-050-063	SFR	730 HAVENWOOD DR	$139.14
025-050-064	SFR	734 HAVENWOOD DR	$139.14
025-060-001	SFR	754 WEEPING WILLOW WY	$139.14
025-060-002	SFR	762 WEEPING WILLOW WY	$139.14
025-060-003	SFR	770 WEEPING WILLOW WY	$139.14
025-060-004	SFR	778 WEEPING WILLOW WY	$139.14
025-060-005	SFR	786 WEEPING WILLOW WY	$139.14
025-060-006	SFR	794 WEEPING WILLOW WY	$139.14
025-060-007	SFR	802 WEEPING WILLOW WY	$139.14
025-060-008	SFR	810 WEEPING WILLOW WY	$139.14
025-060-009	SFR	818 WEEPING WILLOW WY	$139.14
025-060-010	SFR	826 HEARTWOOD ST	$139.14
025-060-011	SFR	834 HEARTWOOD ST	$139.14
025-060-012	SFR	842 HEARTWOOD ST	$139.14
025-060-013	SFR	850 HEARTWOOD ST	$139.14
025-060-014	SFR	858 HEARTWOOD ST	$139.14
025-060-015	SFR	866 HEARTWOOD ST	$139.14
025-060-016	SFR	874 HEARTWOOD ST	$139.14
025-060-017	SFR	882 HEARTWOOD ST	$139.14

CITY OF LINCOLN
BENEFIT ASSESSMENT DISTRICT NO. 1
Zone 05
LINCOLN HIGHLANDS
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Assessor's Parcel Number	Use Class	Property Address	Assessment Amount
025-060-018	SFR	890 HEARTWOOD ST	$139.14
025-060-019	SFR	839 HEARTWOOD ST	$139.14
025-060-020	SFR	831 HEARTWOOD ST	$139.14
025-060-021	SFR	823 HEARTWOOD ST	$139.14
025-060-022	SFR	783 WEEPING WILLOW WY	$139.14
025-060-023	SFR	775 WEEPING WILLOW WY	$139.14
025-060-024	SFR	767 WEEPING WILLOW WY	$139.14
025-060-025	SFR	759 WEEPING WILLOW WY	$139.14
025-060-026	SFR	751 WEEPING WILLOW WY	$139.14
025-060-027	SFR	1253 TAMARISK DR	$139.14
025-060-028	SFR	1249 TAMARISK DR	$139.14
025-060-029	SFR	1245 TAMARISK DR	$139.14
025-060-030	SFR	1241 TAMARISK DR	$139.14
025-060-031	SFR	1237 TAMARISK DR	$139.14
025-060-032	SFR	1240 TAMARISK DR	$139.14
025-060-033	SFR	1244 TAMARISK DR	$139.14
025-060-034	SFR	1248 TAMARISK DR	$139.14
025-060-035	SFR	1252 TAMARISK DR	$139.14
025-060-036	SFR	1256 TAMARISK DR	$139.14
025-060-037	SFR	1255 BANYAN WY	$139.14
025-060-038	SFR	1251 BANYAN WY	$139.14
025-060-039	SFR	1247 BANYAN WY	$139.14
025-060-040	SFR	1243 BANYAN WY	$139.14
025-060-041	SFR	1239 BANYAN WY	$139.14
025-060-042	SFR	871 HEARTWOOD ST	$139.14
025-060-043	SFR	863 HEARTWOOD ST	$139.14
025-060-044	SFR	855 HEARTWOOD ST	$139.14
025-060-045	SFR	906 HEARTWOOD ST	$139.14
025-060-046	SFR	914 HEARTWOOD ST	$139.14
025-060-047	SFR	922 HEARTWOOD ST	$139.14
025-060-048	SFR	930 HEARTWOOD ST	$139.14
025-060-049	SFR	938 HEARTWOOD ST	$139.14
025-060-050	SFR	946 HEARTWOOD ST	$139.14
025-060-051	SFR	954 HEARTWOOD ST	$139.14
025-060-052	SFR	903 HEARTWOOD ST	$139.14
025-060-053	SFR	895 HEARTWOOD ST	$139.14
025-060-054	SFR	887 HEARTWOOD ST	$139.14
025-060-055	SFR	1242 BANYAN WY	$139.14
025-060-056	SFR	1246 BANYAN WY	$139.14
025-060-057	SFR	1250 BANYAN WY	$139.14
025-060-058	SFR	1254 BANYAN WY	$139.14
025-060-059	SFR	1258 BANYAN WY	$139.14
025-060-060	SFR	1253 WHITE PINE LN	$139.14
025-060-061	SFR	1249 WHITE PINE LN	$139.14
025-060-062	SFR	1245 WHITE PINE LN	$139.14
025-060-063	SFR	1241 WHITE PINE LN	$139.14
025-060-064	SFR	1237 WHITE PINE LN	$139.14
025-060-065	SFR	1230 WHITE PINE LN	$139.14
025-060-066	SFR	1234 WHITE PINE LN	$139.14
025-060-067	SFR	1238 WHITE PINE LN	$139.14
025-060-068	SFR	1242 WHITE PINE LN	$139.14
025-060-069	SFR	1246 WHITE PINE LN	$139.14
025-060-070	SFR	1250 WHITE PINE LN	$139.14
025-060-071	SFR	1254 WHITE PINE LN	$139.14
025-060-072	SFR	705 HAVENWOOD DR	$139.14
025-060-073	SFR	701 HAVENWOOD DR	$139.14
025-060-074	SFR	697 HAVENWOOD DR	$139.14
025-060-075	SFR	693 HAVENWOOD DR	$139.14
025-060-076	SFR	689 HAVENWOOD DR	$139.14
025-060-077	SFR	685 HAVENWOOD DR	$139.14
025-060-078	SFR	681 HAVENWOOD DR	$139.14
025-060-079	SFR	678 HAVENWOOD DR	$139.14
025-060-080	SFR	682 HAVENWOOD DR	$139.14
025-060-081	SFR	686 HAVENWOOD DR	$139.14
025-060-082	SFR	690 HAVENWOOD DR	$139.14
025-060-083	SFR	694 HAVENWOOD DR	$139.14
025-060-084	SFR	698 HAVENWOOD DR	$139.14
025-060-085	SFR	702 HAVENWOOD DR	$139.14

Total Parcels: **180**

Subtotal Zone Assessment: **$25,045.20**

Total Assessment: **$95,429.68**

STAFF REPORT

Item Number 12.L

SUBJECT: Adopt a Resolution Initiating Proceedings and Ordering the Preparation of the Fiscal Year 2026/27 Engineer's Report for Landscaping and Lighting District No. 1 and (2) Approving the Preliminary Engineer's Report, Declaring the Intention to Order Improvements, Levy and Collect Assessments, and Setting the Public Hearing for June 9, 2026. (Matthew Medill)

SUBMITTED BY: Matthew Medill

DEPARTMENT: Public Works

DATE: May 12, 2026

STAFF RECOMMENDATION:

Staff recommends City Council adopt two resolutions for the Landscaping and Lighting District No. 1 Annual Update: 1) a resolution initiating proceedings and ordering the preparation of the Fiscal Year 2026/27 Engineer's Report for Landscaping and Lighting District No. 1; and subject to approval of the first resolution, staff is recommending adoption of a second resolution 2) a resolution approving the Preliminary Engineer's Report, declaring the intention to order improvements, levy and collect assessments, and setting the Public Hearing for June 9, 2026.

The Fiscal Year 2026/27 collection of assessments is estimated to be $3,916,760, which provides funds that are necessary for maintenance activities and reserve collection associated with Landscaping and Lighting District No. 1.

BACKGROUND/INTRODUCTION:

In 1982, City Council adopted Resolution No. 82-71 ordering the formation of Landscaping and Lighting District No. 1 (the "District"). The original District established the Original Zone of Benefit with one multi-family residential parcel as its boundaries. As new development in the City occurred, more territory was annexed into the Original Zone in subsequent years. Beginning with Fiscal Year 2004/05, thirty-two (32) other Zones of Benefit have been created within the District to ensure the operation, maintenance, and servicing of certain improvements are specifically paid for by those property owners who directly benefit from those improvements.

On November 10, 2020, City Council adopted Resolution No. 2020-209 ordering the detachment of territory known as the Cresleigh Grove development (Benefit Zone 23) from the District. The services previously provided by the District for Benefit Zone 23 are now provided by Community Facilities District No. 2018-1 (City Maintenance Services).

Any territory annexed into Community Facilities District No. 2018-1, and previously part of the District, will not be assessed under the District because the ongoing construction, operation, maintenance, and servicing of specific improvements associated with said annexed territory will be funded through Community Facilities District No. 2018-1.

For Fiscal Year 2026/27, it is estimated the District will have approximately 10,050 assessable parcels, which will generate $3,916,760 in revenue. Attachment A is a map showing the Benefit Zone Diagram. The assessments collected through the District provide funding for maintenance and operations of City of Lincoln parks, open space, landscape frontage, landscape medians, streetlighting, traffic signals and associated appurtenant facilities.

The Landscaping and Lighting Act of 1972 (1972 Act) requires that an annual review and updated Engineer's Report be prepared to set assessment rates each fiscal year. The assessment rates may change from fiscal year to fiscal year, depending upon maintenance to be performed, but cannot exceed the maximum amount set when the district was originally formed or additional territory was annexed in, plus an annual adjustment for inflation. City Council is required to annually initiate assessment proceedings and order the preparation of an annual Engineer's Report each year by adopting the first resolution (Resolution of Initiation) as the first step in the process.

Staff has reviewed the Preliminary Engineer's Report (Attachment B) and is satisfied with the Report, including the budget items and diagram, and that the levy amounts have been spread in accordance with the special benefit received from operation, maintenance and servicing of the public improvements associated with the District. Therefore, staff recommends Council approve the Preliminary Engineer's Report, and adopt the second resolution (Resolution of Intention) which would set June 9, 2026 as the date of the Public Hearing.

Upon conclusion of the Public Hearing on June 9th, City Council may adopt a resolution confirming the diagram and assessments, either as originally proposed or as modified. The adoption of this resolution shall be the final Council action in the annual process and authorize the levy of assessments for Fiscal Year 2026/27. The approved Fiscal Year 2026/27 assessments in the Final Engineer's Report will be placed on the Fiscal Year 2026/27 property tax roll and shall be collected at the same time and in the same manner as ordinary ad valorem property taxes.

FINDINGS/ANALYSIS:

Each Zone of Benefit is responsible for the maintenance costs associated with the local landscaping, park, and streetlighting improvements they benefit from. In addition, each Zone of Benefit is allocated their proportionate share of the maintenance costs associated with improvements that are of "Citywide" benefit, which include Arterial Roadway Landscaping & Streetlighting, Community Parks, and Regional Parks.

The City is responsible for the portion of maintenance costs determined to benefit the public at large and the portion of maintenance costs determined to benefit parcels in the City and not in the District. For Fiscal Year 2026/27, the maintenance costs associated with benefit attributed to the public at large and benefit attributed to parcels in the City that are not in the District is estimated to be $828,600. Also, there are Zones of Benefit that cannot generate sufficient assessment revenue to cover their share of annual maintenance costs (the Deficit Zones).

The Deficit Zones for Fiscal Year 2026/27 consist of the Original Zone and Zones 1, 4, 6, 9, 13, 15, 19, 26, 29 and 30 with an estimated total annual deficit of $1,406,000. Therefore, a total of approximately $2,234,600 will need to be covered from funds other than the District assessment revenue that is expected to be generated for Fiscal Year 2026/27. As outlined in the fiscal impact section below, the City intends on utilizing a combination of funding sources to cover this shortfall, including Community Facilities District No. 2018-1 revenue to fund a portion of operation and maintenance expenditures associated with the City's "Citywide" improvements (e.g., Regional Parks, Arterial Roadway Landscaping, and Arterial Roadway Streetlighting), available Deficit Zone fund balances, and the City's General Fund.

Increasing District assessments to alleviate the City's growing annual contribution to cover the annual deficit for the Deficit Zones requires property owner majority protest proceedings in accordance with Proposition 218. In December of 2019, the City's consultant, Strategic Research Institute, conducted a phone survey of property owners within the City to determine if property owners were amenable to an assessment increase at that time. The results of the survey indicated that majority support from property owners to increase assessments was unlikely. Therefore, City staff recommended not undertaking such an effort and committed to revisiting this issue in the future at a time deemed appropriate. City staff are continuing to evaluate viable options to improve the financial sustainability of the Landscaping and Lighting District No. 1 and plan to explore options with the City Council in the near future.

Staff recommends Council adopt a resolution of initiation ordering the Engineer to prepare and to file a Preliminary Engineer's Report with the City Clerk.

Staff also recommends Council approve the Preliminary Engineer's Report as filed, or it may modify the Preliminary Engineer's Report and approve it as modified.

After approval of the Preliminary Engineer's Report, staff recommends the City Council adopt a resolution of intention as follows:

a. Declares the intention of City Council to authorize the levy and collection of assessments;
b. Generally describes the improvements to be constructed, operated, and maintained by the assessments;
c. Refers to the proposed assessment district by its distinctive designation and indicates the general location of the improvements;
d. Refers to the Engineer's Report, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment District and any Zones therein, and the proposed assessments upon assessable lots and parcels of land within the District; and
e. Gives notice of, and sets June 9, 2026 at 6:00 pm, or soon thereafter as the Public Hearing on the levy of the proposed assessment.

The next action item will be to prepare the Fiscal Year 2026/27 Final Engineer's Report and submit the Report to City Council for approval at the Public Hearing on June 9, 2026, pursuant to the 1972 Act.

ENVIRONMENTAL REVIEW:

This project is exempt from the California Environmental Quality Act (Pub. Resources Code, 21000 et seq., "CEQA") pursuant to CEQA Guidelines section 15301(c), existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities and section 15301(h), maintenance of existing landscaping, native growth, and water supply reservoirs. Since this project will continue to maintain existing facilities, no further environmental analysis is required.

FISCAL IMPACT:

Without the collection of District assessments, maintenance activities would either cease or be further reduced. The Landscaping and Lighting District No. 1 maintenance activities and reserves are proposed to be funded as follows for Fiscal Year 2026/27:

Projected Fiscal Year 2026/27 District assessments	$3,916,760
Deficit Zone Fund Balances to cover Fiscal Year 2026/27 Deficits	$181,480
CFD No. 2018-1 revenue to fund a portion of maintenance of "Citywide" improvements (e.g., Arterials, Regional Parks)	$1,200,000
City contribution to cover benefit attributed to non-District parcels, benefit to the public at large, and Fiscal Year 2026/27 Deficit Zones	$853,140

The Fiscal Year 2026/27 maximum assessment rates have been increased 2.48% over the Fiscal Year 2025/26 maximum assessment rates for all Zones except the Original Zone, which does not include provisions for assessment rate increases. This increase is based upon the prior year's Consumer Price Index increase (February 2025 to February 2026) for all Urban Consumers in the San Francisco Bay area. The City is proposing to assess all Zones at their respective maximum assessment rates except Zones 11, 12, 16, 21, 22, 27, 28, and 32 because for Fiscal Year 2026/27, lower revenues in these Zones are sufficient to cover their respective expenditure and reserve requirements.

ATTACHMENTS:
ATTACHMENT A Resolutions.docx

ATTACHMENT B LLAD Benefit Zone Diagram.pdf

ATTACHMENT C Lincoln 26-27 LLAD Preliminary Engineer's Report.pdf

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN, COUNTY OF PLACER, STATE OF CALIFORNIA, INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS AND ORDERING THE CITY ENGINEER TO PREPARE THE ANNUAL ENGINEER'S REPORT FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 1 FOR FISCAL YEAR 2026/27

WHEREAS, the City Council has by previous Resolutions formed, annexed territory to, and levied annual assessments for the Landscaping and Lighting District No. 1 (hereafter referred to as the "District"), pursuant to the provisions of the *Landscape and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* (hereafter referred to as the "Act");

WHEREAS, the City Council proposes to levy and collect assessments for Fiscal Year 2025/26 from properties located within the District to pay the construction, maintenance, and servicing of all public improvements and facilities authorized under the Act;

WHEREAS, City Council has previously adopted Resolution No. 2020-209 which determined that it was necessary to detach certain territory known as the Cresleigh Grove development (Benefit Zone 23) from the District because the services provided by the District to Benefit Zone 23 will now be provided by the City's Community Facilities District No. 2018-1 (City Maintenance Services);

WHEREAS, any territory annexed into Community Facilities District No. 2018-1, and previously part of the District, will not be assessed under the District because the ongoing construction, operation, maintenance, and servicing of specific improvements associated with said annexed territory will be funded through Community Facilities District No. 2018-1;

WHEREAS, the City Council has retained a qualified engineering firm, Francisco and Associates, for the purpose of assisting the City with the annual administration of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with the Act; and

WHEREAS, the project does not have a significant effect on the environment and is categorically exempt from the requirement for the preparation of environmental documents per CEQA Guidelines sections 15301(c) and 15301(h).

NOW THEREFORE BE IT RESOLVED:

Section 1 District Improvements: The improvements include all authorized public improvements pursuant to *Section 22525* of the Act, which include but are not limited to the construction, operation, maintenance and servicing of landscaped areas, trees, sidewalks, open space, and park and recreational facilities within the District and the operation, maintenance and servicing of the streetlighting and traffic signal systems within the District.

Section 2 Annual Levy Report: The City Council hereby orders the preparation and filing, with the City Clerk, an Engineer's Report concerning the collection of assessments for the

District for the fiscal year commencing July 1, 2026 and ending June 30, 2027 in accordance with *Section 22622* of the Act.

PASSED AND ADOPTED this 12th day of May, 2026 by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Richard Pearl, Mayor

ATTEST:

Hope Ithurburn, City Clerk

RESOLUTION NO. 2026 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN, COUNTY OF PLACER, STATE OF CALIFORNIA, DECLARING THE INTENTION TO ORDER IMPROVEMENTS FOR LANDSCAPE AND LIGHTING DISTRICT NUMBER 1, LEVY AND COLLECT ASSESSMENTS, APPROVING PRELIMINARY ENGINEER'S REPORT AND SETTING A PUBLIC HEARING FOR JUNE 9, 2026 OR AT SUCH TIME THEREAFTER THAT THE MATTER CAN BE HEARD FOR THE PUBLIC HEARING IN ACCORDANCE WITH THE PROVISIONS OF THE STREETS & HIGHWAYS CODE "LANDSCAPING AND LIGHTING ACT OF 1972" AND CALIFORNIA PROPOSITION NO. 218.

WHEREAS, the City Council has by previous Resolutions formed, annexed territory to, and levied annual assessments for the Landscaping and Lighting District No. 1 (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500)* (hereafter referred to as the "Act") and California Proposition 218;

WHEREAS, the District does not have a significant effect on the environment and is categorically exempt from the requirement for the preparation of environmental documents per CEQA Guidelines sections 15301(c) and 15301(h);

WHEREAS, Section 22622 of the Streets and Highways Code requires the City Council by approval of Resolution of Initiation to describe any proposed new improvements or any substantial changes to existing improvements to be included for the determination of annual assessments levied for any assessment district created under the Landscaping and Lighting Act of 1972; and order the preparation of an Engineer's Report to determine the annual levy of assessments for any such assessment district;

WHEREAS, City Council has previously adopted Resolution No. 2020-209 which determined that it was necessary to detach certain territory known as the Cresleigh Grove development (Benefit Zone 23) from the District because the services provided by the District to Benefit Zone 23 will now be provided by the City's Community Facilities District No. 2018-1 (City Maintenance Services);

WHEREAS, any territory annexed into Community Facilities District No. 2018-1, and previously part of the District, will not be assessed under the District because the ongoing construction, operation, maintenance, and servicing of specific improvements associated with said annexed territory will be funded through Community Facilities District No. 2018-1;

WHEREAS, there has now been presented to this City Council the Preliminary Engineer's Report for Fiscal Year 2026/27 as required by Section 22623 of the Act; and

WHEREAS, this City Council has carefully examined and reviewed the Preliminary Engineer's Report as presented and is preliminarily satisfied with the Report, each and all of the budgets items and documents as set forth therein, and is satisfied that the levy amounts, on a preliminary basis, have been spread in accordance with the special benefit received from construction, operation, maintenance and servicing of public improvements to be performed, as set forth in said Report.

NOW THEREFORE BE IT RESOLVED:

Section 1 Intention: The City Council hereby declares that it is its intention to seek the annual levy and collection of assessments of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the annual costs associated with the public improvements. The City Council finds that the public's best interest requires such levy and collection.

Section 2 District Boundaries: The boundaries of the District are described as the boundaries previously defined in the formation documents of the original District, and subsequent and proposed annexations and de-annexations of territory, within the boundaries of the City of Lincoln, within the County of Placer, State of California.

Section 3 District Improvements: The public improvements include the construction, operation, maintenance and servicing of landscaped parkways, medians, slopes, open space areas, parks and park facilities, trees, sidewalks and trails benefitting property in the District and the construction, operation, maintenance and servicing of the streetlighting and traffic signal systems benefitting properties in the District.

Section 4 Landscaping and Lighting District name and Location: Landscaping and Lighting Assessment District No. 1 is generally located as set forth in the Benefit Zone Diagram, as attached hereto.

Section 5 Assessment: The maximum assessments will increase from the previous year based on the annual Consumer Price Index adjustment for Fiscal Year 2026/27.

Section 6 Public Hearing(s): The City Council hereby declares its intention to conduct a Public Hearing annually concerning the levy of assessments for the District in accordance with *Chapter 3, Section 22624* of the Act.

Section 7 Notice: The City shall give notice of the time and place of the Public Hearing to all property owners within the District by causing the publishing of this Resolution once in the local newspaper not less than ten (10) days before the date of the Public Hearing, and by posting a copy of this resolution on the official bulletin board customarily used by the City Council for the posting of notices. Any interested person may file a written protest with the City Clerk prior to the conclusion of the Public Hearing, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection and a protest by a property owner shall contain a description sufficient to identify the property owned by such property owner. At the Public Hearing, all interested persons shall be afforded the opportunity to hear and be heard.

Section 8 Notice of Public Hearing: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 9, 2026 at 6:00 p.m.** or as soon thereafter as feasible at Lincoln City Hall 3rd Floor Conference Room, 600 6th Street, Lincoln, California.

Section 9 The City Clerk is hereby authorized and directed to give notice of such hearing as provided by law.

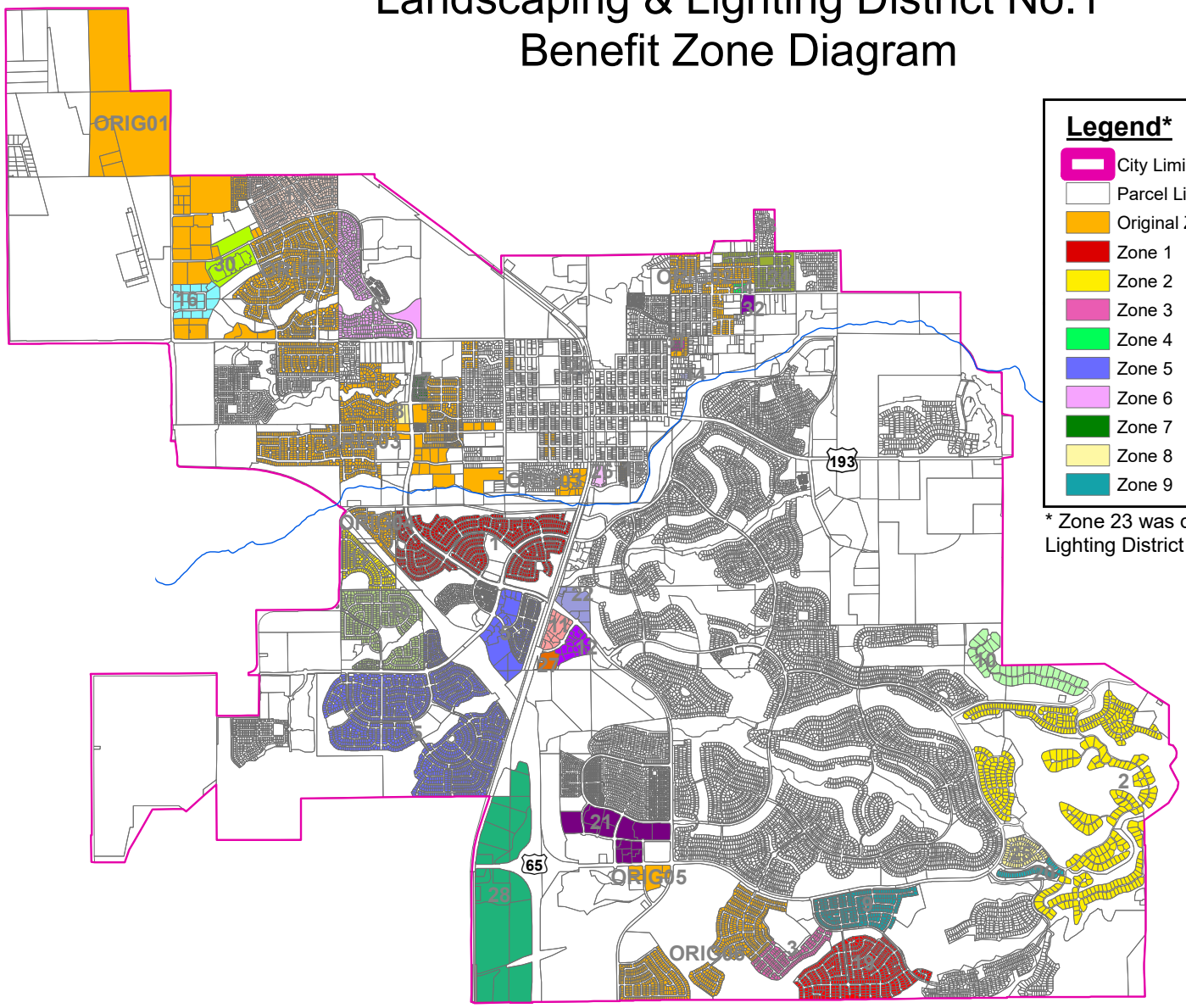
PASSED AND ADOPTED this 12th day of May, 2026 by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Richard Pearl, Mayor

Hope Ithurburn, City Clerk

City of Lincoln
Landscaping & Lighting District No.1
Benefit Zone Diagram



Legend*

City Limits	Zone 10	Zone 22
Parcel Lines	Zone 11	Zone 24
Original Zone	Zone 12	Zone 25
Zone 1	Zone 13	Zone 26
Zone 2	Zone 14	Zone 27
Zone 3	Zone 15	Zone 28
Zone 4	Zone 16	Zone 29
Zone 5	Zone 17	Zone 30
Zone 6	Zone 18	Zone 31
Zone 7	Zone 19	Zone 32
Zone 8	Zone 20	
Zone 9	Zone 21	

* Zone 23 was detached from the Landscaping & Lighting District No. 1 on November 10, 2020.

N

4,900 0 4,900 9,800 Feet

FRANCISCO AND ASSOCIATES

City of Lincoln

Landscaping and Lighting District No. 1
Fiscal Year 2026-27
Preliminary Engineer's Report

May 12, 2026

Prepared by

FRANCISCO AND ASSOCIATES

Where Innovative Strategies
Fund Tomorrow's Communities

Page No.

Agency Directory ii

Certificates iii

SECTION I Introduction 1

SECTION II Engineer's Report 3

Part A - Plans and Specifications 5

Part B - Estimate of Cost 18
Table 1 – Summary of Estimated Revenue by Zone 19

Part C - Assessment District Diagram 20

Part D - Method of Apportionment of Assessment 22

Part E - Property List and Assessment Roll 44

Appendix A - Detailed Project Cost Breakdown

Appendix B - Assessment Roll (on file with the City Clerk)

CITY OF LINCOLN
CITY COUNCIL MEMBERS AND CITY STAFF

FISCAL YEAR 2026-27

City Councilmembers

Richard Pearl
Mayor

Whitney Eklund
Mayor Pro Tem

Holly Andreatta
Councilmember

Ben Brown
Councilmember

John Reedy
Councilmember

Agency Staff Members

Sean Scully
City Manager

Nita Wracker
Assistant City Manager

Matthew Medill
Public Works Director

Vin Cay
City Engineer

Francisco & Associates
Assessment Engineer

ENGINEER'S REPORT

CITY OF LINCOLN
ENGINEER'S REPORT FOR THE CITY'S
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2026-27

The undersigned, acting on behalf of the City of Lincoln, respectfully submits the enclosed Engineer's Report as directed by the City of Lincoln City Council pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, provisions of the Landscaping and Lighting Act of 1972, and Section 22500 et seq of the California Streets and Highways Code. The undersigned certifies that he is a Professional Engineer, registered in the State of California.



Dated: May 7, 2026

By: _____
Eduardo R. Espinoza, P.E.
RCE No. 83709

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2026.

Hope Ithurburn, City Clerk
City of Lincoln
Placer County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and the Assessment Diagram thereto attached was directed and adopted by the City Council of the City of Lincoln, Placer County, California, on the _____ day of _____, 2026.

Hope Ithurburn, City Clerk
City of Lincoln
Placer County, California

By: _____

SECTION I

INTRODUCTION
ENGINEER'S REPORT

CITY OF LINCOLN
ENGINEER'S REPORT FOR THE CITY'S
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 1

FISCAL YEAR 2026-27

Background Information

Generally, as part of their development conditions of approval, developers are required to construct improvements which benefit their development and establish a financing mechanism to fund the ongoing operation, maintenance, and servicing of these improvements. To provide funding for the ongoing construction, operation, maintenance, and servicing of specific improvements within the boundaries of the City of Lincoln ("City"), the City Council, through the Landscaping and Lighting Act of 1972, previously approved the formation of Landscaping and Lighting Assessment District No. 1 (the "District") with the Original Zone of Benefit.

As new development in the City occurred, thirty-two (32) other Zones of Benefit were created within the District to ensure the operation, maintenance, and servicing of certain improvements are specifically paid for by those property owners who directly benefit from those improvements. On November 10, 2020, City Council approved Resolution No. 2020-209 ordering the detachment of territory known as the Cresleigh Grove development (Benefit Zone 23) from the District. The services previously provided by the District for Benefit Zone 23 are now provided by Community Facilities District No. 2018-1 (City Maintenance Services) ("CFD No. 2018-1"). It is City policy that any territory annexed into CFD No. 2018-1, and previously part of the District, will not be assessed under the District because the ongoing construction, operation, maintenance, and servicing of specific improvements associated with said annexed territory will be funded through CFD No. 2018-1.

The District is currently comprised of the Original Zone of Benefit and thirty-one (31) other Zones of Benefit as described in this Report. Improvements, which may be constructed, operated, maintained, and serviced by the District, include, but are not limited to:

> Maintenance of Parks, Open Space Areas, Landscaping and Lighting improvements, Traffic Signals, and associated appurtenant facilities.

Current Annual Administration

As required by the Landscaping and Lighting Act of 1972, the Engineer's Report includes for the ensuing fiscal year: (1) a general description of the improvements to be constructed, operated, maintained and serviced by the District, (2) an estimated budget to construct, operate, maintain and service the improvements, (3) the method used to distribute the costs of services to the benefiting property owners, (4) a diagram of the

District and associated Zones of Benefit, and (5) a listing of the proposed Fiscal Year (FY) 2026-27 assessments to be levied upon each assessable lot or parcel within the District.

The City of Lincoln will hold a Public Hearing on June 9, 2026, regarding the Fiscal Year 2026-27 annual levy and collection of assessments for all Zones of Benefit within the District. At the Public Hearing all property owners and interested persons will be given an opportunity to be heard. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the Fiscal Year 2026-27 levy and collection of assessments for all Zones of Benefit as originally proposed or as modified.

Payment of these annual assessments for each parcel will be made in the same manner and at the same time as payments are made for their annual property taxes. All funds collected through the assessments must be placed in a special fund and can only be used for the purposes stated within this Report.

SECTION II

ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH 22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE

Pursuant to the Landscaping and Lighting Act of 1972 (Part 2 of Division 15 of the Streets and Highways Code of the State of California), and in accordance with Resolution No. 2026-___ initiating proceedings for the levy and collection of assessments and ordering the preparation of the annual Engineer's Report and Resolution No. 2026-___ approving the Preliminary Engineer's Report and Declaring the Intention for Levy and Collection of Assessments, adopted by the City Council of the City of Lincoln, on May 12, 2026, and in connection with the proceedings for:

CITY OF LINCOLN
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 1

Herein after referred to as the "District", I, Eduardo R. Espinoza, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five (5) parts as follows:

PART A: PLANS AND SPECIFICATIONS

This part describes the improvements to be financed by the District. Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of Public Services Department and are incorporated herein by reference.

PART B: ESTIMATE OF COST

This part contains an estimate of the cost of the proposed improvements, including incidental costs and expenses, and is on file in the Development Services Department.

PART C: ASSESSMENT DISTRICT DIAGRAM

This part incorporates by reference a diagram of the District showing the boundaries of any Zones of Benefit within the District and the lines and dimensions of each lot or parcel of land within the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Placer County Assessor for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference and made part of this Report.

PART D: METHOD OF APPORTIONMENT OF ASSESSMENT

This part contains the method of apportionment of assessments, based upon parcel classification of land within the District, in proportion to the estimated benefits to be received.

PART E: PROPERTY LIST AND ASSESSMENT ROLL

This part contains a list of the Placer County Assessor's Parcel Numbers, and the amount to be assessed upon the benefited lands within the District. The Assessment Roll is filed in the Office of the Lincoln City Clerk and is incorporated in this Report by reference. The list is keyed to the records of the Placer County Assessor, which are incorporated herein by reference.

PART A

PLANS AND SPECIFICATIONS

The facilities, both within the City of Lincoln and which may be subsequently constructed within the City, that will be operated, maintained, and serviced are generally described as follows:

> *Landscaped parkways, medians, slopes, open space areas, parks and park facilities, trees, sidewalk, trails, streetlighting and traffic signal systems and associated appurtenant facilities including but not limited to: personnel, electrical energy, utilities such as water, materials, contractual services, and other items necessary for the satisfactory construction, operation, maintenance of these services and facilities as described below.*

Parks, Open Space, and Trail Facilities

Park, open space, and trail facilities consist of, but are not limited to: construction, operation, maintenance and servicing of parks, park facilities, open space areas, trails, drainage areas, creeks, ponds, etc. including landscaping, irrigation, hardscapes, play equipment, pathway materials, removal of trash and debris, sediment, natural and manmade vegetation and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the District.

The City park facilities currently maintained through the district are the following:

- 12 Bridges Park
- Aitken Park
- Atkinson Park
- Auburn Ravine Park
- Brown Park
- Coyote Pond Park
- Joiner Park
- Lincoln Highlands Park
- Machado Park
- Markham Ravine Park
- Nathan Dubin Park
- Palo Verde Park
- Pete Demas Park
- Peter Singer Park
- Robert Jimenez
- Scheiber Park
- Sheffield Park
- Wilson Park
- Foskett Regional Park
- McBean Park

The open space and trail facilities currently maintained through the district are the following:

- 3-D South Preserve
- Brookview Estates Preserve
- Foskett Ranch Preserve
- Joiner Park Preserve
- Lincoln Air Park/Markham Ravine Preserve
- Lincoln Crossing Nature Preserve
- Lincoln Palisades Preserve
- McBean Park Preserve
- Rodeo Grounds
- Sterling Pointe Preserve
- Twelve Bridges Preserve
- Wastewater Treatment Plant Mitigation Area

Landscaping Facilities

Landscaping facilities consist of, but are not limited to: construction, operation, maintenance and servicing of landscaping, irrigation, planting, shrubbery, ground cover, trees, pathways, hardscapes, sidewalks, walls, fences, and other appurtenant facilities required to provide landscaping within the public rights-of-way and easements within the boundaries of the City.

The landscaping facilities currently maintained through the district are the following:

- 12 Bridges Dr at East Joiner Parkway, SE corner
- 12 Bridges Dr from Eastridge Dr to end of landscape East of Dunlewy Dr
- 12 Bridges Dr from Hwy 65 to East Joiner Parkway
- 12 Bridges Dr open space from East Joiner Parkway to South Creek Dr
- 12 Bridges entry at Sierra College Blvd
- 12 Bridges median from East Joiner Parkway to Eastridge
- 3D entry, Moore and Delancy
- 3D South, Moore Rd frontage
- 3rd Street sound wall
- Airport office
- Aviation Parkway
- Bradborne Dr
- Catta Verdera frontage
- City Corp yard
- City Parking lot- corner of 4th and H St
- City Parking lot- corner of F and 6th St
- City parking lot - F Street between 6th and 7th St
- City Parking lot - next to Fire House 1
- Cobble area- East Ave from 193 to 6th St
- Drainage channel at Southcreek entry
- Eastridge Dr Ext. from Old Kenmare to end of Eastridge Dr
- Eastridge Dr from 12 Bridges to South Creek Dr
- Eastridge Dr open space frontage - South Creek to Old Kenmare
- East side of Eastridge from 12 Bridges Dr to Old Kenmare (Pulte Homes)
- Foxworth Estates- Virginiatown and McCourtney Rd
- 1st and Fuller median
- Gateway Dr and E St
- Joiner Pkwy from Nicolaus Rd to Lakeside Dr
- Joiner Pkwy Overpass
- Joiner Pkwy islands from Nicolaus Rd to Moore Rd
- Lakeside Dr from Nicolaus Rd to Venture Dr
- Lakeside Green belt
- Lakeside Dr/Joiner Pkwy streetscape
- Lincoln Blvd from McBean Park Drive to 7th Street
- Mariner Circle
- Nicolaus Rd from Joiner Pkwy to Teal Hollow Dr
- Nicolaus Rd/Aviation cobble area
- Ravine Meadows pump station- end of Ferrari Way
- Sorrento, Ferrari Ranch Rd
- Southcreek Dr
- Sterling Parkway
- Teal Hollow South from Nicolaus Rd to Floradale Way
- Teal Hollow North from Venture Dr to Meadowland Way
- The Grove - East 12th St
- Veneto Way Street Frontage
- Venture Dr from Teal Hollow Dr North to Lakeside Dr
- Venture Dr/McClain Dr corridor
- Westview Dr and East Joiner Parkway, South end of East Joiner Parkway

Streetlighting Facilities
Streetlighting facilities consist of, but are not limited to: construction, operation, maintenance, and servicing of poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts and pedestals, metering devices, and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the City.

Traffic Signal Facilities
Traffic signal facilities consist of, but are not limited to: construction, operation, maintenance, and servicing of poles, fixtures, bulbs, conduits, equipment including guys, anchors, posts and pedestals, metering devices, electricity, and other appurtenant facilities within the public rights-of-way and easements within the boundaries of the City.

Traffic signal facilities that are located at State Highway ramps joining City streets are owned by the State; however, maintenance of these traffic signals is partially shared by the City.

Below is a detailed description of the improvements that are being constructed, operated, maintained, and serviced for each Zone of Benefit within the District.

Original Benefit Zone

The Original Benefit Zone is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Neighborhood Parks – Machado, Markham, Palo Verde, and Scheiber;
6. Localized median and frontage landscaping – Lakeside Drive from Nicholas Road to Venture Drive, Venture Drive from Teal Hollow Drive North to Lakeside Drive, Teal Hollow North from Venture Drive to Meadowland Way, Teal Hollow South from Nicholas Road to Floradale Way, Lakeside Drive Green Belt, Lakeside and Joiner streetscape, 3rd Street sound wall, Mariner Circle, 3D entry on Moore Rd and Delancy Way, Southcreek Drive, Westview Drive and south end of East Joiner Parkway, Foxworth estates (Virginiatown Rd and McCourtney Rd), First Street and Fuller Lane median, and Cobble area on Fieldstone Drive; and
7. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 1 – Lincoln Crossing Phase I

Benefit Zone 1 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;

2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Neighborhood Parks – Peter Singer, Machado, and Sheffield; and
6. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 2 – Twelve Bridges & Verdera at Twelve Bridges (Villages 13-1, 13-2, 13-3, 14-1, 14-2, 15, 16, 17, 18 & 20)

Benefit Zone 2 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean; and
4. Prorated share of all City Open Space and Trails areas.

Benefit Zone 3 – Twelve Bridges (Village 8-4)

Benefit Zone 3 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Neighborhood Parks – Twelve Bridges Park;
6. Localized median and frontage landscaping – Eastridge Drive from Twelve Bridges Drive to South Creek Drive; and
7. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 4 – Clayton Village

Benefit Zone 4 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas; and
5. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 5 – Lincoln Crossing Phases II, IIIA & IIIB

Benefit Zone 5 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Neighborhood Parks – Nathan Dubin, Pete Demas, and Peter Singer; and
6. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 6 – Foskett Ranch

Benefit Zone 6 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Localized median and frontage landscaping – Joiner Road from Nicholas Road to Lakeside Drive; and
6. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 7 – Joiner Village (Beazer Homes)

Benefit Zone 7 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas; and
5. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 8 – Lincoln Terrace Apartments

Benefit Zone 8 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean; and
4. Prorated share of all City Open Space and Trails areas.

Benefit Zone 9 – Twelve Bridges (Village 8, Units 5 & 6)

Benefit Zone 9 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Neighborhood Parks – Coyote Pond, and Twelve Bridges;
6. Localized median and frontage landscaping – Eastridge Drive open space frontage (South Creek Drive to Old Kenmare Road) and east side of Eastridge Drive from Twelve Bridges Drive to Old Kenmare Road; and
7. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 10 – Twelve Bridges (Village 19, Units A & B)

Benefit Zone 10 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean; and
4. Prorated share of all City Open Space and Trails areas.

Benefit Zone 11 – Sterling Pointe (Parcel A)

Benefit Zone 11 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Localized median and frontage landscaping – Sterling Parkway; and
6. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 12 – Sterling Pointe (Parcel B)

Benefit Zone 12 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;

3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Localized median and frontage landscaping – Sterling Parkway; and
6. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 13 – Lakeside 6 (Units 1 thru 5)

Benefit Zone 13 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Neighborhood Parks – Atkinson and Brown;
6. Localized median and frontage landscaping – Lakeside Drive from Nicholas Road to Venture Drive, Venture Drive from Teal Hollow Drive North to Lakeside Drive, Venture McClain corridor, Lakeside Drive Greenbelt, Lakeside Drive and Venture Drive streetscape, and Orly Court; and
7. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 14 – Roznowski Parcel Map

Benefit Zone 14 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean; and
4. Prorated share of all City Open Space and Trails areas.

Benefit Zone 15 – Lincoln Gateway Residential

Benefit Zone 15 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Localized median and frontage landscaping – Ravine Meadows pump station (end of Ferrari Way) and Gateway Drive and E Street; and
6. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 16 – Aviation Business Park

Benefit Zone 16 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas; and
5. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 17 – 3D South

Benefit Zone 17 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Localized median and frontage landscaping – 3D South Moore Road frontage; and
6. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 18 – Aitken Ranch – Sorrento (Villages 1-9)

Benefit Zone 18 is currently responsible for the maintenance and operation of the following improvements. Additional improvements may be maintained by this zone at buildout, in the future.

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Neighborhood Parks – Aitken;
6. Localized median and frontage landscaping – intersection of Moore Road and Sorrento Parkway, Sorrento Parkway, and Veneto Way; and
7. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 19 – Twelve Bridges (Village 9, Units 1-4)

Benefit Zone 19 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Neighborhood Parks – Coyote Pond and Twelve Bridges;
6. Localized median and frontage landscaping – Eastridge Drive open space frontage (South Creek Drive to Old Kenmare Road), Eastridge Drive extension from Old Kenmare Road to end of Eastridge Drive, Bradborne Drive, east side of Eastridge Drive from Twelve Bridges Drive to Old Kenmare Road; and
7. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 20 – Twelve Bridges (Village 12)

Benefit Zone 20 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean; and
4. Prorated share of all City Open Space and Trails areas.

Benefit Zone 21 – Twelve Bridges – Main Village Commercial

Benefit Zone 21 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas; and
5. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 22 – Sterling Pointe (Parcel C)

Benefit Zone 22 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean; and
4. Prorated share of all City Open Space and Trails areas.

Benefit Zone 23 – Cresleigh Grove

On November 10, 2020, City Council approved Resolution No. 2020-209 ordering the detachment of the Cresleigh Grove development from the District. The services previously provided by the District for Benefit Zone 23 are now provided by CFD No. 2018-1.

Benefit Zone 24 – Lincoln Highlands

Benefit Zone 24 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Neighborhood Parks – Palo Verde;
6. Localized median and frontage landscaping – KB Home frontage & outfall at McCourtney Road and Virginiatown Road; and
7. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 25 – Verdera (Village 23)

Benefit Zone 25 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean; and
4. Prorated share of all City Open Space and Trails areas.

Benefit Zone 26 – Lincoln Gateway Commercial

Benefit Zone 26 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas; and
5. Localized median and frontage landscaping – Gateway Drive and E Street.

Benefit Zone 27 – Lincoln Square Commercial

Benefit Zone 27 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;
5. Localized median and frontage landscaping – Sterling Parkway; and
6. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 28 – Lincoln 270 Industrial

Benefit Zone 28 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean; and
4. Prorated share of all City Open Space and Trails areas.

Benefit Zone 29 – Village Walk Town Houses

Benefit Zone 29 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas; and
5. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 30 – Venture Drive Business Condominiums

Benefit Zone 30 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas;

5. Localized median and frontage landscaping – Teal Hollow North from Venture Drive to Meadowland Way; and
6. Localized interior Streetlighting including future LED upgrades.

Benefit Zone 31 – Clover Meadows

Benefit Zone 31 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean; and
4. Prorated share of all City Open Space and Trails areas.

Benefit Zone 32 – Lincoln Stake Center

Benefit Zone 32 is responsible for the maintenance and operation of the following improvements:

1. Prorated share of all City arterial/major roadway landscape, streetlighting, and traffic signal improvements;
2. Prorated share of City Community Parks – Auburn Ravine, Joiner, Robert Jimenez, and Wilson;
3. Prorated share of City Regional Parks – Foskett and McBean;
4. Prorated share of all City Open Space and Trails areas; and
5. Localized interior Streetlighting including future LED upgrades.

PART B

ESTIMATE OF COST

The 1972 Act requires that a special fund be set up for the collection of revenues and expenditures for the District. The Act provides that the total cost of construction, operation, maintenance, and servicing of the public landscaping, parks, park facilities, open space, trails, streetlighting, traffic signal facilities, etc. can be recovered by the District. Incidental expenses including administration of the District, engineering fees, legal fees, and all other costs associated with the District can also be included.

Revenues collected from the assessments shall be used only for the expenditures authorized under the 1972 Act. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining at the end of the fiscal year must be carried over to the next fiscal year.

Table 1 on the following page provides a summary of the total estimated revenues for Fiscal Year 2026-27, by Zone.

For a detailed breakdown of the revenues and expenditures for each Zone of Benefit within the District please refer to both Appendix A in this report, and the City's adopted budget for Fiscal Year 2026-27.

Table No. 1: Summary of Estimated Revenue by Zone	
Benefit Zone Description	**Estimated FY 2026-27 Revenue***
Original Benefit Zone	$497,153
Benefit Zone 1 - Lincoln Crossing Phase I	$303,959
Benefit Zone 2 - Twelve Bridges & Verderas at Twelve Bridges (Villages 13-1, 13-2, 13-3, 14-1, 14-2, 15, 16, 17, 18 & 20)	$164,716
Benefit Zone 3 - Twelve Bridges (Village 8-4)	$70,156
Benefit Zone 4 - Clayton Village	$4,260
Benefit Zone 5 - Lincoln Crossing Phases II, IIIA & IIIB	$923,764
Benefit Zone 6 - Foskett Ranch	$260,660
Benefit Zone 7 - Joiner Village (Beazer Homes)	$35,485
Benefit Zone 8 - Lincoln Terrace Apartments	$23,367
Benefit Zone 9 - Twelve Bridges (Village 8, Units 5 & 6)	$147,226
Benefit Zone 10 - Twelve Bridges (Village 19, Units A & B)	$16,432
Benefit Zone 11 - Sterling Pointe (Parcel A)	$28,086
Benefit Zone 12 - Sterling Pointe (Parcel B)	$30,244
Benefit Zone 13 - Lakeside 6 (Units 1 thru 5)	$212,169
Benefit Zone 14 - Rozonwski Parcel Map	$1,947
Benefit Zone 15 - Lincoln Gateway Residential	$24,440
Benefit Zone 16 - Aviation Business Park	$33,546
Benefit Zone 17 - 3D South	$99,463
Benefit Zone 18 - Aitken Ranch - Sorrento (Villages 1 - 9)	$478,372
Benefit Zone 19 - Twelve Bridges (Village 9, Units 1 - 4)	$258,767
Benefit Zone 20 - Twelve Bridges (Village 12)	$13,487
Benefit Zone 21 - Twelve Bridges - Main Village Commercial	$32,217
Benefit Zone 22 - Sterling Pointe (Parcel C)	$37,287
Benefit Zone 23 - Cypress Meadows/Cresleigh Grove	$0
Benefit Zone 24 - Lincoln Highlands	$104,506
Benefit Zone 25 - Verderas (Village 23)	$26,103
Benefit Zone 26 - Lincoln Gateway Commercial	$13,174
Benefit Zone 27 - Lincoln Square Commercial	$6,593
Benefit Zone 28 - Lincoln 270 Industrial	$22,050
Benefit Zone 29 - Village Walk Town Houses	$986
Benefit Zone 30 - Venture Drive Business Condominiums	$20,647
Benefit Zone 31 - Clover Meadows	$13,341
Benefit Zone 32 - Lincoln Stake Center	$12,180
	$3,916,781

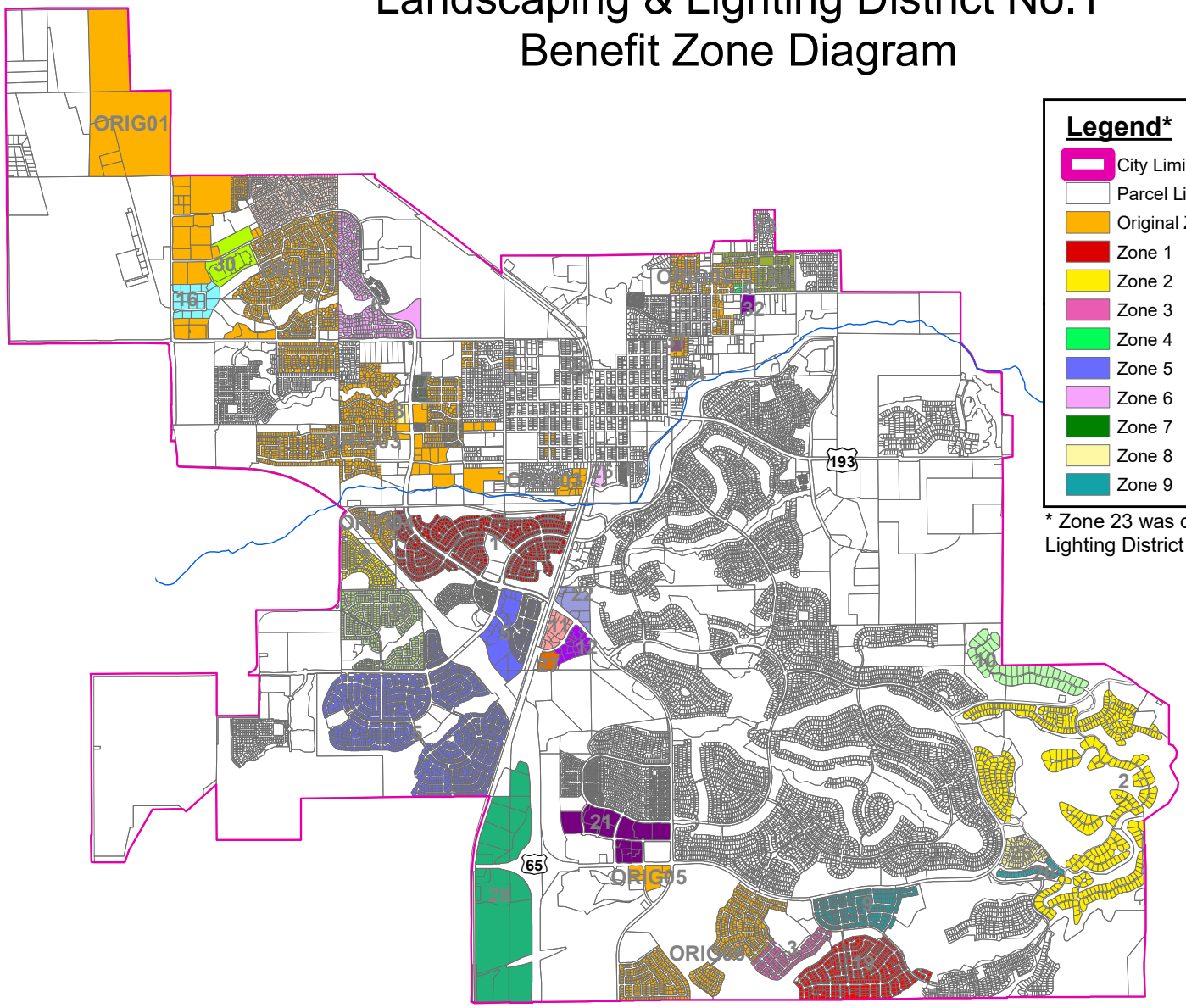
*County only accepts assessments in even pennies. Therefore, the assessment revenue shown above may differ than what is placed on the property tax rolls.

PART C

ASSESSMENT DISTRICT DIAGRAM

The boundary of the District is completely within the boundaries of the City of Lincoln. The Assessment Diagram for the Original Zone and the 31 Zones of Benefit are on file in the Office of the City Clerk of the City of Lincoln and shown on the following page of this Report. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Placer County Assessor, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report.

City of Lincoln
Landscaping & Lighting District No.1
Benefit Zone Diagram



Legend*

City Limits	Zone 10	Zone 22
Parcel Lines	Zone 11	Zone 24
Original Zone	Zone 12	Zone 25
Zone 1	Zone 13	Zone 26
Zone 2	Zone 14	Zone 27
Zone 3	Zone 15	Zone 28
Zone 4	Zone 16	Zone 29
Zone 5	Zone 17	Zone 30
Zone 6	Zone 18	Zone 31
Zone 7	Zone 19	Zone 32
Zone 8	Zone 20	
Zone 9	Zone 21	

* Zone 23 was detached from the Landscaping & Lighting District No. 1 on November 10, 2020.

N

4,900 0 4,900 9,800 Feet

FRANCISCO AND ASSOCIATES

PART D

METHOD OF APPORTIONMENT OF ASSESSMENT

This section explains the benefits to be derived from the improvements and the methodology used to apportion the total assessments to the properties within the District.

The method used for apportioning the assessment is based upon the relative special benefits to be derived by the properties in each Zone of Benefit of the District over and above the general benefits conferred on real property to the public at large. The assessment is apportioned to each parcel in proportion to the relative cost of the special benefits from the improvements.

Discussion of Benefit

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by Agencies for the purpose of providing certain public improvements which include the construction, operation, maintenance and servicing of landscaping, parks, open space, streetlighting, and traffic signal improvements.

Section 22573 of the Landscaping and Lighting Act of 1972 requires that maintenance assessments must be levied according to benefit rather than according to assessed value. This Section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefit to be received by each such lot or parcel from the improvements."*

In addition, the 1972 Act permits the designation of Zones of Benefit within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22574). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax."

Article XIIID, Section 4(a) of the California Constitution (also known as Proposition 218) limits the amount of any assessment to the proportional special benefit conferred on the property.

> *"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the

assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts, and public parkways, and that portion of public property that is not developed and used for business purposes similar to private residential, commercial, industrial, and institutional activities.

Arterial/Major Roadway Landscape and Streetlighting Benefit Determination

Arterial/major roadways allow property owners and residents to easily and efficiently access all areas of the City and therefore provide a special and direct benefit to properties in the City. The arterial/major roadways within the City that fall into this category are Aviation Blvd, East Ave, Ferrari Ranch Rd, Joiner Pkwy, Lincoln Blvd, McBean Park Dr, Nicolaus Rd, Twelve Bridges Dr, and Virginiatown Rd.

The special and direct benefit conferred on property within the City from the roadside and median landscaping consists of enhanced beautification throughout the City and enhanced beautification to entrances of the newer developments. If these landscape improvements were not installed, the property would not look as appealing to property owners, patrons, and prospective buyers which would adversely affect the desirability of their property. Therefore, these landscape improvements provide a specific enhancement to their property values and not a general enhancement of property values.

The special and direct benefit conferred on property within the City from streetlights located along the arterial/major roadways consists of safer pedestrian and vehicular access, improved aesthetics, and crime deterrence during nighttime hours.

In addition to the special and direct benefits the property owners within the City of Lincoln receive from these enhanced landscaping and streetlighting improvements, there are also general benefits received by property owners and residents located outside of the City. These general benefits occur when vehicular and pedestrian flow-through traffic originates from outside the City's limits from individuals who use the City's arterial/major roadways to travel to another destination outside of the City without stopping at a property within the City. These general benefits cannot be assessed to the properties within the City. It has been determined that vehicular and pedestrian flow-through traffic along the City's arterial/major roadways, which originates from outside the City's limits and ends at another destination outside of the City, is minimal because State Highway 65 provides the best and quickest access to and from neighboring cities. It is estimated that arterial/major roadway landscape and streetlighting improvements provide 1% general benefit to the public at large and to the parcels outside of the City and therefore 1% of the annual cost to operate and maintain these arterial/major roadway improvements is paid for by the City and is not assessed to the parcels within the LLAD.

Arterial/Major Roadway Traffic Signals Benefit Determination

When properly located and operated, traffic signals on arterial/major roadways are an invaluable tool for the safe and efficient movement of vehicles and pedestrian traffic throughout the City. Proper operation, maintenance, and servicing of a traffic signal system benefits properties by providing efficient ingress and egress from and to each development and safe traveling at night. Therefore, traffic signals on arterial/major

roadways provide a special and direct benefit to all properties in the City.

In addition to the special and direct benefits the property owners within the City of Lincoln receive from traffic signal improvements, there are also general benefits received by property owners and residents located outside of the City. These general benefits occur when vehicular and pedestrian flow-through traffic originates from outside the City's limits from individuals who use the City's arterial/major roadways to travel to another destination outside of the City without stopping at a property within the City. These general benefits cannot be assessed to the properties within the City. It has been determined that vehicular and pedestrian flow-through traffic along the City's arterial/major roadways, which originates from outside the City's limits and ends at another destination outside of the City, is minimal because State Highway 65 provides the best and quickest access to and from neighboring cities. It is estimated that traffic signal improvements provide 1% general benefit to the public at large and to the parcels outside of the City and therefore 1% of the annual cost to operate and maintain these traffic signal improvements is paid for by the City and is not assessed to the parcels within the LLAD.

Public Park and Recreation Benefit Determination

Park and recreational facilities enable property owners to participate in sporting events, leisure activities, picnics, organized social events, and other neighborly activities. Studies in a number of neighborhoods and communities, including counties and cities throughout the United States, have indicated that park and recreational facilities, if well maintained, have caused an increase in the desirability to live within these communities. These studies confirm the opinion long held by planning authorities as to the economic value to parcels from park and recreational facilities located nearby. Therefore, parcels realize a direct enhancement of property values from having direct access to park and recreational facilities. In addition, studies have also shown that direct enhancement of property values increase more when the park and recreational facilities are in place, improved, operable, safe, clean, and well maintained near their parcels. Conversely, property values decrease when park and recreational facilities are non-existent, unsafe, or destroyed by the elements or vandalism. Park and Recreational facilities in the City are separated into four categories: Community Parks, Large Neighborhood Parks, Small Neighborhood Parks, and Regional Parks. A summary of the City's parks with the corresponding category is provided in Table 2 below.

Table No. 2: City of Lincoln Parks
Community Parks
Auburn Ravine Park, Joiner Park, Robert Jimenez Park, and Wilson Park
Large Neighborhood Parks
Aitken Park, Coyote Pond Park, Peter Singer Park, Twelve Bridges Park, and Nathan Dubin Park
Small Neighborhood Parks
Atkinson Park, Brown Park, Machado Park, Markham Park, Pete Demas Park, Scheiber Park, Sheffield Park, and Palo Verde Park
Regional Parks
Foskett Regional Park and McBean Park

Community and Regional Parks provide amenities and recreational facilities that can be utilized by property owners throughout the City for sporting events, leisure activities, organized City-wide social events, etc. Therefore, Regional and Community Parks confer special benefits on all property within the City. In addition, it is possible, but not likely due to limited accessibility, that Regional and Community Parks will be utilized by people who reside outside the City limits. This incidental use, which may not be paid for by the LLAD property owners, is considered to be the general benefit and is estimated to be 2% of the annual cost to operate and maintain Regional and Community Park improvements.

Neighborhood Parks are generally much smaller in size and provide amenities and recreational facilities that are designed to serve the adjacent neighborhood parcels within developments. Therefore, they are of special benefit to the properties within the corresponding development. Neighborhood parks have limited parking and visibility to the public at large which makes use of these parks by people that reside out of the respective developments highly unlikely. The general benefit is estimated to be 2% of the annual cost to operate and maintain large Neighborhood Parks and 1% of the annual cost to operate and maintain small Neighborhood Parks.

Open Space and Trail Benefit Determination

Open space and trail facilities are located throughout the City and provide a special and direct benefit to all properties within the City. The overall quality of life and desirability of the City is enhanced when open space and trail facilities are safe, clean, and well-maintained. Property desirability in an area also increases when there is an increased number of open space and trail facilities. These open space and trail facilities enable property owners to participate in leisure activities such as picnics and other miscellaneous activities. It is possible, but not likely due to limited accessibility, that the City's open space areas and trails will be utilized by people who reside outside the City limits. This incidental use, which may not be paid for by the LLAD property owners, is considered to be the general benefit and is estimated to be 2% of the annual cost to operate and maintain City open space and trail improvements.

In-Tract or Localized Landscape and Streetlighting Benefit Determination

The in-tract landscaping and streetlighting improvements provide a special and direct benefit to all parcels within their respective Zones of Benefit. The special and direct benefit conferred on property from roadside and entryway landscaping consists of enhanced beautification throughout the neighborhood. If these landscape improvements were not installed, the property would not look as appealing to property owners and prospective buyers which would adversely affect the desirability of their property. Therefore, these landscape improvements provide a specific enhancement to their property values and not a general enhancement of property values. The special and direct benefit conferred on property from streetlights located along the roadways consists of safer pedestrian and vehicular access, improved aesthetics, and crime deterrence during nighttime hours.

It is anticipated that there will be minimal flow through traffic within the in-tract or local streets associated with the Zones of Benefit. However, there is a possibility for pedestrians and vehicles to access a destination outside of the development through the in-tract streets and therefore the in-tract streetlighting and landscape improvements provide a minimal general benefit to the public at large or to the parcels outside of each neighborhood Zone. Based on the industry standard for comparable neighborhoods, 1% of the annual cost to operate and maintain the in-tract streetlighting and landscape improvements is considered to be general benefit.

Assessment Methodology

The total cost to construct, operate, maintain, and service the landscaping, parks, park facilities, open spaces, trails, streetlighting, and traffic signal facilities are apportioned in accordance with a methodology that is consistent with standard assessment engineering practices.

As new development occurs throughout the City, the new development may be annexed into an existing Zone of Benefit or a new Zone of Benefit may be formed within the District. This process ensures that there is a viable funding source to construct, operate, maintain, and service the facilities listed above. Each new development is evaluated to determine which improvements are of a specific and direct benefit to the parcels within the development and then a benefit assessment methodology is developed to allocate the costs of the improvements to the benefiting parcels.

Since the assessments are levied on the owners of properties as shown on the secured property tax rolls, the final charges must be assigned by Assessor's Parcel Number. If assessments were to be allocated by parcel, not considering land use, this would not be equitable, because a single-family parcel would be paying the same as a 50-unit apartment parcel or a large commercial establishment. Therefore, as previously stated, the total assessment costs are allocated to each parcel of land based on the special benefit they receive from the improvements.

The single-family residential parcel has been selected as the basic unit for the calculation of assessments since it represents over 80% of the parcels within the City. Therefore, the single-family residential parcel is defined as one (1.00) Equivalent Dwelling Unit (EDU).

The assessment methodology used to assign EDUs to other types of land uses in proportion to the special benefit they receive relative to the single-family residential parcel for each Zone of Benefit is explained on the following pages.

Exempted from the assessments would be the areas of all public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, all easements and rights-of-way, all public parks, greenbelts, parkways, and all other public property designated as open space.

City-wide Improvements

City-wide improvements provide a special and direct benefit to properties within City limits and consist of the following: arterial/major roadway landscape and lighting improvements, regional and community parks, and open space/trail areas. The special benefit boundary for city-wide improvements is contiguous with City limits and is therefore comprised of parcels both within the LLAD and not in the LLAD (non-LLAD parcels).

To allocate costs associated with City-wide improvements proportionately and equitably to each parcel within the City the Equivalent Dwelling Unit (EDU) methodology will be used. The EDU methodology is described below.

Single-Family Residential (SFR)

Since the developed single-family residential parcel represents over 80% of the total parcels within the City, it is used as the basic unit for calculation of EDUs and is defined as **1.00 EDU.** Developed SFR parcels are defined as parcels that have a land use classification as single-family residential with the Placer County Assessor's Office.

Residential Condominiums (CON)

The building square footage of a residential condominium unit is typically 75% of the building square footage of an SFR home. Therefore, this can correlate to a condominium unit having 25% less residents on average per unit than an SFR home. Since there are 25% fewer residents, the impact to improvements is less. Therefore, the benefit for a condominium unit is equal to 75% of a single-family home, or **0.75 EDUs/parcel**. CON parcels are defined as parcels that have a land use classification as condominium or townhome, with the Placer County Assessor's Office.

Multi-Family Residential & Mobile Home Parks (MFR)

The building square footage of a multi-family unit (e.g. apartment, duplex, tri-plex, mobile home, etc.) is typically 50% of the building square footage of a SFR home. Therefore, this can correlate to a multi-family unit having 50% less residents on average per unit than an SFR home. Since there are 50% fewer residents the impact to improvements is less. Therefore, the benefit for a multi-family unit is equal to 50% of a single-family home, or **0.50 EDUs/unit**. MFR parcels are defined as parcels that have a land use classification as multi-family, which includes duplexes, triplexes, apartments, mobile homes, etc., with the Placer County Assessor's Office.

Non-Residential Property (including Public Property)
Non-residential properties such as commercial (COM), industrial (IND), institutional (INST), office (OFC), and medical (MED) properties also benefit from the City-wide improvements. The special benefit arises from the opportunity for employees to utilize arterial/major roadway improvements to get to and from work, utilize park and recreational facilities before work, during lunch or after work, etc. Non-residential properties are assigned EDUs based on their employee population compared to a typical single-family home. To determine the number of employees for a non-residential parcel, the building square footage was obtained from the County Assessor's office. The employee population can then be estimated by multiplying by the employee density shown in Table No. 3 below by the parcel's building square footage.

Table No. 3: Non-residential Employee Density

Land use	Employee Density
COM	2 per 1,000 SF
IND	1 per 1,000 SF
INST	2 per 1,000 SF
OFC	3 per 1,000 SF

The SFR home has an average of 2.85 residents per home. Table No. 4 below shows the EDU calculations for each class of property.

Table No. 4: EDUs by Property Class

Residential Property		
Single-Family	1.000	EDUs/Unit
Condominium	0.750	EDUs/Unit
Multi-Family	0.500	EDUs/Unit
Non-Residential Property		
Commercial	0.702	EDUs/1,000 SF
Industrial	0.351	EDUs/1,000 SF
Institutional	0.702	EDUs/1,000 SF
Medical	1.053	EDUs/1,000 SF
Office	1.053	EDUs/1,000 SF

Example Commercial Parcel calculation: A commercial building that is 1,000 sq. ft. in size has 2 employees on average (see Table No. 3 above) compared to 2.85 residents per SFR home. Therefore, the commercial building would have 0.702 EDUs/1,000 sq. ft. of building space (2.00 employees/2.85 residents = 0.702 EDUs).

To further apportion costs equitably based on the benefit received from City-wide improvements, the following benefit reduction factors have been applied:

Arterial/Major Roadway Landscaping
Parcels located within a LLAD Zone of Benefit have enhanced landscaping installed along the Arterial/Major Roadways accessing their developments. Parcels in the City of Lincoln that are not in a LLAD Zone of Benefit are generally located in the older parts of the City and do not have this enhanced level of landscaping located at the entrances to their developments. Therefore, an enhanced beautification benefit factor of 0.5 is applied to all parcels in the City that are not located in a LLAD Zone of Benefit.

Community Parks, Regional Parks, Open Space/Trail areas
Non-residential parcels benefit less than the residential parcels because their employees have less time/opportunity to use the parks and open space/trail facilities than residents who live in the City. Employees can typically use the parks and open space/trail facilities before work, during lunch, and after work. Residents can use the parks and open space/trail facilities during the same time and on weekends since they live in the area. This reduction in employee usage is demonstrated by the typical park construction standards which are to build 3.0 acres of park per 1,000 residents vs. 0.5 acres of park per 1,000 employees. Based on this information, it is reasonable to assume that for non-residential properties the opportunity to use and benefit from the park and open space/trail facilities is approximately 16.7% (0.5 acres / 3.0 acres) of that for residential properties. Therefore, a non-residential benefit factor of 0.167 is applied to non-residential properties within the City.

Vacant (Unimproved) Land
The underlying benefit of City-wide improvements accrues to the land and relates to the permanent nature of certain improvements. The maintenance effort is of benefit to all land within the City. The minimum level of service required to maintain improvements in the City is estimated to be 25% of that required for build-out maintenance costs. Accordingly, the estimated benefit received by an unimproved parcel of land with an approved development potential is 25% of that received by an improved parcel, equal in size assuming that the unimproved land will have no use of the facilities. Therefore, an undeveloped benefit factor of 0.25 is applied to vacant (unimproved) properties in the City.

Based on the assessment methodology described above for City-wide improvements, the maintenance cost responsibility is summarized in Table No. 5 below:

Table No. 5: City-wide Improvements Maintenance Responsibility

Maintenance/Improvement Type	% Special Benefit (LLAD Parcels)	% Special Benefit* (Non-LLAD Parcels)	% General* Benefit
Arterial/Major Roadway Street Lighting and Traffic Signal Improvements	46.7%	52.3%	1%
Arterial/Major Roadway Landscape Improvements	71.1%	27.9%	1%
Community Parks	66.0%	32.0%	2%
Regional Parks	66.0%	32.0%	2%
Open Space Areas	66.0%	32.0%	2%

*The % Special Benefit (Non-LLAD Parcels) and % General Benefit should not be paid with LLAD assessment revenue

Below is a listing of each of the Zones of Benefit, their corresponding number and type of parcels/units/acres within each Zone of Benefit and the method of apportioning the costs of the improvements (both pro-rated share of City-wide improvements and local improvements excluding the general benefit portion) to the benefiting parcels.

Original Benefit Zone

The Original Benefit Zone is comprised of approximately 3,500 parcels which include single-family residential, multi-family residential, condominiums, town houses, commercial, industrial, and vacant (undeveloped) parcels. This Zone of Benefit includes all parcels in Landscaping and Lighting District No. 1 that were annexed prior to Fiscal Year 2004-05. The maximum assessment per equivalent dwelling unit (EDU) vary for each development within the Original Benefit Zone. The maximum rates per development were established based upon the estimated cost to construct, operate, maintain and service the improvements within each development. These maximum assessment rates do not increase each fiscal year.

City Council has approved the annexation of the Twelve Bridges Village 11, 1401 Aviation Blvd, Lakeside 6, Twelve Bridges Village 1, Twelve Bridges Village 2, Cresleigh Grove, and Magnolia Village developments into CFD No. 2018-1. The ongoing maintenance of park, landscaping, streetlighting, open space, and trail improvements associated with these developments will be funded through CFD No. 2018-1.

In Fiscal Year 2026-27 the total assessment revenue that will be collected to construct, operate, maintain and service the facilities benefiting the Original Benefit Zone is $497,153.

The maximum assessment rates for Benefit Zones No. 1 through 32 include an approved annual adjustment for inflation. The annual adjustment is based upon the Consumer Price Index (CPI) for the San Francisco Bay Area - All Urban Consumers. The maximum rates for Fiscal Year 2026-27 include a 2.48% inflation adjustment over the Fiscal Year 2025-26 maximum assessment rates.

Benefit Zone 1 – Lincoln Crossing Phase I

Benefit Zone 1 is comprised of 828 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2004-05 and the maximum assessment rate was set at $200.22 per EDU with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2004. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 828.00 EDUs that are assessable, and the total assessment revenue to be collected is $303,959. This results in the following assessments that will be levied:

Maximum Rate: $367.10 / EDU
Fiscal Year 2026-27 Rate: $367.10 / EDU

Benefit Zone 2 – Twelve Bridges & Verdera at Twelve Bridges (Villages 13-1, 13-2, 13-3, 14-1, 14-2, 15, 16, 17, 18 & 20

Benefit Zone 2 is comprised of 454 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2004-05 and the maximum assessment rate was set at $197.88 per EDU with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2004. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 454.00 EDUs that are assessable, and the total assessment revenue to be collected is $164,716. This results in the following assessments that will be levied:

Maximum Rate: $362.81 / EDU
Fiscal Year 2026-27 Rate: $362.81 / EDU

Benefit Zone 3 - Twelve Bridges (Village 8-4)

Benefit Zone 3 is comprised of 146 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2004-05 and the maximum assessment rate was set at $262.08 per EDU with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2004. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 146.00 EDUs that are assessable, and the total assessment revenue to be collected is $70,156. This results in the following assessments to be levied:

Maximum Rate: $480.52 / EDU
Fiscal Year 2026-27 Rate: $480.52 / EDU

Benefit Zone 4 – Clayton Village

Benefit Zone 4 is comprised of 13 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2004-05 and the maximum assessment rate was set at $178.74 per EDU with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2004. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 13.00 EDUs that are assessable, and the total assessment revenue to be collected is $4,260. This results in the following assessments to be levied:

Maximum Rate: $327.71 / EDU
Fiscal Year 2026-27 Rate: $327.71 / EDU

Benefit Zone 5 – Lincoln Crossing Phases II, IIIA & IIIB

Benefit Zone 5 is comprised of 1,899 single-family residential parcels, 174 condominium residential parcels and 47.77 acres of commercial parcels. This Zone of Benefit was formed in Fiscal Year 2005-06 and the maximum assessment rate was set at $212.56 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2005. Single-family and condominium parcels are assessed at 1.00 EDU/parcel and commercial parcels are assessed at 7.00 EDUs/acre.

In Fiscal Year 2026-27 there are 2,407.39 EDUs that are assessable, and the total assessment revenue to be collected is $923,764. This results in the following assessments that will be levied:

Maximum Rate: $383.72 / EDU
Fiscal Year 2026-27 Rate: $383.72 / EDU

Benefit Zone 6 – Foskett Ranch

Benefit Zone 6 is comprised of 322 single-family residential parcels, 113 condominium residential parcels and 11.90 acres of commercial parcels. This Zone of Benefit was formed in Fiscal Year 2005-06 and the maximum assessment rate was set at $306.76 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2005. Single-family and condominium parcels are assessed at 1.00 EDU/parcel and commercial parcels are assessed at 3.00 EDUs/acre.

In Fiscal Year 2026-27 there are 470.70 EDUs that are assessable, and the total assessment revenue to be collected is $260,660. This results in the following assessments to be levied:

Maximum Rate: $553.77 / EDU
Fiscal Year 2026-27 Rate: $553.77 / EDU

Benefit Zone 7 – Joiner Village (Beazer Homes)

Benefit Zone 7 is comprised of 96 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2005-06 and the maximum assessment rate was set at $204.76 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2005. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 96.00 EDUs that are assessable, and the total assessment revenue to be collected is $35,485. This results in the following assessments to be levied:

Maximum Rate: $369.64 / EDU
Fiscal Year 2026-27 Rate: $369.64 / EDU

Benefit Zone 8 – Lincoln Terrace Apartments

Benefit Zone 8 is comprised of two (2) multi-family residential parcels consisting of 80 apartment units combined. This Zone of Benefit was formed in Fiscal Year 2005-06 and the maximum assessment rate was set at $161.80 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2005. Each multi-family unit is assessed at 1.00 EDU/unit.

In Fiscal Year 2026-27 there are 80.00 EDUs that are assessable, and the total assessment revenue to be collected is $23,367. This results in the following assessments to be levied:

Maximum Rate: $292.09 / EDU
Fiscal Year 2026-27 Rate: $292.09 / EDU

Benefit Zone 9 – Twelve Bridges (Village 8, Units 5 & 6)

Benefit Zone 9 is comprised of 306 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2005-06 and the maximum assessment rate was set at $266.52 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2005. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 306.00 EDUs that are assessable, and the total assessment revenue to be collected is $147,226. This results in the following assessments to be levied:

Maximum Rate: $481.13 / EDU
Fiscal Year 2026-27 Rate: $481.13 / EDU

Benefit Zone 10 – Twelve Bridges (Village 19, Units A & B)

Benefit Zone 10 is comprised of 46 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2005-06 and the maximum assessment rate was set at $197.88 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2005. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 46.00 EDUs that are assessable, and the total assessment revenue to be collected is $16,432. This results in the following assessments to be levied:

Maximum Rate: $357.22 / EDU
Fiscal Year 2026-27 Rate: $357.22 / EDU

Benefit Zone 11 – Sterling Pointe (Parcel A)

Benefit Zone 11 is comprised of commercial and industrial parcels totaling 16.348 acres. This Zone of Benefit was formed in Fiscal Year 2005-06 and the maximum assessment rate was set at $253.78 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2005. Commercial and industrial parcels are assessed at 5.00 EDU/acre.

In Fiscal Year 2026-27 there are 81.74 EDUs that are assessable, and the total assessment revenue to be collected is $28,086. This results in the following assessments to be levied:

Maximum Rate: $458.13 / EDU
Fiscal Year 2026-27 Rate: $343.60 / EDU

Benefit Zone 12 – Sterling Pointe (Parcel B)

Benefit Zone 12 is comprised of commercial parcels totaling 17.199 acres. This Zone of Benefit was formed in Fiscal Year 2005-06 and the maximum assessment rate was set at $259.76 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2005. Commercial parcels are assessed at 5.00 EDU/acre.

City Council approved the annexation of the 871 Sterling Parkway development into CFD No. 2018-1. The ongoing maintenance of park, landscaping, streetlighting, open space, and trail improvements associated with this development will be funded through CFD No. 2018-1.

In Fiscal Year 2026-27 there are 86.00 EDUs that are assessable, and the total assessment revenue to be collected is $30,244. This results in the following assessments that will be levied:

Maximum Rate: $468.92 / EDU
Fiscal Year 2026-27 Rate: $351.69 / EDU

Benefit Zone 13 – Lakeside 6 (Units 1, 3, 4 & 5)

Benefit Zone 13 is comprised of 458 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2006-07 and the maximum assessment rate was set at $264.14 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2006. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 458.00 EDUs that are assessable, and the total assessment revenue to be collected is $212,169. This results in the following assessments to be levied:

Maximum Rate: $463.25 / EDU
Fiscal Year 2026-27 Rate: $463.25 / EDU

Benefit Zone 14 – Roznowski Parcel Map

Benefit Zone 14 is comprised of 5 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2006-07 and the maximum assessment rate was set at $222.00 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2006. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 5.00 EDUs that are assessable, and the total assessment revenue to be collected is $1,947. This results in the following assessments to be levied:

Maximum Rate: $389.34 / EDU
Fiscal Year 2026-27 Rate: $389.34 / EDU

Benefit Zone 15 - Lincoln Gateway Residential

Benefit Zone 15 is comprised of 51 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2006-07 and the maximum assessment rate was set at $273.24 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2006. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 51.00 EDUs that are assessable, and the total assessment revenue to be collected is $24,440. This results in the following assessments to be levied:

Maximum Rate: $479.21 / EDU
Fiscal Year 2026-27 Rate: $479.21 / EDU

Benefit Zone 16 – Aviation Business Park

Benefit Zone 16 is comprised of industrial parcels totaling 31.2 acres. This Zone of Benefit was formed in Fiscal Year 2006-07 and the maximum assessment rate was set at $272.48 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2006. Industrial parcels are assessed at 3.00 EDU/acre.

In Fiscal Year 2026-27 there are 93.60 EDUs that are assessable, and the total assessment revenue to be collected is $33,546. This results in the following assessments to be levied:

Maximum Rate: $477.87 / EDU
Fiscal Year 2026-27 Rate: $358.40 / EDU

Benefit Zone 17 – 3D South

Benefit Zone 17 is comprised of 185 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2006-07 and the maximum assessment rate was set at $306.56 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2006. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 185.00 EDUs that are assessable, and the total assessment revenue to be collected is $99,463. This results in the following assessments to be levied:

Maximum Rate: $537.64 / EDU
Fiscal Year 2026-27 Rate: $537.64 / EDU

Benefit Zone 18 – Aitken Ranch – Sorrento (Villages 1-10)

Benefit Zone 18 is comprised of 458 single-family residential parcels and 39 medium density residential units. This Zone of Benefit was formed in Fiscal Year 2006-07 and the maximum assessment rate was set at $252.04 per EDU. However, in Fiscal Year 2007-08 park improvements were added to this Zone of Benefit and the maximum assessment rate was increased through a Proposition 218 ballot process to $566.28 per equivalent dwelling unit with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2007. Single-family parcels are assessed at 1.00 EDU/parcel, multi-family residential parcels are assessed at 0.50 EDU/unit and vacant residential parcels that have not subdivided are not assessed.

In Fiscal Year 2026-27 there are 497.00 EDUs that are assessable, and the total assessment revenue to be collected is $478,372. This results in the following assessments to be levied:

Maximum Rate: $962.52 / EDU
Fiscal Year 2026-27 Rate: $962.52 / EDU

Benefit Zone 19 – Twelve Bridges (Village 9, Units 1-4)

Benefit Zone 19 is comprised of 485 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2006-07 and the maximum assessment rate was set at $304.22 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area

- All Urban Consumers as of February 2006. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 485.00 EDUs that are assessable, and the total assessment revenue to be collected is $258,767. This results in the following assessments to be levied:

Maximum Rate: $533.54 / EDU
Fiscal Year 2026-27 Rate: $533.54 / EDU

Benefit Zone 20 – Twelve Bridges (Village 12)

Benefit Zone 20 is comprised of 38 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2006-07 and the maximum assessment rate was set at $202.38 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2006. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 38.00 EDUs that are assessable, and the total assessment revenue to be collected is $13,487. This results in the following assessments to be levied:

Maximum Rate: $354.93 / EDU
Fiscal Year 2026-27 Rate: $354.93 / EDU

Benefit Zone 21 – Twelve Bridges – Main Village Commercial

Benefit Zone 21 is comprised of commercial parcels totaling 66.05 acres. This Zone of Benefit was formed in Fiscal Year 2006-07 and the maximum assessment rate was set at $428.62 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2006. Commercial parcels are assessed at 7.00 EDU/acre.

In Fiscal Year 2026-27 there are 462.35 EDUs that are assessable, and the total assessment revenue to be collected is $32,217. This results in the following assessments to be levied below the maximum rate:

Maximum Rate: $751.71 / EDU
Fiscal Year 2026-27 Rate: $69.68 / EDU

Benefit Zone 22 – Sterling Pointe (Parcel C)

Benefit Zone 22 is comprised of commercial parcels totaling 21.028 acres. This Zone of Benefit was formed in Fiscal Year 2006-07 and the maximum assessment rate was set at $269.62 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area

- All Urban Consumers as of February 2006. Commercial parcels are assessed at 5.00 EDU/acre.

In Fiscal Year 2026-27 there are 105.14 EDUs that are assessable, and the total assessment revenue to be collected is $37,287. This results in the following assessments to be levied:

Maximum Rate: $472.86 / EDU
Fiscal Year 2026-27 Rate: $354.65 / EDU

Benefit Zone 23 – Cypress Meadows/Cresleigh Grove

This Zone of Benefit was formed in Fiscal Year 2007-08 and formally detached from the District on November 10, 2020.

Benefit Zone 24 – Lincoln Highlands

Benefit Zone 24 is comprised of 180 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2007-08 and the maximum assessment rate was set at $341.58 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2007. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 180.00 EDUs that are assessable, and the total assessment revenue to be collected is $104,506. This results in the following assessments to be levied:

Maximum Rate: $580.59 / EDU
Fiscal Year 2026-27 Rate: $580.59 / EDU

Benefit Zone 25 – Verdera (Village 23)

Benefit Zone 25 is comprised of 75 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2007-08 and the maximum assessment rate was set at $204.76 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2007. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 75.00 EDUs that are assessable, and the total assessment revenue to be collected is $26,103. This results in the following assessments to be levied:

Maximum Rate: $348.04 / EDU
Fiscal Year 2026-27 Rate: $348.04 / EDU

Benefit Zone 26 – Lincoln Gateway Commercial

Benefit Zone 26 is comprised of commercial parcels totaling 4.743 acres. This Zone of Benefit was formed in Fiscal Year 2008-09 and the maximum assessment rate was set at $335.89 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of April 2008. Commercial parcels are assessed at 5.00 EDU/acre.

In Fiscal Year 2026-27 there are 23.72 EDUs that are assessable, and the total assessment revenue to be collected is $13,174. This results in the following assessments to be levied:

Maximum Rate: $555.52 / EDU
Fiscal Year 2026-27 Rate: $555.52 / EDU

Benefit Zone 27 – Lincoln Square Commercial

Benefit Zone 27 is comprised of commercial parcels totaling 8.70 acres. This Zone of Benefit was formed in Fiscal Year 2008-09 and the maximum assessment rate was set at $366.54 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of April 2008. Industrial parcels are assessed at 5.00 EDU/acre.

In Fiscal Year 2026-27 there are 43.50 EDUs that are assessable, and the total assessment revenue to be collected is $6,593. This results in the following assessments to be levied:

Maximum Rate: $606.21 / EDU
Fiscal Year 2026-27 Rate: $151.55 / EDU

Benefit Zone 28 – Lincoln 270 Industrial

Benefit Zone 28 is comprised of industrial parcels totaling up to 139.20 acres (or a total of 105.00 acres if Phase E is not developed). This Zone of Benefit was formed in Fiscal Year 2010-11 and the maximum assessment rate was set at $170.33 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2010. Industrial parcels are assessed at 5.00 EDUs/acre.

In Fiscal Year 2026-27 there are 525.00 EDUs that are assessable, and the total assessment revenue to be collected is $22,050. This results in the following assessments to be levied:

Maximum Rate: $273.57 / EDU
Fiscal Year 2026-27 Rate: $42.00 / EDU

Benefit Zone 29 – Village Walk Town Houses

Benefit Zone 29 is comprised of four (4) town house parcels. This Zone of Benefit was formed in Fiscal Year 2010-11 and the maximum assessment rate was set at $153.42 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2010. Town houses are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 4.00 EDUs that are assessable, and the total assessment revenue to be collected is $986. This results in the following assessments to be levied:

Maximum Rate: $246.41 / EDU
Fiscal Year 2026-27 Rate: $246.41 / EDU

Benefit Zone 30 – Venture Drive Business Condominiums

Benefit Zone 30 is comprised of business condominium parcels totaling 38.6 acres. This Zone of Benefit was formed in Fiscal Year 2015-16 and the maximum assessment rate has been set at $112.90 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of February 2011. Business Condominiums are assessed at 3.00 EDUs/acre.

In Fiscal Year 2026-27 there are 115.80 EDUs that are assessable, and the total assessment revenue to be collected is $20,647. This results in the following assessments to be levied:

Maximum Rate: $178.30 / EDU
Fiscal Year 2026-27 Rate: $178.30 / EDU

Benefit Zone 31 – Clover Meadows

Benefit Zone 31 is comprised of 29 single-family residential parcels. This Zone of Benefit was formed in Fiscal Year 2015-16 and the maximum assessment rate has been set at $319.51 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of December 2014. Single-family parcels are assessed at 1.00 EDU/parcel.

In Fiscal Year 2026-27 there are 29.00 EDUs that are assessable, and the total assessment revenue to be collected is $13,341. This results in the following assessments to be levied:

Maximum Rate: $460.02 / EDU
Fiscal Year 2026-27 Rate: $460.02 / EDU

Benefit Zone 32 – Lincoln Stake Center

Benefit Zone 32 is comprised of commercial parcels totaling 5.09 acres. This Zone of Benefit was formed in Fiscal Year 2015-16 and the maximum assessment rate was set at $457.73 per EDU, with an allowance for a CPI increase each fiscal year. The CPI increase is based upon the Consumer Price Index for the San Francisco Bay Area - All Urban Consumers as of December 2015. Commercial parcels are assessed at 5.00 EDU/acre.

In Fiscal Year 2026-27 there are 25.43 EDUs that are assessable, and the total assessment revenue to be collected is $12,180. This results in the following assessments to be levied:

Maximum Rate: $638.72 / EDU
Fiscal Year 2026-27 Rate: $479.04 / EDU

PART E

PROPERTY LIST AND ASSESSMENT ROLL

A list of the addresses of all parcels and the description of each lot or parcel within each benefit zone of the City of Lincoln's Landscape and Lighting District is shown on the last equalized Property Tax Roll of the Placer County Assessor, which by reference is hereby made a part of this Report.

This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll, which includes the maximum proposed amount of assessments apportioned to each lot or parcel. The Assessment Roll is on file in the Office of the City Clerk of the City of Lincoln as shown in this Report in Appendix B.

APPENDIX A

DETAILED PROJECT COST BREAKDOWN

FY 2026-27 Assessments for 4,146.50 EDUs

COST ESTIMATE FY 2026-27 Original Benefit Zone	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**($1,030,830)**
Projected Assessment Revenue	$497,153
City Contribution (Non-LLAD funds)	$301,668
	$798,821
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($208,423)
Parks (Community, Neighborhood, Regional) and Open Space	($675,900)
Localized Landscaping	($110,579)
Localized Streetlighting	($77,400)
	($1,072,302)
Incidental Expenses	
City Administration and Personnel	($470,626)
Materials, Supplies, Equipment, and Contingencies	($389,101)
County Collection Fees	($4,972)
	($864,699)
Total Expenses:	**($1,937,001)**
Reserve Collection:	($1,138,180)
Estimated Ending Fund Balance	**($2,169,010)**
Assessment Rate	**Varies**

FY 2026-27 Assessments for 828.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 1 (Annexed FY 2004-05) Lincoln Crossing Phase I	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$426,892**
Projected Assessment Revenue	$303,959
City Contribution (Non-LLAD funds)	$62,135
	$366,094
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($37,666)
Parks (Community, Neighborhood, Regional) and Open Space	($159,618)
Localized Landscaping	$0
Localized Streetlighting	($20,700)
	($217,984)
Incidental Expenses	
City Administration and Personnel	($95,672)
Materials, Supplies, Equipment, and Contingencies	($79,099)
County Collection Fees	($3,040)
	($177,810)
Total Expenses:	**($395,794)**
Reserve Collection:	($29,700)
Estimated Ending Fund Balance	**$397,192**
Assessment Rate	**$367.10/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$367.10 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$367.10 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units	EDU Rate
Single-Family Residential	828	1.00
	No. of EDUs	**Revenue**
	828.00	$303,958.80

FY 2026-27 Assessments for 454.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 2 (Annexed FY 2004-05) Twelve Bridges & Verderas at Twelve Bridges	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$591,993**
Projected Assessment Revenue	$164,716
City Contribution (Non-LLAD funds)	$30,671
	$195,387
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($19,004)
Parks (Community, Neighborhood, Regional) and Open Space	($67,307)
Localized Landscaping	$0
Localized Streetlighting	$0
	($86,310)
Incidental Expenses	
City Administration and Personnel	($37,881)
Materials, Supplies, Equipment, and Contingencies	($31,319)
County Collection Fees	($1,647)
	($70,847)
Total Expenses:	**($157,157)**
Reserve Collection:	$38,230
Estimated Ending Fund Balance	**$630,223**
Assessment Rate	**$362.81/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$362.81 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$362.81 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units	EDU Rate
Single-Family Residential	454	1.00
	No. of EDUs	**Revenue**
	454.00	$164,715.74

FY 2026-27 Assessments for 146.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 3 (Annexed FY 2004-05) Twelve Bridges (Village 8-4)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$34,179**
Projected Assessment Revenue	$70,156
City Contribution (Non-LLAD funds)	$11,154
	$81,310
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($6,642)
Parks (Community, Neighborhood, Regional) and Open Space	($30,277)
Localized Landscaping	($2,850)
Localized Streetlighting	($4,500)
	($44,268)
Incidental Expenses	
City Administration and Personnel	($19,429)
Materials, Supplies, Equipment, and Contingencies	($16,063)
County Collection Fees	($702)
	($36,194)
Total Expenses:	**($80,462)**
Reserve Collection:	$848
Estimated Ending Fund Balance	**$35,026**
Assessment Rate	**$480.52/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$480.52 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$480.52 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units	EDU Rate
Single-Family Residential	146	1.00

No. of EDUs	Revenue
146.00	$70,155.92

FY 2026-27 Assessments for 13.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 4 (Annexed FY 2004-05) Clayton Village	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$37,195**
Projected Assessment Revenue	$4,260
City Contribution (Non-LLAD funds)	$961
	$5,222
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($591)
Parks (Community, Neighborhood, Regional) and Open Space	($2,095)
Localized Landscaping	$0
Localized Streetlighting	($270)
	($2,956)
Incidental Expenses	
City Administration and Personnel	($1,297)
Materials, Supplies, Equipment, and Contingencies	($1,073)
County Collection Fees	($43)
	($2,413)
Total Expenses:	**($5,369)**
Reserve Collection:	($147)
Estimated Ending Fund Balance	**$37,048**
Assessment Rate	**$327.71/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$327.71 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$327.71 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units	EDU Rate
Single-Family Residential	13	1.00

No. of EDUs	Revenue
13.00	$4,260.23

FY 2026-27 Assessments for 2,407.39 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 5 (Annexed FY 2005-06) Lincoln Crossing Phases II, IIIA & IIIB	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$1,898,234**
Projected Assessment Revenue	$923,764
City Contribution (Non-LLAD funds)	$163,932
	$1,087,696
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($112,130)
Parks (Community, Neighborhood, Regional) and Open Space	($418,277)
Localized Landscaping	($1,219)
Localized Streetlighting	($40,680)
	($572,305)
Incidental Expenses	
City Administration and Personnel	($251,181)
Materials, Supplies, Equipment, and Contingencies	($207,669)
County Collection Fees	($9,238)
	($468,088)
Total Expenses:	**($1,040,393)**
Reserve Collection:	$47,303
Estimated Ending Fund Balance	**$1,945,537**
Assessment Rate	**$383.72/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$383.72 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$383.72 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	1899	1.00
Condominium Residential	174	1.00
Commercial	47.77	7.00

	No. of EDUs	Revenue
Single-Family Residential	1,899.00	$728,684.28
Condominium Residential	174.00	$66,767.28
Commercial	334.39	$128,312.13
	2,407.39	$923,763.69

FY 2026-27 Assessments for 470.70 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 6 (Annexed FY 2005-06) Foskett Ranch	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$464,142**
Projected Assessment Revenue	$260,660
City Contribution (Non-LLAD funds)	$33,710
	$294,370
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($21,546)
Parks (Community, Neighborhood, Regional) and Open Space	($67,334)
Localized Landscaping	($75,320)
Localized Streetlighting	($6,570)
	($170,770)
Incidental Expenses	
City Administration and Personnel	($74,950)
Materials, Supplies, Equipment, and Contingencies	($61,966)
County Collection Fees	($2,607)
	($139,523)
Total Expenses:	**($310,293)**
Reserve Collection:	($15,923)
Estimated Ending Fund Balance	**$448,219**
Assessment Rate	**$553.77/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$553.77 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$553.77 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	322	1.00
Condominium Residential	113	1.00
Commercial	11.9	3.00

	No. of EDUs	Revenue
Single-Family Residential	322.00	$178,313.94
Condominium Residential	113.00	$62,576.01
Commercial	35.70	$19,769.59
	470.70	$260,659.54

FY 2026-27 Assessments for 96.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 7 (Annexed FY 2005-06) Joiner Village (Beazer Homes)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$113,062**
Projected Assessment Revenue	$35,485
City Contribution (Non-LLAD funds)	$7,048
	$42,534
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($4,367)
Parks (Community, Neighborhood, Regional) and Open Space	($15,467)
Localized Landscaping	$0
Localized Streetlighting	$0
	($19,834)
Incidental Expenses	
City Administration and Personnel	($8,705)
Materials, Supplies, Equipment, and Contingencies	($7,197)
County Collection Fees	($355)
	($16,257)
Total Expenses:	**($36,091)**
Reserve Collection:	$6,443
Estimated Ending Fund Balance	**$119,505**
Assessment Rate	**$369.64/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$369.64 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$369.64 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	96	1.00

No. of EDUs	Revenue
96.00	$35,485.44

FY 2026-27 Assessments for 80.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 8 (Annexed FY 2005-06) Lincoln Terrace Apartments	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$110,649**
Projected Assessment Revenue	$23,367
City Contribution (Non-LLAD funds)	$2,939
	$26,306
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($1,820)
Parks (Community, Neighborhood, Regional) and Open Space	($6,445)
Localized Landscaping	$0
Localized Streetlighting	($90)
	($8,354)
Incidental Expenses	
City Administration and Personnel	($3,667)
Materials, Supplies, Equipment, and Contingencies	($3,031)
County Collection Fees	($234)
	($6,932)
Total Expenses:	**($15,286)**
Reserve Collection:	$11,020
Estimated Ending Fund Balance	**$121,669**
Assessment Rate	**$292.09/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$292.09 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$292.09 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Multi-Family Residential	80	1.00

No. of EDUs	Revenue
80.00	$23,367.20

FY 2026-27 Assessments for 306.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 9 (Annexed FY 2005-06) Twelve Bridges (Village 8, Units 5 & 6)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**($39,107)**
Projected Assessment Revenue	$147,226
City Contribution (Non-LLAD funds)	$24,505
	$171,731
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($13,920)
Parks (Community, Neighborhood, Regional) and Open Space	($84,626)
Localized Landscaping	($20,924)
Localized Streetlighting	($9,900)
	($129,370)
Incidental Expenses	
City Administration and Personnel	($56,780)
Materials, Supplies, Equipment, and Contingencies	($46,944)
County Collection Fees	($1,472)
	($105,195)
Total Expenses:	**($234,565)**
Reserve Collection:	($62,834)
Estimated Ending Fund Balance	**($101,941)**
Assessment Rate	**$481.13/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$481.13 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$481.13 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	306	1.00

No. of EDUs	Revenue
306.00	$147,225.78

FY 2026-27 Assessments for 46.00 EDUs

COST ESTIMATE FY 2026-27 Zone 10 (Annexed FY 2005-06) Twelve Bridges (Village 19, Units A & B)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$67,977**
Projected Assessment Revenue	$16,432
City Contribution (Non-LLAD funds)	$3,377
	$19,809
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($2,093)
Parks (Community, Neighborhood, Regional) and Open Space	($7,411)
Localized Landscaping	$0
Localized Streetlighting	$0
	($9,504)
Incidental Expenses	
City Administration and Personnel	($4,171)
Materials, Supplies, Equipment, and Contingencies	($3,449)
County Collection Fees	($164)
	($7,784)
Total Expenses:	**($17,288)**
Reserve Collection:	$2,522
Estimated Ending Fund Balance	**$70,499**
Assessment Rate	**$357.22/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$357.22 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$357.22 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	46	1.00

No. of EDUs	Revenue
46.00	$16,432.12

FY 2026-27 Assessments for 81.74 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 11 (Annexed FY 2005-06) Sterling Pointe (Parcel A)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$147,835**
Projected Assessment Revenue	$28,086
City Contribution (Non-LLAD funds)	$2,818
	$30,904
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($4,888)
Parks (Community, Neighborhood, Regional) and Open Space	($2,890)
Localized Landscaping	($1,632)
Localized Streetlighting	($810)
	($10,221)
Incidental Expenses	
City Administration and Personnel	($4,486)
Materials, Supplies, Equipment, and Contingencies	($3,709)
County Collection Fees	($281)
	($8,476)
Total Expenses:	**($18,697)**
Reserve Collection:	$12,207
Estimated Ending Fund Balance	**$160,041**
Assessment Rate	**$343.60/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$458.13 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$343.60 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Commercial	16.348	5.00

No. of EDUs	Revenue
81.74	$28,085.66

FY 2026-27 Assessments for 86.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 12 (Annexation FY 2005-06) Sterling Pointe (Parcel B)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$180,780**
Projected Assessment Revenue	$30,244
City Contribution (Non-LLAD funds)	$2,076
	$32,320
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($3,585)
Parks (Community, Neighborhood, Regional) and Open Space	($2,119)
Localized Landscaping	($1,632)
Localized Streetlighting	($540)
	($7,875)
Incidental Expenses	
City Administration and Personnel	($3,456)
Materials, Supplies, Equipment, and Contingencies	($2,858)
County Collection Fees	($302)
	($6,616)
Total Expenses:	**($14,491)**
Reserve Collection:	$17,829
Estimated Ending Fund Balance	**$198,609**
Assessment Rate	**$351.69/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$468.92 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$351.69 per EDU**

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Subdivision	No. of Units/Acres	EDU Rate
Commercial	10.767	5.00
Vacant Commercial	6.432	5.00

No. of EDUs	Revenue
86.00	$30,243.58

FY 2026-27 Assessments for 458.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 13 (Annexed FY 2006-07) Lakeside 6 (Units 1, 3, 4 & 5)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$130,542**
Projected Assessment Revenue	$212,169
City Contribution (Non-LLAD funds)	$35,448
	$247,617
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($20,835)
Parks (Community, Neighborhood, Regional) and Open Space	($84,499)
Localized Landscaping	($47,989)
Localized Streetlighting	($11,160)
	($164,483)
Incidental Expenses	
City Administration and Personnel	($72,191)
Materials, Supplies, Equipment, and Contingencies	($59,685)
County Collection Fees	($2,122)
	($133,998)
Total Expenses:	**($298,481)**
Reserve Collection:	($50,864)
Estimated Ending Fund Balance	**$79,678**
Assessment Rate	**$463.25/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$463.25 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$463.25 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	458	1.00

	No. of EDUs	Revenue
Single-Family Residential	458.00	$212,168.50

FY 2026-27 Assessments for 5.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 14 (Annexed FY 2006-07) Roznowski Parcel Map	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$10,136**
Projected Assessment Revenue	$1,947
City Contribution (Non-LLAD funds)	$202
	$2,149
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($125)
Parks (Community, Neighborhood, Regional) and Open Space	($443)
Localized Landscaping	$0
Localized Streetlighting	$0
	($568)
Incidental Expenses	
City Administration and Personnel	($249)
Materials, Supplies, Equipment, and Contingencies	($206)
County Collection Fees	($19)
	($474)
Total Expenses:	**($1,042)**
Reserve Collection:	$1,106
Estimated Ending Fund Balance	**$11,242**
Assessment Rate	**$389.34/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$389.34 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$389.34 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	5	1.00

No. of EDUs	Revenue
5.00	$1,946.70

FY 2026-27 Assessments for 51.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 15 (Annexed FY 2006-07) Lincoln Gateway Residential	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**($8,285)**
Projected Assessment Revenue	$24,440
City Contribution (Non-LLAD funds)	$4,078
	$28,518
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($2,320)
Parks (Community, Neighborhood, Regional) and Open Space	($8,217)
Localized Landscaping	($11,967)
Localized Streetlighting	($630)
	($23,134)
Incidental Expenses	
City Administration and Personnel	($10,153)
Materials, Supplies, Equipment, and Contingencies	($8,395)
County Collection Fees	($244)
	($18,792)
Total Expenses:	**($41,926)**
Reserve Collection:	($13,408)
Estimated Ending Fund Balance	**($21,693)**
Assessment Rate	**$479.21/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$479.21 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$479.21 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	51	1.00

No. of EDUs	Revenue
51.00	$24,439.71

FY 2026-27 Assessments for 93.60 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 16 (Annexed FY 2006-07) Aviation Business Park	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$159,525**
Projected Assessment Revenue	$33,546
City Contribution (Non-LLAD funds)	$1,851
	$35,397
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($2,880)
Parks (Community, Neighborhood, Regional) and Open Space	($1,708)
Localized Landscaping	($8,675)
Localized Streetlighting	$0
	($13,264)
Incidental Expenses	
City Administration and Personnel	($5,821)
Materials, Supplies, Equipment, and Contingencies	($4,813)
County Collection Fees	($335)
	($10,970)
Total Expenses:	**($24,234)**
Reserve Collection:	$11,164
Estimated Ending Fund Balance	**$170,688**
Assessment Rate	**$358.40/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$477.87 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$358.40 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Industrial	31.200 acres	3.00

No. of EDUs	Revenue
93.60	$33,546.47

FY 2026-27 Assessments for 185.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 17 (Annexed FY 2006-07) 3D South	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$238,428**
Projected Assessment Revenue	$99,463
City Contribution (Non-LLAD funds)	$14,051
	$113,515
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($8,416)
Parks (Community, Neighborhood, Regional) and Open Space	($29,807)
Localized Landscaping	($12,606)
Localized Streetlighting	($5,400)
	($56,228)
Incidental Expenses	
City Administration and Personnel	($24,678)
Materials, Supplies, Equipment, and Contingencies	($20,403)
County Collection Fees	($995)
	($46,076)
Total Expenses:	**($102,304)**
Reserve Collection:	$11,211
Estimated Ending Fund Balance	**$249,638**
Assessment Rate	**$537.64/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$537.64 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$537.64 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	185	1.00

No. of EDUs	Revenue
185.00	$99,463.40

FY 2026-27 Assessments for 497.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 18 (Annexed FY 2007-08) Aitken Ranch - Sorrento (Villages 1-9)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$1,269,582**
Projected Assessment Revenue	$478,372
City Contribution (Non-LLAD funds)	$39,734
	$518,106
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($22,609)
Parks (Community, Neighborhood, Regional) and Open Space	($130,276)
Localized Landscaping	($39,639)
Localized Streetlighting	($15,480)
	($208,004)
Incidental Expenses	
City Administration and Personnel	($91,292)
Materials, Supplies, Equipment, and Contingencies	($75,477)
County Collection Fees	($4,784)
	($171,553)
Total Expenses:	**($379,557)**
Reserve Collection:	$138,549
Estimated Ending Fund Balance	**$1,408,131**
Assessment Rate	**$962.52/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$962.52 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$962.52 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Village 1 (built out)	102	1.00
Village 2 (FM Aug 2013)	41	1.00
Village 3 (FM Aug 2013)	46	1.00
Village 4 (FM Nov 2013)	42	1.00
Village 5 (FM Mar 2014, no APN as of July 2014)	37	1.00
Village 6 (FM June 24, 2014)	44	1.00
Village 7 (FM June 24, 2014)	48	1.00
Village 8 (FM Nov 2013)	57	1.00
Village 9 (FM June 24, 2014)	41	1.00
Village 10 Medium Density Residential	39	1.00
	497	

Subdivision	No. of EDUs	Revenue
Village 1 (built out)	102.00	$98,177.04
Village 2 (FM Aug 2013)	41.00	$39,463.32
Village 3 (FM Aug 2013)	46.00	$44,275.92
Village 4 (FM Nov 2013)	42.00	$40,425.84
Village 5 (FM Mar 2014, no APN as of July 2014)	37.00	$35,613.24
Village 6 (FM June 24, 2014)	44.00	$42,350.88
Village 7 (FM June 24, 2014)	48.00	$46,200.96
Village 8 (FM Nov 2013)	57.00	$54,863.64
Village 9 (FM June 24, 2014)	41.00	$39,463.32
Village 10 Medium Density Residential	39.00	$37,538.28
	497.00	$478,372.44

FY 2026-27 Assessments for 485.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 19 (Annexed FY 2006-07) Twelve Bridges (Village 9, Units 1-4)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$146,318**
Projected Assessment Revenue	$258,767
City Contribution (Non-LLAD funds)	$38,661
	$297,428
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($22,063)
Parks (Community, Neighborhood, Regional) and Open Space	($111,501)
Localized Landscaping	($56,259)
Localized Streetlighting	($15,390)
	($205,213)
Incidental Expenses	
City Administration and Personnel	($90,067)
Materials, Supplies, Equipment, and Contingencies	($74,465)
County Collection Fees	($2,588)
	($167,119)
Total Expenses:	**($372,332)**
Reserve Collection:	($74,904)
Estimated Ending Fund Balance	**$71,414**
Assessment Rate	**$533.54/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$533.54 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$533.54 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	485	1.00

No. of EDUs	Revenue
485.00	$258,766.90

FY 2026-27 Assessments for 38.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 20 (Annexed FY 2006-07) Twelve Bridges (Village 12)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$48,652**
Projected Assessment Revenue	$13,487
City Contribution (Non-LLAD funds)	$2,790
	$16,277
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($1,729)
Parks (Community, Neighborhood, Regional) and Open Space	($6,122)
Localized Landscaping	$0
Localized Streetlighting	$0
	($7,851)
Incidental Expenses	
City Administration and Personnel	($3,446)
Materials, Supplies, Equipment, and Contingencies	($2,849)
County Collection Fees	($135)
	($6,430)
Total Expenses:	**($14,281)**
Reserve Collection:	$1,997
Estimated Ending Fund Balance	**$50,648**
Assessment Rate	**$354.93/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$354.93 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$354.93 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	38	1.00

No. of EDUs	Revenue
38.00	$13,487.34

FY 2026-27 Assessments for 462.35 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 21 (Annexed FY 2006-07) Twelve Bridges - Main Village Commercial	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$176,088**
Projected Assessment Revenue	$32,217
City Contribution (Non-LLAD funds)	$5,659
	$37,876
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($9,787)
Parks (Community, Neighborhood, Regional) and Open Space	($5,923)
Localized Landscaping	$0
Localized Streetlighting	($3,690)
	($19,399)
Incidental Expenses	
City Administration and Personnel	($8,514)
Materials, Supplies, Equipment, and Contingencies	($7,039)
County Collection Fees	($322)
	($15,875)
Total Expenses:	**($35,274)**
Reserve Collection:	$2,601
Estimated Ending Fund Balance	**$178,689**
Assessment Rate	**$69.68/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$751.71 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$69.68 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Commercial	66.050 acres	7.00

No. of EDUs	Revenue
462.35	$32,216.55

FY 2026-27 Assessments for 105.14 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 22 (Annexed FY 2006-07) Sterling Pointe (Parcel C)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$241,149**
Projected Assessment Revenue	$37,287
City Contribution (Non-LLAD funds)	$3,360
	$40,647
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($5,963)
Parks (Community, Neighborhood, Regional) and Open Space	($3,525)
Localized Landscaping	$0
Localized Streetlighting	$0
	($9,488)
Incidental Expenses	
City Administration and Personnel	($4,164)
Materials, Supplies, Equipment, and Contingencies	($3,443)
County Collection Fees	($373)
	($7,980)
Total Expenses:	**($17,468)**
Reserve Collection:	$23,179
Estimated Ending Fund Balance	**$264,328**
Assessment Rate	**$354.65/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$472.86 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$354.65 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Commercial	21.028 acres	5.00

No. of EDUs	Revenue
105.14	$37,287.38

FY 2026-27 Assessments for 180.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 24 (Annexed FY 2007-08) Lincoln Highlands	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$245,227**
Projected Assessment Revenue	$104,506
City Contribution (Non-LLAD funds)	$13,720
	$118,227
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($8,188)
Parks (Community, Neighborhood, Regional) and Open Space	($35,498)
Localized Landscaping	($9,388)
Localized Streetlighting	($3,510)
	($56,584)
Incidental Expenses	
City Administration and Personnel	($24,834)
Materials, Supplies, Equipment, and Contingencies	($20,532)
County Collection Fees	($1,045)
	($46,412)
Total Expenses:	**($102,996)**
Reserve Collection:	$15,231
Estimated Ending Fund Balance	**$260,458**
Assessment Rate	**$580.59/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$580.59 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$580.59 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	180	1.00

No. of EDUs	Revenue
180.00	$104,506.20

FY 2026-27 Assessments for 75.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 25 (Annexed FY 2007-08) Verderas (Village 23)	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$126,776**
Projected Assessment Revenue	$26,103
City Contribution (Non-LLAD funds)	$5,506
	$31,609
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($3,412)
Parks (Community, Neighborhood, Regional) and Open Space	($12,084)
Localized Landscaping	$0
Localized Streetlighting	$0
	($15,496)
Incidental Expenses	
City Administration and Personnel	($6,801)
Materials, Supplies, Equipment, and Contingencies	($5,623)
County Collection Fees	($261)
	($12,685)
Total Expenses:	**($28,181)**
Reserve Collection:	$3,428
Estimated Ending Fund Balance	**$130,204**
Assessment Rate	**$348.04/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$348.04 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$348.04 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	75	1.00

No. of EDUs	Revenue
75.00	$26,103.00

FY 2026-27 Assessments for 23.72 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 26 (Annexed FY 2009-10) Lincoln Gateway Commercial	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**($7,850)**
Projected Assessment Revenue	$13,174
City Contribution (Non-LLAD funds)	$1,633
	$14,807
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($2,423)
Parks (Community, Neighborhood, Regional) and Open Space	($1,432)
Localized Landscaping	($9,786)
Localized Streetlighting	$0
	($13,642)
Incidental Expenses	
City Administration and Personnel	($5,987)
Materials, Supplies, Equipment, and Contingencies	($4,950)
County Collection Fees	($132)
	($11,070)
Total Expenses:	**($24,712)**
Reserve Collection:	($9,905)
Estimated Ending Fund Balance	**($17,755)**
Assessment Rate	**$555.52/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$555.52 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$555.52 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Commercial	4.743	5.00

No. of EDUs	Revenue
23.72	$13,174.16

FY 2026-27 Assessments for 43.50 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 27 (Annexed FY 2009-10) Lincoln Square Commercial	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$127,013**
Projected Assessment Revenue	$6,593
City Contribution (Non-LLAD funds)	$406
	$6,998
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($605)
Parks (Community, Neighborhood, Regional) and Open Space	($358)
Localized Landscaping	($1,658)
Localized Streetlighting	($180)
	($2,801)
Incidental Expenses	
City Administration and Personnel	($1,229)
Materials, Supplies, Equipment, and Contingencies	($1,016)
County Collection Fees	($66)
	($2,312)
Total Expenses:	**($5,113)**
Reserve Collection:	$1,886
Estimated Ending Fund Balance	**$128,899**
Assessment Rate	**$151.55/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$606.21 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$151.55 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Commercial	8.70 acres	5.00
	No. of EDUs	**Revenue**
	43.50	$6,592.53

FY 2026-27 Assessments for 525.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 28 (Annexed FY 2010-11) Lincoln 270 Industrial	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$193,092**
Projected Assessment Revenue	$22,050
City Contribution (Non-LLAD funds)	$4,754
	$26,804
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($8,437)
Parks (Community, Neighborhood, Regional) and Open Space	($4,990)
Localized Landscaping	$0
Localized Streetlighting	$0
	($13,426)
Incidental Expenses	
City Administration and Personnel	($5,893)
Materials, Supplies, Equipment, and Contingencies	($4,872)
County Collection Fees	($221)
	($10,985)
Total Expenses:	**($24,411)**
Reserve Collection:	$2,393
Estimated Ending Fund Balance	**$195,485**
Assessment Rate	**$42.00/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$273.57 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$42.00 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Commercial (with Phase "E" developed)	139.20	5.00
	No. of EDUs	**Revenue**
Commercial (with Phase "E" developed)	696.00	$29,232.00
Subdivision	**No. of Units/Acres**	**EDU Rate**
Commercial (without Phase "E" developed)	105.00	5.00
	No. of EDUs	**Revenue**
Commercial (without Phase "E" developed)	525.00	$22,050.00

FY 2026-27 Assessments for 4.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 29 (Annexed FY 2010-11) Village Walk Town Houses	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$348**
Projected Assessment Revenue	$986
City Contribution (Non-LLAD funds)	$298
	$1,284
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($182)
Parks (Community, Neighborhood, Regional) and Open Space	($644)
Localized Landscaping	$0
Localized Streetlighting	($180)
	($1,006)
Incidental Expenses	
City Administration and Personnel	($442)
Materials, Supplies, Equipment, and Contingencies	($365)
County Collection Fees	($10)
	($817)
Total Expenses:	**($1,823)**
Reserve Collection:	($539)
Estimated Ending Fund Balance	**($190)**
Assessment Rate	**$246.41/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$246.41 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$246.41 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Residential Townhomes	4.00	1.00

No. of EDUs	Revenue
4.00	$985.64

FY 2026-27 Assessments for 115.80 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 30 (Annexed FY 2011-12) Venture Drive Business Condominiums	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$29,945**
Projected Assessment Revenue	$20,647
City Contribution (Non-LLAD funds)	$6,972
	$27,619
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($12,328)
Parks (Community, Neighborhood, Regional) and Open Space	($7,292)
Localized Landscaping	($737)
Localized Streetlighting	($180)
	($20,537)
Incidental Expenses	
City Administration and Personnel	($9,014)
Materials, Supplies, Equipment, and Contingencies	($7,452)
County Collection Fees	($206)
	($16,672)
Total Expenses:	**($37,209)**
Reserve Collection:	($9,590)
Estimated Ending Fund Balance	**$20,355**
Assessment Rate	**$178.30/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$178.30 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$178.30 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Business Condominium (12 units) APN 021-562-017	12.70	3.00
	No. of EDUs	**Revenue**
Business Condominium (12 units) APN 021-562-017	38.10	$6,793.23
	No. of Units/Acres	**EDU Rate**
Business Condominium (4 units) APN 021-564-002 through 005	25.90	3.00
	No. of EDUs	**Revenue**
Business Condominium (4 units) APN 021-564-002 through 005	77.70	$13,853.91

FY 2026-27 Assessments for 29.00 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 31 (Annexed FY 2014-15) Clover Meadows	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$51,730**
Projected Assessment Revenue	$13,341
City Contribution (Non-LLAD funds)	$2,129
	$15,470
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($1,319)
Parks (Community, Neighborhood, Regional) and Open Space	($4,672)
Localized Landscaping	$0
Localized Streetlighting	$0
	($5,992)
Incidental Expenses	
City Administration and Personnel	($2,630)
Materials, Supplies, Equipment, and Contingencies	($2,174)
County Collection Fees	($133)
	($4,937)
Total Expenses:	**($10,929)**
Reserve Collection:	$4,541
Estimated Ending Fund Balance	**$56,271**
Assessment Rate	**$460.02/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$460.02 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$460.02 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Single-Family Residential	29.00	1.00

No. of EDUs	Revenue
29.00	$13,340.58

FY 2026-27 Assessments for 25.43 EDUs

COST ESTIMATE FY 2026-27 Benefit Zone 32 (Annexed FY 2015-16) Lincoln Stake Center	
	Proposed FY 2026-27
Estimated Beginning Fund Balance	**$86,912**
Projected Assessment Revenue	$12,180
City Contribution (Non-LLAD funds)	$379
	$12,558
Estimated Operating Expenses	
Prorated Share of Arterial Roads (Landscape and Streetlighting)	($672)
Parks (Community, Neighborhood, Regional) and Open Space	($398)
Localized Landscaping	$0
Localized Streetlighting	$0
	($1,070)
Incidental Expenses	
City Administration and Personnel	($470)
Materials, Supplies, Equipment, and Contingencies	($388)
County Collection Fees	($122)
	($980)
Total Expenses:	**($2,050)**
Reserve Collection:	$10,509
Estimated Ending Fund Balance	**$97,421**
Assessment Rate	**$479.04/EDU**

Maximum FY 2026-27 Assesment Rate

Maximum assmt. rate per equivalent dwelling unit is **$638.72 per EDU**

FY 2026-27 Assessment Rates

Assessment Rate per equivalent dwelling unit is **$479.04 per EDU**

(County only accepts assessments in even pennies so the property tax bill payments can be split evenly in two)

Subdivision	No. of Units/Acres	EDU Rate
Institutional	5.09	5.00

No. of EDUs	Revenue
25.43	$12,179.59

APPENDIX B

ASSESSMENT ROLL
(on file with the City Clerk)

STAFF REPORT

Item Number 13.A

SUBJECT: Receive a Presentation and Hold the Public Hearing on the Draft 2026-2030 Consolidated Plan and Annual Action Plan. (Nita Wracker)

SUBMITTED BY: Sonja Dillree

DEPARTMENT: Finance

DATE: May 12, 2026

STAFF RECOMMENDATION:
Staff recommends Council conduct a public hearing to gather comments on the draft 2026-2030 Consolidated Plan.

BACKGROUND/INTRODUCTION:

In the Fall of 2023 the U.S. Department of Housing and Urban Development (HUD) notified the City that it had been award entitlement status for Community Development Block Grant (CDBG) Program funds. CDBG Entitlement funds are allocated through the Federal budget process on an annual basis. Allocated funds do not accumulate from year to year and entitled funds must be spent in accordance with an accepted Consolidated Plan / Action Plan developed through citizen participation.

The intent of this public hearing is to collect feedback on the draft 2026-30 Consolidated Plan and 2026 Annual Action Plan for the City of Lincoln before submitting the plans to the U.S. Department of Housing and Urban Development (HUD) on June 3, 2026.

FINDINGS/ANALYSIS:

The City has been allocated $272,325 in housing and community development funds from HUD in 2026. The 2026-30 Consolidated Plan articulates the priority needs and goals the City will undertake over the next five years while the 2026 Annual Action Plan proposes a one-year spending plan for the Community Development Block Grant (CDBG) program. A 30-day public comment period will be held from April 20th to May 20, 2026, to provide the public with the opportunity to review and comment on the draft 2026-30 Consolidated Plan and 2026 Annual Action Plan.

The Consolidated Plan is designed to help local jurisdictions assess affordable housing needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the Community Planning and Development (CPD) formula block grant programs, including the CDBG program.

ATTACHMENTS:
City of Lincoln Con Plan PowerPoint Public Hearing 2.pptx

City of Lincoln 2026-30 Consolidated Plan Draft.pdf

City of Lincoln, CA

2026-30 Consolidated Plan Public Hearing #2

TUESDAY, MAY 12, 2026

PRESENTED BY

Frankie Lewington, *Senior Associate*

ROOT POLICY RESEARCH

Denver, Colorado 80203
970.880.1415 x (104)
hello@rootpolicy.com

Consolidated Plan Overview

A planning document required by the U.S. Department of Housing and Urban Development (HUD) every 5 years as a condition of receiving housing and community development funding.

It uses a combination of data and community outreach to determine the top housing needs, community development concerns, and gaps in supportive services for low to moderate income households.

Consolidated Plan Overview

Project components:

- Housing needs assessment
- Housing market analysis
- Strategic Plan and Action Plan
- Community engagement

Community Engagement Overview

- Citizen Participation Plan (CPP)
- Open House Event in October 2025
- 15+ stakeholder organizations consulted serving Lincoln and Placer County
- 215 responses to the Housing and Community Development survey
- Two public hearings – one in October 2025 and one tonight

2026-30 Priority Needs

- Public infrastructure and improvements
- Affordable and accessible rental housing
- Housing rehabilitation
- Community services
- Economic development

Proposed 2026-30 Consolidated Plan Goals

- **Goal 1.** Support community and economic development revitalization
- **Goal 2.** Increase the availability and access to critical community services
- **Goal 3.** Program Administration

Program Year 2026 Allocation and Proposed Activities

CDBG $272,325

Activity/Program	PY26 Amount
McBean Park Accessibility Improvements	$217,860
Administration	$54,465
Total	**$272,325**

Public Hearing

Public Comment Period

Comments on the draft plan accepted through May 20, 2026

Who we are and how to reach us:

- Root Policy Research, hello@rootpolicy.com; 970-880-1415
- City of Lincoln publiccomments@lincolnca.gov

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2026-30 Consolidated Plan identifies the City of Lincoln's vision, priority needs, and goals for allocating federal housing and community development block grants provided by the U.S. Department of Housing and Urban Development (HUD) for program years (PY) 2026 through 2030. This plan also contains the one-year Action Plan for PY2026.

In order to receive housing and community development funding from HUD, the City of Lincoln is required to develop the Consolidated Plan, which serves as a tool for priority-setting and targeted investment planning to address housing and community development challenges in the community. The plan facilitates the City's coordinated effort to review and create strategies to develop affordable housing, address community development needs, and support service needs within the community. Over the next five years, the City will receive funding from the **Community Development Block Grant (CDBG)** program. The CDBG program provides federal funds to eligible activities, including but not limited to, grantee administration, housing rehabilitation, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, or public services.

The City anticipates receiving $1,361,625 of CDBG funding over the five-year period. For PY26, the City of Lincoln will receive $272,325 to address the priority needs and achieve the goals set out in the plan. Through the development of this plan, the City identified the following priority needs:

- **Affordable and accessible rental housing**, particularly for aging residents with fixed incomes. Increasing more affordable housing options in the community was identified as a significant need throughout the community engagement process. Additionally, while just over a third of rental households in Lincoln have household income of $50,000 or less, only 8% of current rental units are affordable to this population.
- **Housing rehabilitation of existing rental units**, particularly for households living in and around the downtown area of Lincoln. Of the Census tract that covers this area, approximately 63% of renter households live in units with at least one physical condition issue. Moreover, approximately 27% of households in this census tract live in poverty compared to approximately 8% of households citywide.
- **Community services** identified during the community engagement process as significantly needed within the city include, but are not limited to, access to basic needs (e.g., food, clothing), mental health services, affordable childcare, housing navigation and support services, and other supportive services for vulnerable populations (e.g., survivors of domestic violence).
- **Public infrastructure and improvements** identified during the community engagement process as significantly needed within the city include, but are not limited to, upgraded water, street, and road infrastructure, improvements to existing parks, sidewalk upgrades, and better lighting.
- **Economic development** opportunities for low- to moderate-income residents through, but not limited to, job skills training, enhanced workforce development opportunities, business and commercial revitalization efforts, financial literacy assistance, and small business support.

As such, the City's 2026-30 Consolidated Plan goals are:

- **Support community and economic development revitalization.** The City of Lincoln will look to support community and economic development revitalization efforts, including enhancing public infrastructure and expanding access to economic development opportunities for low- to moderate-income populations.
- **Increase the availability and access to critical community services.** The City of Lincoln will look to partner with local organizations that provide a variety of community services to low- to moderate-income and special needs populations.
- **CDBG Administration.** The City of Lincoln will utilize a proportion of its entitlement funding to administer the CDBG program.

Note: the City has other funding sources to address identified housing needs; as such, CDBG resources will be utilized for other eligible purposes.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The top housing and community development needs identified through data analysis and the community engagement process include:

Housing Needs:

- **Affordability**. Increasing rent coupled with higher costs for utilities and basic needs has created an unsustainable situation for lower income residents in Lincoln, particularly for older residents on a fixed income (e.g., living on Social Security) and families with children. This challenge was mentioned across stakeholder interviews and has contributed to overcrowding (e.g., "doubling up") and other indicators that put individuals and families at risk of homelessness. For both renter and owner households, cost burden and severe cost burden continue to be the most common housing problems.

- **Quality and accessible housing**. Stakeholder interview participants identified a high need for rehabilitation of renter-occupied units, particularly for low-income renters, and modification needs for older adults and people with disabilities. Stakeholders also emphasized the need for more accessible housing options throughout the city. Although much of Lincoln's housing stock is new, housing in central Lincoln tends to be older with more repair needs. The financial impact of cost burden and severe cost burden can prevent low-income homeowners from completing repairs.

- **Overcrowding.** Overcrowding is defined by HUD as more than one person per bedroom. Stakeholders indicated that it is becoming increasingly common for lower income residents to double up with extended family, roommates, or other friends in order to afford housing.

- **Public housing and housing choice voucher holders.** The Placer County Housing Authority administers vouchers to 79 households in Lincoln. Stakeholders reported that case management was key in providing stability for residents using vouchers. Budget constraints on PCHA have resulted in a halt in leasing and the authority has had to scale back the number of vouchers utilized across the county.

- **Homelessness.** The Homeless Resource Council of the Sierras conducted Point-in-Time (PIT) count in January 2025. Within Placer County, 711 people were experiencing homelessness. Fifty-nine percent 418 people) were unsheltered (i.e. slept outside or in a location not suitable for human habitation) and 41% (293 people) were sheltered. Lincoln's Homeless Pilot Program resulted in increased collaboration between non-profits, faith-based organizations, and the city and has resulted in the purchase of two trailers for individuals experiencing homelessness. These trailers come with wrap-around services like housing navigation and support finding stable employment.

- **Non-homeless special needs.** Special populations in this section include older adult households, frail elderly, persons with disabilities, large households, single parent households, survivors of domestic violence, and persons with addictions or a mental illness. As outlined by stakeholders, the non-homeless special needs populations in Lincoln have a wide range of service needs, including housing affordable on a fixed income, assistance with home repairs and accessibility improvements, transportation to health care appointments, and workforce assistance.

Non-Housing Community Development needs:

- **Public improvements.** Lincoln is working to improve trail networks, public safety buildings, and the McBean Pool. Specific improvements identified during the community engagement process include, but are not limited to, upgraded water, street, and road infrastructure, improvements to existing parks, sidewalk upgrades, and better lighting.

- **Public services**. Stakeholders identified a variety of needed public services, including but not limited to, rent and utility assistance, better access to basic needs (e.g., food, clothing), mental health services, affordable childcare, housing navigation and support services, and other supportive services for vulnerable populations (e.g., survivors of domestic violence).

- **Economic development** opportunities for low- to moderate-income residents through, but not limited to, job skills training, enhanced workforce development opportunities, business and commercial revitalization efforts, financial literacy assistance, and small business support.

3. Evaluation of past performance

N/A; this is the City of Lincoln's first Consolidated Plan.

4. Summary of citizen participation process and consultation process

Below is a summary of the citizen participation and consultation processes implemented by the City of Lincoln for the development of the 2026-30 Consolidated Plan:

- The City of Lincoln posted its initial Citizen Participation Plan from October 10th, 2025, through November 14th, 2025, to provide the community with an opportunity to provide feedback on the Plan and how the City proposed to engage the community through the development of the plan. The public comment period ran beyond the 15-day public comment period requirement in order to provide more time for the community to provide input. No comments were received on the City's Citizen Participation Plan.

- The first public hearing was held on Tuesday, October 28th, 2025, at the Lincoln City Council meeting to provide an overview of the Consolidated Plan, the plan development process, and provide an opportunity for the public to share their experience and insight on housing and service challenges and needs in the community. Four members of the public provided comments at the public hearing.

- An Open House Event was held on Wednesday, October 29th, 2025, from 3-7pm at the Lincoln Public Library to inform the public about the Consolidated Plan development process and collect feedback on housing, community development, public service, and economic development needs and challenges in the community. Eight members of the public participated and provided feedback at the event.

- Representatives from 15+ organizations that serve Lincoln and the broader county participated in stakeholder focus groups and interviews throughout the development of the plan. Organizations represented a variety of interests, including but not limited to, affordable housing development, social services, economic development, and services targeted at specific populations (e.g., people living with disabilities, survivors of domestic violence). Organizations representing all of the required consultation categories were invited to participate in these conversations.

- A Housing and Community Development stakeholder survey was administered to collect feedback on housing, community development, and economic development needs and challenges facing the Lincoln community. The survey received 215 responses.

- A 30-day draft public comment period will be held from April 20th through May 20th, 2026, to provide the public the opportunity to review and comment on the draft Consolidated Plan. A public hearing will be held on Tuesday, May 12th, 2026, to provide another opportunity for the public to provide feedback.

5. Summary of public comments

Two public hearings were held during the development of this plan:

The first public hearing was held on **Tuesday, October 28th, 2025**, at the Lincoln City Council meeting to provide an overview of the Consolidated Plan, the plan development process, and provide an opportunity for the public to share their experience and insight on housing and service challenges and needs in the community. Four members of the public provided comments at the public hearing.

The second public hearing will be held on **Tuesday, May 12, 2026**, at the Lincoln City Council meeting to provide an opportunity for the public to comment and provide feedback on the draft Consolidated Plan. The public hearing will be held during the 30-day comment period, which will run from April 20th through May 20th, 2026. A summary of the comments provided during the public comment period, including the public hearing, will be included in the final Consolidated Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City of Lincoln accepted all public comments at the first public hearing. The City will update this section following the second public hearing and 30-day comment period.

7. Summary

During the five-year Consolidated Planning period, the City of Lincoln expects to receive $1,361,625 in Community Development Block Grant (CDBG) funding.

Priority needs identified that will be addressed over the five-year period include:

- **Affordable and accessible rental housing**, particularly for aging residents with fixed incomes. Increasing more affordable housing options in the community was identified as a significant need throughout the community engagement process. Additionally, while just over a third of rental households in Lincoln have household income of $50,000 or less, only 8% of current rental units are affordable to this population.
- **Housing rehabilitation of existing rental units**, particularly for households living in and around the downtown area of Lincoln. Of the Census tract that covers this area, approximately 63% of renter households live in units with at least one physical condition issue. Moreover, approximately 27% of households in this census tract live in poverty compared to approximately 8% of households citywide.
- **Community services** identified during the community engagement process as significantly needed within the city include, but are not limited to, access to basic needs (e.g., food, clothing), mental health services, affordable childcare, housing navigation and support services, and other supportive services for vulnerable populations (e.g., survivors of domestic violence).
- **Public infrastructure and improvements** identified during the community engagement process as significantly needed within the city include, but are not limited to, upgraded water, street, and road infrastructure, improvements to existing parks, sidewalk upgrades, and better lighting.
- **Economic development** opportunities for low- to moderate-income residents through, but not limited to, job skills training, enhanced workforce development opportunities, business and commercial revitalization efforts, financial literacy assistance, and small business support.

As such, the City's 2026-2030 Consolidated Plan goals are:

- **Support community and economic development revitalization.** The City of Lincoln will look to support community and economic development revitalization efforts, including enhancing public infrastructure and expanding access to economic development opportunities for low- to moderate-income populations.
- **Increase the availability and access to critical community services.** The City of Lincoln will look to partner with local organizations that provide a variety of community services to low- to moderate-income and special needs populations.
- **CDBG Administration.** The City of Lincoln will utilize a proportion of its entitlement funding to administer the CDBG program.

Note: the City has other funding sources to address identified housing needs; as such, CDBG resources will be utilized for other eligible purposes.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LINCOLN	FINANCE DEPARTMENT

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Sonja Dillree
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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

As part of the Consolidated Plan development process, federal regulations (24 CFR 91.200(b), 91.215(i)) include the requirement that a jurisdiction consult extensively with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community development issues. The following section describes the efforts made by the City of Lincoln to engage with the community-at-large and organizations that serve populations that will primarily benefit from CDBG resources.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

In order to enhance coordination and form effective relationships between public and assisted housing providers and private and governmental health, mental health, and service agencies, the City of Lincoln reached out to a variety of nonprofits, social service providers, and other governmental agencies and organizations to provide input on the development of the Consolidated Plan and how best to serve low- to moderate income, special needs, and other vulnerable populations. A list of the organizations that were consulted with for this plan can be found in Table 2 below.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Homeless Resource Council of the Sierras, the Continuum of Care organization for Placer and Nevada Counties, works "to develop, coordinate, and support projects, services, and resources that will enhance partners' ability to prevent and end homelessness in Nevada and Placer Counties." The City of Lincoln, in close coordination with their public safety department, also currently administers a program connecting people experiencing homelessness with temporary housing and services. Where opportunities arise, the City will look to coordinate efforts with the CoC to best address the needs of people experiencing homelessness, as well as those at risk of experiencing homelessness, in the community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Lincoln does not receive or administer ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of Lincoln Economic Development Committee	Other government—local Advisory committee	Needs Assessment Market Analysis Strategic Plan	On Wednesday, December 10th, 2025, Economic Development Committee members provided input on housing and economic development needs of low- to moderate-income populations in the Lincoln community.
Stand Up Placer	Services—Victims of Domestic Violence; Services—Victims Child Welfare Agency	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	Two representatives from Stand Up Placer provided information on the housing, community development, and service needs of survivors of domestic violence in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, Homelessness Strategy, and development of the Strategic Plan.
Placer County Continuum of Care	Continuum of Care Services—Homeless	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	A representative from the Placer County Continuum of Care provided information on the housing and service needs of residents experiencing homelessness in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, Homelessness Strategy, and development of the Strategic Plan.
Lincoln CA Cares	Services—Homeless	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	Five representatives from the Lincoln CA Cares Board provided information on the housing and service needs of residents experiencing homelessness in Lincoln. This feedback helped inform the Needs Assessment, Market Analysis, Homelessness Strategy, and development of the Strategic Plan.
Placer Community Foundation	Civic Leaders	Needs Assessment Market Analysis Strategic Plan	A representative from the Placer Community Foundation provided information on the housing, community development, public service, and economic development needs of low- to moderate-income populations in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, and development of the Strategic Plan.
EAH Housing	Housing	Needs Assessment Market Analysis Strategic Plan	A representative from EAH Housing provided information on the challenges of developing affordable housing, as well as potential solutions to address those challenges, in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, and development of the Strategic Plan.

Orozco & Associates Consulting/ Sacramento Environmental Justice Coalition	Other—Advocacy organization for vulnerable populations	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	A representative from Orozco & Associates Consulting and the Sacramento Environmental Justice Coalition provided information on the housing, community development, public service, and economic development needs of low- to moderate-income populations in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, Homelessness Strategy, and development of the Strategic Plan
City of Lincoln	Services—Narrowing the Digital Divide Agency – Management of Public Land or Water Resources	Market Analysis Strategic Plan	Information related to the City's Broadband Master Plan and City's Water Shortage Contingency Plan helped inform the Market Analysis and Strategic Plan sections of the Plan.
Latino Leadership Council	Services – Health Services – Education Services – Children	Needs Assessment Market Analysis Strategic Plan	Information from the Latino Leadership Council helped inform the housing and service needs of the population their organization represents. This feedback helped inform the Needs Assessment, Market Analysis, and development of the Strategic Plan.
Placer County Housing Authority	Public Housing Authority Services—Housing	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	Two representatives from the Placer County Housing Authority provided feedback on the housing and service needs of low- to moderate-income populations in Lincoln and Placer County. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.
Placer County Flood Control District	Agency—Managing Flood Prone Areas	Market Analysis Strategic Plan	Information related to the City's Broadband Master Plan and Water Shortage Contingency Plan were incorporated into the Market Analysis section of the Plan.
Placer County Office of Emergency Services	Agency—Emergency Management	Market Analysis Strategic Plan	Information from Placer County Office of Emergency Services was incorporated to understand hazards risks in Lincoln, Placer County, and the broader region. This input contributed to the Market Analysis and the development of the Strategic Plan.
Placer County Transportation Planning Agency	Planning organization	Needs Assessment Strategic Plan	Information from the Placer County Transportation Planning Agency was incorporated into the Needs Assessment and Strategic Plan sections of the Consolidated Plan.
Placer Independent Resource Services	Services—Persons with Disabilities	Needs Assessment Market Analysis Strategic Plan	Information from Placer Independent Resource Services helped inform the housing and service needs of people living with disabilities in Lincoln and throughout Placer County. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.

Downtown Lincoln Association	Business Leaders	Needs Assessment Market Analysis Strategic Plan	On Thursday, January 8th, 2026, 25+ members of the Downtown Lincoln Association provided input on community and economic development needs in the Lincoln community. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.
Valley Vision	Regional organization Services—Employment	Needs Assessment Market Analysis Strategic Plan	A representative from Valley Vision provided information on the housing and workforce development needs of Lincoln, Placer County, and the broader California Capital region, including the workforce needs of low- to moderate-income populations. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.
Placer County Health & Human Services	Health Agency Services—Health Services—Elderly Publicly Funded Institution/System of Care	Needs Assessment Market Analysis Homelessness Strategy Strategic Plan	A representative from Placer County Health & Human Services, Adult System of Care Division provided information on the housing and service needs of low- to moderate income and special needs populations in Lincoln. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.
United Way California Capital Region	Services—Children Services—Education	Needs Assessment Market Analysis Strategic Plan	A representative from United Way California Capital Region provided information on the housing and service needs of low- to moderate-income populations in Lincoln, Placer County, and the broader California Capital region. This feedback helped inform the Needs Assessment, Market Analysis, and the development of the Strategic Plan.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

Organizations representing every required consultation category were provided with the opportunity to offer feedback on the development of the Consolidated Plan; however, not all organizations that were invited responded to requests to participate and provide feedback. For organizations that did not

respond to consultation requests, existing plans and other information available on these organization's websites were included in the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Placer Community Foundation 10-Year Affordable Housing Strategic Plan	Placer Community Foundation	The goals of the Affordable Housing Strategic Plan align with the Consolidated Plan goal of increasing and preserving affordable housing.
City of Lincoln Capital Improvement Projects	City of Lincoln	The goals of the City's Capital Improvement Projects list aligns with the Consolidated Plan goal of supporting community and economic development revitalization.
City of Lincoln Economic Development 2024-2029 Action Plan	City of Lincoln	The goals of the City's Economic Development Action Plan align with the Consolidated Plan goal of supporting community and economic development revitalization.
Lincoln's 2023-2025 Strategic Plan	City of Lincoln	The goals of the City's Strategic Plan align with all of the City's Consolidated Plan goals.
2021 City of Lincoln Housing Element	City of Lincoln	The goals of the City's Housing Element align with the Consolidated Plan goal of increasing and preserving affordable housing.
Broadband Master Plan	City of Lincoln	The goals of the Broadband Master Plan align with the Consolidated Plan goal of supporting community and economic development revitalization.
Placer County Local Hazard Mitigation Plan 2021 Update	Placer County Office of Emergency Services	The goals of the Hazard Mitigation Plan align with the Consolidated Plan goal of supporting community and economic development revitalization.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any

adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Lincoln engaged with several public entities to help inform the development of the Consolidated Plan. In addition to consultations with City staff, including representatives of the Lincoln CA Cares non-profit organization, the City engaged with representatives from the Placer County Housing Authority, Placer County Continuum of Care, and Placer County Health & Human Services. Additionally, the City also engaged with affordable housing developers, nonprofit service organizations, and other community, business, and civic organizations. The City will continue coordinating with identified public entities and organizations to implement the Consolidated Plan over the next five years.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Below is a summary of the citizen participation and consultation processes implemented by the City of Lincoln for the development of the 2026-30 Consolidated Plan:

- The City of Lincoln posted its initial Citizen Participation Plan from October 10th, 2025, through November 14th, 2025, to provide the community with an opportunity to provide feedback on the Plan and how the City proposed to engage the community through the development of the plan. The public comment period ran beyond the 15-day public comment period requirement in order to provide more time for the community to provide input. No comments were received on the City's Citizen Participation Plan.

- The first public hearing was held on Tuesday, October 28th, 2025, at the Lincoln City Council meeting to provide an overview of the Consolidated Plan, the plan development process, and provide an opportunity for the public to share their experience and insight on housing and service challenges and needs in the community. The public hearing was promoted through the City of Lincoln website and the Lincoln News Messenger. Four members of the public provided comments at the public hearing.

- An Open House Event was held on Wednesday, October 29th, 2025, from 3-7pm at the Lincoln Public Library to inform the public about the Consolidated Plan development process and collect feedback on housing, community development, public service, and economic development needs and challenges in the community. Eight members of the public participated and provided feedback at the event.

- Representatives from 15+ organizations that serve Lincoln and the broader county participated in stakeholder focus groups and interviews throughout the development of the plan. Organizations represented a variety of interests, including but not limited to, affordable housing development, social services, economic development, and services targeted at specific populations (e.g., people living with disabilities, survivors of domestic violence). Organizations representing all of the required consultation categories were invited to participate in these conversations.

- A Housing and Community Development stakeholder survey was administered to collect feedback on housing, community development, and economic development needs and challenges facing the Lincoln community. The survey received 215 responses.

- A 30-day draft public comment period will be held from April 20th through May 20th, 2026, to provide the public the opportunity to review and comment on the draft Consolidated Plan. A public hearing will be held on Tuesday, May 12th, 2026, to provide another opportunity for the public to provide feedback. This section will be updated following the conclusion of the 30-day comment period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad	Four (4) members of the public participated in the public hearing on Tuesday, October 28, 2025.	Significant need for more affordable housing and transitional housing in Lincoln; Public service support for survivors of domestic violence;	All comments were accepted.	n/a
2	Public Hearing	Non-targeted/broad	A public hearing will be held on Tuesday, May 12, 2026.	TBD	TBD	n/a
3	Open house event	Non-targeted/broad	Eight (8) members of the public participated in the Open House event on Wednesday, October 29, 2025.	A summary of comments received is available in the Community Engagement Appendix	n/a	n/a
4	Focus groups and interviews	Organizations representing HUD-required consultation categories	Representatives from 15+ organizations serving Lincoln and Placer County	A summary of comments received is available in the Community Engagement Appendix	n/a	n/a
5	Housing and Community Development survey	Non-targeted/broad	215 survey responses	A summary of comments received is available in the Community Engagement Appendix	n/a	n/a

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section of the Consolidated Plan examines housing, community, and economic development needs of low- to moderate-income residents in Lincoln.

In addition to feedback collected during the community engagement process for this Plan, this section utilizes 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, as well as other data sources where noted, to show which types of households have disproportionate housing needs compared to others. The CHAS data throughout this section refers to "HAMFI," or HUD Area Median Family Income, to determine income categories. HAMFI is calculated by HUD and based on a household of four. The HAMFI for Lincoln, which is included in the Sacramento-Roseville-Arden-Arcade, CA metro area, was $120,800 in 2025. The HUD-provided data shown in the tables throughout this section show cost burden and other housing problems by income category. For the purposes of this plan, the definitions below are used consistently throughout the Needs Assessment (NA) and Market Analysis (MA) sections of this plan.

HUD Income Categories

- 0-30% AMI = Extremely low-income
- 30-50% AMI = Very low-income
- 50-80% AMI = Low-income
- 80-100% AMI = Moderate income

As required by HUD, the assessment is based on an analysis of "disproportionate needs" based on HUD's housing problems tables and informed by resident input and stakeholder consultation.

The top housing and community development needs identified through data analysis and the community engagement process include:

Housing Needs:

- **Affordability**. Increasing rent coupled with higher costs for utilities and basic needs has created an unsustainable situation for lower income residents in Lincoln, particularly for older residents on a fixed income such as Social Security and families with children. This challenge was mentioned across stakeholder interviews and has contributed to overcrowding, doubling up, and other indicators that put individuals and families at risk of homelessness. For both renter and owner households, cost burden and severe cost burden continue to be the most common housing problems.

- **Quality housing**. Stakeholder interview participants identified a high need for rehabilitation of renter-occupied units, particularly for low-income renters, and modification needs for older adults and people with disabilities. Although much of Lincoln's housing stock is new, housing in central

Lincoln tends to be older with more repair needs. The financial impact of cost burden and severe cost burden can prevent low-income homeowners from completing repairs.

- **Overcrowding.** Overcrowding is defined by HUD as more than one person per bedroom. Stakeholders indicated that it is becoming increasingly common for lower income residents to double up with extended family, roommates, or other friends in order to afford housing.

- **Public housing and housing choice voucher holders.** The Placer County Housing Authority administers vouchers to 79 households in Lincoln. Stakeholders reported that case management was key in providing stability for residents using vouchers. Budget constraints on PCHA have resulted in a halt in leasing and the authority has had to scale back the number of vouchers utilized across the county.

- **Homelessness.** The Homeless Resource Council of the Sierras conducted Point-in-Time (PIT) count in January 2025. Within Placer County, 711 people were experiencing homelessness. Fifty-nine percent (418 people) were unsheltered (i.e. slept outside or in a location not suitable for human habitation) and 41% (293 people) were sheltered. Lincoln's Homeless Pilot Program resulted in increased collaboration between non-profits, faith-based organizations, and the city and has resulted in the purchase of two trailers for individuals experiencing homelessness. These trailers come with wrap-around services like housing navigation and support finding stable employment.

- **Non-homeless special needs.** Special populations in this section include older adult households, frail elderly, persons with disabilities, large households, single parent households, survivors of domestic violence, and persons with addictions or a mental illness. As outlined by stakeholders, the non-homeless special needs populations in Lincoln have a wide range of service needs, including housing affordable on a fixed income, assistance with home repairs and accessibility improvements, transportation to health care appointments, and workforce assistance.

Non-Housing Community Development needs:

- **Public improvements.** The City of Lincoln is working to improve trail networks, public safety buildings, and the McBean Pool. Lincoln's 2023-2025 Strategic Plan also includes a goal to conduct an analysis of current and future library service and facility needs through community engagement. Stakeholders also suggested improvements to existing utility delivery models.

- **Public services**. Stakeholders identified rent and utility assistance, mental health services, and employment-related services as top public service needs.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In 2023, Lincoln had an estimated population of 51,629. The city's population has increased by approximately 8,800 residents since 2010, an increase of 21%. Over the same time period, the number of households increased by approximately 3,000, an 18% increase since 2010. Meanwhile, median household income increased by 47% from $73,375 in 2010 to $108,108 in 2023.

Based on CHAS data from the United States Department of Housing and Urban Development (HUD), the most common housing problems in Lincoln are cost burden and severe cost burden. A household is considered cost burdened if it spends more than 30% of its income on housing costs and severely cost-burdened if it spends more than 50%. In Lincoln, approximately 500 renter households with income below 100% AMI (24% of all renter households at this income level) and 1,710 homeowners with income below 100% AMI (29% of all homeowners at this income level) experience cost burden.

Furthermore, in Lincoln, approximately 800 renter households with income below 100% AMI (38% of all renter households at this income level) and 1,485 homeowners with income below 100% AMI (25% of all homeowners at this income level) experience severe cost burden.

Affordability was the top housing concern for stakeholders interviewed for this plan, particularly for low-income renters and older adults with fixed incomes. Affordable housing supply, particularly larger multifamily complexes with one-bedroom units, was described as minimal. New housing stock is typically single-family homes that are not affordable to low- to moderate-income residents or are too large for older adults.

Demographics	Base Year: 2010	Most Recent Year: 2023	% Change
Population	42,819	51,629	20.6%
Households	16,479	19,481	18.2%
Median Income	$73,375	$108,108	47.3%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010 Census (Base Year), 2019-2023 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,865	1,470	2,580	2,165	10,325
Small Family Households	480	110	680	680	4,820
Large Family Households	70	115	230	295	930
Household contains at least one person 62-74 years of age	440	365	845	550	2,965
Household contains at least one person age 75 or older	630	805	785	710	1,565

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger	110	110	369	410	1,519

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	20	25	45	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	40	15	10	65	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	15	50	20	130	15	10	0	15	40
Housing cost burden greater than 50% of income (and none of the above problems)	460	205	135	0	800	700	295	340	150	1,485
Housing cost burden greater than 30% of income (and none of the above problems)	50	100	200	150	500	250	235	635	590	1,710

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	20	0	0	0	20	225	0	0	0	225

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	505	255	220	55	1,035	715	305	355	165	1,540
Having none of four housing problems	155	275	330	330	1,090	495	635	1,675	1,615	4,420
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	290	69	160	519	175	4	280	459
Large Related	25	95	115	235	44	10	60	114
Elderly	55	85	114	254	705	495	575	1,775
Other	190	65	14	269	40	25	85	150

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	560	314	403	1,277	964	534	1,000	2,498

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	65	65	175	0	0	175
Large Related	0	0	30	30	40	10	10	60
Elderly	55	85	60	200	455	260	250	965
Other	0	165	25	190	40	0	0	40
Total need by income	55	250	180	485	710	270	260	1,240

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	45	55	65	20	185	10	10	15	15	50
Multiple, unrelated family households	0	0	0	10	10	4	0	0	0	4
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	45	55	65	30	195	14	10	15	15	54

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to 2023 ACS data, there are an estimated 19,481 households in Lincoln—4,422 of which are single-person households (23%). Of the 4,422 single-person households, 316 (7% of single-person households) are estimated to have housing needs. Over the next five years, the number of single-person households with at least one housing need is projected to slightly increase to 337 households.

Of single-person households in Lincoln, 16% are made up of elderly residents, who may require additional health care services and accessibility improvements in their home as they age. The financial challenges that often accompany aging can increase the need for housing assistance. A 2024 report conducted by the Joint Center for Housing Studies at Harvard University found that, "only 14% of adults age 75 and older who live alone can afford a daily home health aide visit after paying for housing and other living costs, and just 13% can afford an assisted living facility in their area."[1]

The report also found that for residents over the age of 75 in the Sacramento-Roseville-Folsom area, 84% cannot afford assisted living care ($69,000) or daily home care ($48,000), respectively.

Stakeholders shared that there is a lack of studios or one-bedroom apartments for single people currently available in Lincoln—housing types that would greatly benefit older adults, residents living with a disability, and those in search of permanent housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Residents with disabilities. In 2023, 14% of the population in Lincoln is estimated to be living with a disability. In general, people living with disabilities are often overrepresented among the population experiencing poverty. CHAS data from 2016-2020 indicate 1,775 out of the 5,230 households (34%) that include a member living with a disability in Lincoln reported having one or more housing problems (e.g. cost burden, overcrowding, substandard housing). If current population growth trends continue, the number of households that include a member living with a disability will increase to 1,893 over the next five years.

Stakeholders specified that people living with disabilities, especially those with fixed income, may have trouble affording application fees or passing credit checks when applying for apartments. Stakeholders

[1] https://www.jchs.harvard.edu/blog/older-adults-moderate-income-cannot-afford-dual-burden-housing-and-care

also highlighted a shortage of accessible, smaller apartments with services, particularly for older adults living with disabilities.

Survivors of domestic violence. The most recent national incidence rates indicate that 41% of women and 26% of men aged 18 or older have experienced contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime. The annual incidence rates of intimate partner violence are 5% for women and 3% for men.

Based on these rates of intimate partner violence (IPV), an estimated 1,454 Lincoln residents aged 18 or older have experienced some type of domestic violence, dating violence, sexual assault and/or stalking by an intimate partner in the previous year. National statistics show that 13% of women and 5% of men experiencing intimate partner violence need housing services. In Lincoln, these statistics suggest that 154 survivors of intimate partner violence, or 11% of all survivors, require housing services each year.

Based on open data from the California Department of Justice, domestic violence-related calls for assistance have consistently been trending upwards in Lincoln, from 49 calls in 2015 to 93 calls in 2024. All calls in 2024 reported domestic violence-related calls involved some sort of weapon.

One stakeholder whose organization serves survivors of domestic violence in Placer County shared that, “Lincoln really struggles with this population.” They added that roughly 10% of the clients they help annually are from Lincoln. This stakeholder also noted that, “domestic violence is one of the biggest reasons that women with children become homeless.” The services needed by survivors vary, but generally, all need health care and counseling immediately following the event. Many victims need continued mental health support to assist with the traumatic stress disorder related to the event(s). Victims may also require assistance with substance abuse, which is common among IPV victims. Affordable housing is also critical: The National Alliance to End Homelessness argues that a “strong investment in housing is crucial [to survivors of domestic violence] …so that the person is able to leave the shelter system as quickly as possible without returning to the abuse.” They cite several studies on homelessness that show a correlation between domestic violence and homelessness.

However, stakeholders shared that current resources for this population are stretched—from law enforcement to emergency shelter. Within Placer County, the only emergency shelter for survivors of domestic violence, which has 13 beds and a maximum occupancy of 40 people, is “constantly full.” The organization the stakeholder works for received 78 calls from Lincoln police about domestic violence in the last fiscal year and have gotten “more calls than we normally do” from Lincoln residents at the beginning of this year.

What are the most common housing problems?

According to the CHAS (Comprehensive Housing Affordability Strategy) data above, the most common housing problems occur for renters with income of less than 30% AMI, primarily cost burden. While 8% of renter households with income less than 30% AMI experience cost burden, 70% experience severe cost burden (spending more than 50% of income on housing costs). Finding affordable market-rate rentals in the city is challenging for this population.

Owners with income of less than 30% AMI also face this problem most frequently—21% experience cost burden while 58% experience severe cost burden. For owners with income less than or at 100% AMI, cost burden is the most common housing problem, reflective of the region's high home prices.

The Livability Poll, an annual poll conducted by Sacramento State that includes Placer County, found that 68% of residents identified the cost of housing as a top concern. As one stakeholder shared, "people insist that Lincoln has a lot of affordable housing… they don't. Many communities have been co-living because of the cost in Lincoln and Placer County. Rent is competing with food, transportation, and other household needs." Stakeholders also shared that economic growth and escalating housing costs in the Bay Area have impacted the Sacramento region and Placer County. The influx of people from the Bay Area looking for more affordable housing has put stress on the existing housing market.

Are any populations/household types more affected than others by these problems?

Yes—77% of renter households with income at or less than 30% AMI have one or more severe housing problems while 59% of homeowners also experience one or more severe housing problems.

Stakeholders identified older adults on fixed income and/or with mobility issues, families with children, people with mental illness, and people with untreated substance abuse disorders as populations that are more affected than others by affordability concerns. A stakeholder who provides affordable housing in the region reported that seniors on fixed income struggle to enter housing due to application and credit check fees and cannot find apartments that are studio to one bedroom, on the first level, and accessible. Stakeholders who work with families with children observe it is difficult for them to find high density housing at an affordable rate. There is also limited emergency shelter space for families escaping domestic violence. The emergency shelter in Placer County can house up to 40 people and is consistently full. This population faces mental health issues and may need other supportive services to help them establish financial security, employment training, and childcare.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households that spend 50% or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes. As discussed, 460 extremely low-income renter households (with income less than 30% AMI) and 700 extremely low-income owner households experience severe cost burden. Data also shows that 57% of large households (five or more individuals) face severe cost burden—the highest rate of any household type. Formerly homeless individuals and families often need supplemental services to keep stably housed, including career development or job placement services, childcare assistance, and food assistance.

Stakeholders highlighted the experience of families with children, formerly homeless families, and individuals receiving rapid re-housing assistance. One advocate for survivors of domestic violence highlighted that domestic violence is one of the main causes of homelessness for women and children.

This population is in need of emergency shelter, housing navigation, and supportive services for mental health, job training and/or resume development assistance, and childcare resources to establish financial independence. Stakeholders who work with individuals who have recently experienced homelessness and have been rehoused said that finding employment and adequate transportation to accommodate job schedules is a large barrier to keeping housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

As noted, households spending 50% or more of their income on housing are considered at risk of homelessness. Indicators of at-risk population(s) include being precariously housed (e.g., couch-surfing, living in hotel/motel), unable to pay utilities, unable to pay property taxes, being in the process of eviction or foreclosure, and being unable to find a place to rent due to criminal history or previous evictions.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The following characteristics are associated with an increased risk of homelessness: prior history of eviction or foreclosure, being precariously housed, difficulty paying utilities or property taxes, bad credit history, criminal history, mental illness, medical problems, prior episodes of homelessness, domestic assault, and extremely low-income.

In addition, rising housing costs in Lincoln means a larger proportion of low- and moderate-income households are paying more than half of their income on housing. Additionally, rising costs for food, transportation, healthcare, and utilities further reduces an individual's disposable income and ability to save. Households without savings are more vulnerable to homelessness, particularly if their income is suddenly reduced for any reason (e.g., job loss, cut in work hours, or government benefits), or if they encounter an unexpected expense (e.g., medical emergency, major car repair).

As previously identified, stakeholders working with families observed domestic violence as a direct link to homelessness for women and children, as well as substance abuse issues and mental illness. Older adults with fixed income are at an increased risk of homelessness if they experience an increase in housing costs that outpaces their income.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

This section assesses the need of any group that has disproportionately greater need in comparison to the needs of that category of need as a whole. HUD defines housing problems as:

- Lack of complete kitchen facilities.
- Lack of complete plumbing facilities.
- Overcrowded households with more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.
- Households with cost burdens of more than 30 percent of income.

Introduction

Consolidated Plan regulations that were in place when this plan was developed defined *disproportionately greater need* as existing when the members of a racial or ethnic group at a particular income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 72% of low-income Hispanic households have a housing problem. In this case, low- income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,520	350	0
White	885	235	0
Black / African American	20	0	0
Asian	60	10	0
American Indian, Alaska Native	0	4	0
Pacific Islander	4	0	0
Hispanic	405	95	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	900	570	0
White	660	475	0
Black / African American	4	0	0
Asian	45	50	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	190	50	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,415	1,165	0
White	1,120	925	0
Black / African American	0	20	0
Asian	105	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	175	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	960	1,205	0
White	670	875	0
Black / African American	25	44	0
Asian	99	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	235	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

0-30% AMI. All groups have high rates of housing problems at this income level—81% of households with income less than 30% AMI report at least one housing problem. One hundred percent of Black/ African American households (n = 20) and Pacific Islander households (n = 4) in this income category report housing problems, although this result should be interpreted with caution given the small number of households. White households (n = 1,120) have the lowest rate of reported housing problems at 79%.

30-50% AMI. Similar to the 0 to 30% of AMI income level, all households in this income group have relatively high rates of housing need with 61% reporting at least one need. Black/ African American households (n = 4) and American Indian/ Alaska Native households (n = 4) experience disproportionately higher rates of housing need (100%) compared to non-Hispanic white households (58%). Note again that the small sample size means results for American Indian/ Alaska Native and Black/ African American housing need should be interpreted with caution. Asian households (n = 95) and White households (n = 1,135) have the lowest rates of housing problems (47% and 58%, respectively).

50-80% AMI. At this income level, 55% of households in the city overall have at least one of the four housing problems. Asian households (n = 135) experience disproportionately higher rates of housing need (78%) compared to White households (55%).

80-100% AMI. For households earning 80 to 100% of AMI in the city, 44% have one or more of the four housing problems. Asian households (n = 144) are the only population who have disproportionate need at 69% compared to both White households (43%) and the jurisdiction (44%).

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Lincoln households that have severe housing needs. Needs are defined as one or more of the following housing problems:

- Housing lacks complete kitchen facilities
- Housing lacks complete plumbing facilities
- Household has more than 1.5 persons per room
- Household cost burden exceeds 50 percent.

Income classifications are as follows: 0%-30% AMI is considered extremely low-income, 31%-50% AMI is low-income, 51%-80% AMI is moderate-income, and 81%-100% is middle-income.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,220	650	0
White	765	355	0
Black / African American	20	0	0
Asian	45	25	0
American Indian, Alaska Native	0	4	0
Pacific Islander	4	0	0
Hispanic	235	265	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	560	910	0
White	395	740	0
Black / African American	4	0	0
Asian	40	50	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	120	120	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	575	2,005	0
White	445	1,600	0
Black / African American	0	20	0
Asian	70	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	40	275	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	220	1,945	0
White	165	1,380	0
Black / African American	0	70	0
Asian	0	145	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	320	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

0-30% AMI. All groups have relatively high rates of severe housing problems at this income level—nearly two-thirds (65%) of households report at least one severe housing problem. Black/African American households have disproportionately high needs (100%) compared to both non-Hispanic white households (68%) and the city as a whole (65%). Again, this result should be interpreted with caution given the small number of households.

30-50% AMI. Half (50%) of Hispanic households (n = 240) report at least one severe housing need, experiencing disproportionately high housing needs compared to non-Hispanic White households (35%) and the jurisdiction as a whole (38%).

50-80% AMI. At this income level, 52% of Asian households (n = 135) have disproportionately high need compared to both White households (22%) and the city as whole (22%).

80-100% AMI. Ten percent of all groups have severe housing problems at this income bracket, but no single group experiences a disproportionately high rate of need relative to the city as a whole. Hispanic households at this income level report a slightly higher rate at 14%.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction:

This section provides data on households experiencing disproportionate levels of housing cost burden. Housing cost burden occurs when households pay more than 30% of their gross household income toward housing costs, which includes utilities. Severe housing cost burden occurs when housing costs are 50 percent or more of gross household income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,405	3,335	2,420	250
White	9,935	2,215	1,715	199
Black / African American	150	50	25	0
Asian	595	244	170	0
American Indian, Alaska Native	14	0	4	0
Pacific Islander	10	0	4	0
Hispanic	1,475	675	335	55

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

Overall, 32% of households in Lincoln experience cost burden. By race/ethnicity, Asian and Hispanic households had the highest rates of cost burden overall, both at 41%, followed by Black households at 33%. Additionally, 13% of households in the city experience severe cost burden. Pacific Islanders (n = 14) and American Indian/Alaska Native households (n = 18) had the highest rates of severe cost burden at 29% and 22%, respectively. Note that given the small sample size of these groups that rates should be interpreted with caution.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The HUD data discussed above in Sections NA-15, NA-20, and NA-25 indicate that disproportionately high needs exist for the following households:

- Households with income less than 30% AMI have the highest rates of housing problems, severe housing problems, and cost burden across race and ethnicity;
- Black households with income between 0-30% AMI have disproportionately high rates of housing problems compared to non-Hispanic white households of the same income group and the city as a whole.
- At the 50% to 80% AMI level and the 80% to 100% AMI level, Asian households experience disproportionately higher rates of housing need compared to White households;
- Black households with income less than 30% AMI report severe housing problems at disproportionately higher rates (100%) compared to non-Hispanic White households (68%) and the city as a whole (65%) within the same income bracket;
- Hispanic households with income between 30% and 50% AMI report severe housing problems at disproportionately higher rates (50%) compared to the city as a whole (38%) within the same income bracket;
- Over half (52%) of Asian households with income between 50% and 80% AMI report severe housing problems—a disproportionately higher rate than White households (22%) and the city as a whole (22%) within the same income bracket.
- Asian and Hispanic households have the highest rates of cost burden overall, both at 41%, followed by Black households at 33%.

If they have needs not identified above, what are those needs?

The needs identified above focus on the HUD-defined categories of housing problems: cost burden, overcrowding (more than 1 person per room), lacking complete kitchen facilities, and lacking complete plumbing facilities. Additional needs identified by stakeholders may be live-in or in-home care for older adults and/or residents with disabilities and financial assistance for home repairs or modifications. One stakeholder also noted the need for more rehabilitation for apartment complexes.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Central Lincoln is the most diverse area of the city. In Census Tract 214.03 (west of G Street, south of Nicolaus Road and 9th Street, and east of Joiner Parkway), 41% of residents are Hispanic while 32% of the population in Census Tract 214.01 (east of G Street, south of Ashwood Way and Silver Spur Circle, east of Liberty Lane, and north of Gateway Drive) is Hispanic. Additionally, 11% of the population in Tract 214.01 are Asian.

NA-35 Public Housing – 91.205(b)

Introduction

This section discusses subsidized housing programs in Lincoln, including public housing and voucher programs. Residents of Lincoln are served by the Placer County Housing Authority (PCHA). PCHA administers the Housing Choice Voucher program, Family Unification Program (designated housing support for families with an imminent placement of children in out of home care), and supports the HUD Veterans Affairs Supportive Housing (HUD-VASH) program. PCHA only has one project-based voucher property— a 79-unit apartment and townhome development in Auburn. Two vendors were selected in 2023 for two Project-Based projects. According to HUD's Picture of Subsidized Housing, PCHA currently has 417 HCVs. The waiting list for Housing Choice Vouchers is currently closed, except for applicants referred through the Family Unification Program for families with children in imminent placement in out-of-home care due to lack of housing and youth exiting foster care.

PCHA's Mission, according to their 2025 Administrative Plan, is to "provide safe, decent, sanitary, and affordable housing conditions for very low-income families and manage resources efficiently. PCHA strives to promote personal, economic, and social upward mobility, and provide families the opportunity to make the transition from subsidized to non-subsidized housing."

Based on data from PCHA, as of January 2026, 79 households in Lincoln utilize some type of voucher:

- Family Unification Program (FUP): 2 households
- Housing Choice Voucher (HCV): 55 households
- Mainstream Vouchers: 3 households
- Port-in HCV's that we administer for another PHA: 11 households
- VASH Veteran vouchers: 8 households

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	79	0	66	8	2	3

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	N/A	N/A	N/A	26,333	0	25,161	44,050	11,640
Average length of stay	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Average Household size	N/A	N/A	N/A	2.8	0	2.8	3.5	3.5
# Homeless at admission	N/A	N/A	N/A	13	0	4	7	0
# of Elderly Program Participants (>62)	N/A	N/A	N/A	28	0	24	2	0
# of Disabled Families	N/A	N/A	N/A	53	0	44	6	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of DV victims	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	N/A	N/A	N/A	52	0	45	3	2	2
Black/African American	N/A	N/A	N/A	14	0	12	2	0	0
Asian	N/A	N/A	N/A	2	0	2	0	0	0
American Indian/Alaska Native	N/A	N/A	N/A	3	0	2	0	0	1
Pacific Islander	N/A	N/A	N/A	1	0	0	1	0	0
Other	N/A	N/A	N/A	6	0	4	2	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	N/A	N/A	N/A	12	0	10	1	1	0
Not Hispanic	N/A	N/A	N/A	66	0	55	7	1	3
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination based on a disability in programs and activities conducted by HUD, or that receive financial assistance from HUD. According to PCHA's 2025 Administrative Plan, PCHA follows all applicable federal and state laws to ensure fair and consistent treatment of clients served and complies with housing quality and accessibility standards. Placer County Housing Authority does not have any public housing units.

The greatest needs for those populations who would benefit from accessible units are the availability of affordable housing units that are accessible. The Placer County Housing Authority provides reasonable accommodations to residents to better meet their housing needs, including providing physical accommodations/modifications to units, reasonable accommodations for the application process, and providing two-bedroom units to accommodate a live-in caretaker. Stakeholders who serve this population described a need throughout the county for the availability of more fully accessible units and smaller-sized (e.g., studios and 1 BD) units, specifically to accommodate older residents and residents living with disabilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate need of low-income residents and/or those utilizing housing choice vouchers is available short-term assistance in order to remain housed in case of an unexpected challenge (e.g., loss of employment, medical emergency, car repair). Housing instability follows more readily for groups who do not have a job with high enough wages to save for unexpected expenses after housing and general living costs. In addition to short-term assistance, stakeholders emphasized the necessity for comprehensive wrap-around services that extend both before and after individuals and families secure stable housing. These services could include job training, educational support, mental health services, and financial literacy programs, all of which are crucial in ensuring that these populations can maintain their stability and successfully reintegrate into the community.

A stakeholder observed that many people with project-based vouchers are within the adult system of care and receiving case management services. This means they receive mental health support, employment assistance, and housing stabilization services. Those with HUD-VASH vouchers also receive case management through the VA. The stakeholder said that people without case management struggle to navigate housing application processes and don't always understand their lease obligations. Those who administer vouchers have had success finding places for families with four to five bedrooms and have developed relationships with complexes with affordable one- to- two-bedroom units, although an increased supply of smaller units for seniors is still needed.

How do these needs compare to the housing needs of the population at large

For Housing Choice voucher holders, the greatest needs include securing a unit with a voucher. Finding a quality unit that is within the voucher amount is very challenging, particularly in a tight rental market where landlords can easily find residents without vouchers. An additional challenge is the "benefits cliff" in the program—voucher holders are worried that if they earn too much, they will lose their housing subsidies, which disincentivizes finding work with higher wages.

Currently, the Placer County Housing Authority can administer 456 total vouchers; however, only 254 vouchers are being utilized due to budget constraints. Additionally, budget constraints have also forced PCHA stakeholders to temporarily stop leasing units. As of January 2026, there are approximately 120 applicants on the waiting list who have been referred for housing assistance.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section provides an overview of the demographics and service needs of people experiencing homelessness in Lincoln. Lincoln and Placer County are part of the Homeless Resource Council of the Sierras, the Continuum of Care program that coordinates data, policy, and shelter efforts in the region.

The Homeless Resource Council of the Sierras conducted Point-in-Time (PIT) count in January 2025. No city-specific data was reported. Within Placer County, 711 people were identified as experiencing homelessness. Approximately 59% (418 people) were unsheltered (i.e. slept outside or in a location not suitable for human habitation) and 41% (293 people) were sheltered. People experiencing unsheltered homelessness was up 14% from 366 people in the 2024 PIT count. Over half (54%) of people experiencing homelessness were residents of Placer County at time of homelessness, 16% were from a neighboring county, 8% were from another California county, and 5% were from out of state.

According to the Placer Community Foundation 10-Year Affordable Housing Strategic Plan, in 2022, there were only 481 beds available in the interim and permanent housing supply for persons experiencing homelessness in the County. There are no homeless shelter beds in Lincoln. Poverty data suggest that there are 3,972 people living in poverty in the city of Lincoln, with an estimated 950 residents over 65 years old living in poverty. These residents are at increased risk of homelessness. Without additional beds, this population may be displaced from Lincoln or experience unsheltered homelessness.

The City of Lincoln's 2023-2025 Strategic Plan outlined a goal to address homelessness in the city. In response, the City Manager and City Attorney worked with local non-profits and faith-based organizations to create a Homeless Pilot Program. One outcome of the Pilot Program was the purchase of two trailers that are stationed at the Grace Lutheran Church. Homeless individuals in these campers receive wrap-around services with a requirement that occupants actively look to further education and employment. The program helps individuals pursue these goals. So far, two people in the program have moved to a more permanent housing solution. This program is closely coordinated with the Lincoln Police Department's Problem-Oriented Policing Program. The City also continues to collaborate with Placer County to address homelessness.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	26	5	-	-	-	-
Persons in Households with Only Children	38	16	-	-	-	-
Persons in Households with Only Adults	255	402	-	-	-	-
Chronically Homeless Individuals	97	199	-	-	-	-
Chronically Homeless Families (Households)	-	-	-	-	-	-
Veterans	11	30	-	-	-	-
Unaccompanied Child	38	16	-	-	-	-
Persons with HIV	-	-	-	-	-	-

Source: Homeless Resource Council of the Sierras, Placer County 2025 PIT

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

A common misconception of the Point-in-Time (PIT) Homeless Count is that it provides a total yearly estimate of all of the individuals experiencing homelessness within the community--for example, approximating the total number of individuals who fall into homelessness or access shelters across the span of the year. As the name implies, however, the Point-in-Time count provides only a snapshot of one night of homelessness in the community. During the course of an entire year different individuals can enter, exit, and/or return to a state of homelessness in the community. Moreover, results from the PIT Count generally represent an undercount of the true number of people experiencing homelessness.

Chronic homelessness: The 2025 PIT Count for Placer County identified 296 chronically homeless people—42% of all people experiencing homelessness, which is an increase of 13% since the previous year's PIT count. The majority of unsheltered residents who are chronically homeless are also unsheltered (67%) compared with all homeless residents identified during the county (59%). Compared to 2024, more

chronically homeless individuals are unsheltered (120 in 2024 and 199 in 2025). The most common location for those sleeping outside was outdoors or in a tent (68%) and in a vehicle (26%).

Families with children: Approximately 31 families with children were identified as experiencing homelessness during the 2025 PIT Count; a slight decrease from 2024 when 36 families were counted. Of the 31 families, 26 (or 84% of families experiencing homelessness) were sheltered and five (or 16% of families experiencing homelessness) were unsheltered.

While data on homelessness is only available at the county level, and the Point in Time count for Lincoln specifically is limited, data from Western Placer Unified School District on enrollment of unhoused/precariously housed students can provide insight into the extent of homelessness in Lincoln. Based on California Department of Education data, there were 297 precariously housed students in Lincoln during the 2024-2025 school year. Almost a third of these students attend the two elementary schools serving downtown Lincoln. This area has a higher population of households living in poverty and Hispanic residents compared to the city overall.

Veterans: Forty-one (41) veterans were identified experiencing homelessness in Placer County during the 2025 Point-in-Time (PIT) Count. Nearly three quarters of veterans (73%) identified experiencing homelessness were unsheltered. The number of veterans experiencing homelessness has dropped slightly from 45 in 2024.

Unaccompanied youth and young adults: Unaccompanied youth are those under 18 with no guardian and young adults are ages 18 to 24 without a guardian. Fifty-four (54) unaccompanied youth and young adults were identified experiencing homelessness in Placer County during the 2025 PIT Count—70% were sheltered and 30% were unsheltered. Youth transitioning from foster care are particularly vulnerable to homelessness—14% of those experiencing homelessness in Placer County reported that they had previously been in the foster care system.

Other populations in the 2025 PIT Count: Additionally, 51% of those included in the 2025 PIT count reported having a mental health disorder and 36% reported a substance use disorder. Eleven percent of respondents reported a history of domestic violence. Over half (52%) reported experiencing at least one disabling condition.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	222	259
Black or African American	29	15
Asian	5	8
American Indian or Alaska Native	3	10
Native Hawaiian or Other Pacific Islander	2	4
Multiple Races	28	18
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Non-Hispanic/Non-Latino	289	217
Hispanic/Latino	47	53

Source: HUD 2024 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations, Placer County

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with children. The 31 families identified as experiencing homelessness during the 2025 PIT Count consisted of 84 members, representing approximately 12% of all persons experiencing homelessness in the county. As noted above, this is likely an undercount of the true number of families with children in need of housing assistance.

According to the PIT report, 16% of householders with children were unsheltered, or about five families. Most resources for families with children are in Auburn and Roseville. Stand Up Placer is a domestic violence shelter in Roseville that provides shelter and advocacy for families that are homeless due to domestic violence. CalWorks Housing Support Program and Temporary Homeless Assistance can assist CalWorks families with hotel vouchers and housing subsidies. The Family Emergency Housing program refers families to the Home Start Shelter in Roseville. This shelter has five individual units.

Stakeholders reported that case management and housing navigation services “make a real difference” in addressing needs of families. Those with assistance are more confident filling out applications, signing leases, and finding resources to remain stably housed.

Veterans. As noted above, 41 veterans were identified as experiencing homelessness in Placer County during the 2025 PIT Count, the majority of whom were unsheltered. Resources for homeless veterans are also mostly located in Auburn, Roseville, and Sacramento. Nations Finest in Sacramento supports homeless veterans in finding employment, housing, and healthcare resources. Victory Village in Auburn provides services to veterans and families, including life skills, housing navigation, education, and physical wellness support.

PCHA leases to about 65 HUD-VASH recipients who receive support through referral. However, stakeholders indicated that there is greater demand for vouchers than what is currently available. Stakeholders also appreciated the case management services that HUD-VASH recipients receive from the VA to find and maintain stable housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In Placer County, approximately 17% of people experiencing homelessness identified their ethnicity as Hispanic. By race, nearly eight in ten individuals identified during the 2025 PIT Count reported their race as White (79%), followed by multiple races (8%), Black (7%), Asian (2%), American Indian or Alaska Native (2%), and Native Hawaiian or Other Pacific Islander (1%).

When the racial/ethnic composition of people experiencing homelessness is compared to the proportion of the total population of Placer County by race/ethnicity, it reveals:

- Hispanic individuals experiencing homelessness (17%) are slightly overrepresented compared to the proportion they make up in the county (15%);
- Black individuals experiencing homelessness (7%) are significantly overrepresented compared to their proportion of the county population (2%); and
- American Indian and Alaska Native individuals are also overrepresented in the county's population experiencing homelessness (2%) compared to their proportion of the overall county population (0.2%).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As described above, of the 711 individuals identified as experiencing homelessness in Placer County during the 2025 PIT Count, 418 (59%) of those residents were unsheltered. Unsheltered homelessness increased by 52 individuals since the 2024 PIT Count. Of those who were unsheltered, 68% lived outdoors or in tents, 26% were in a vehicle, 4% in a hotel or motel, and 2% were in an abandoned building. Local stakeholders have reported a significant decline in homelessness within Lincoln, primarily unsheltered homelessness. The City works closely with the Lincoln Police Department's Problem-Oriented Policing Program to connect residents experiencing homelessness with resources and services.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section provides an overview of the housing and supportive service needs of people from a variety of groups who are vulnerable to experiencing homelessness in Lincoln, including older adult households, frail elderly, persons with disabilities, large households, single parent households, survivors of domestic violence, and persons with addictions or a mental illness. The estimates of need rely on a wide range of data sources and are supported by stakeholder and resident engagement findings.

Describe the characteristics of special needs populations in your community:

Populations with the most significant needs in Lincoln include:

- ***Households made up of older adults.*** There are 15,587 residents 62 years or older in Lincoln, accounting for 30% of Lincoln's population. Based on the poverty rate of older adults in Lincoln, it's estimated that 1,056 older adults have some type of housing need in the city. This group may encounter barriers to finding affordable and accessible housing options while living on a fixed income.
- ***Frail elderly.*** Frail elderly adults include older adults who require assistance with three or more activities of daily living, such as bathing, walking, and performing light housework. There are an estimated 919 frail elderly residents living in Lincoln, 62 of whom are estimated to have housing and/or service needs. This group typically requires enhanced accessibility features and in-home care.
- ***Disability.*** There are 5,230 households that include a member living with a disability in Lincoln. According to 2021 CHAS data, 34% of households with a disability have at least one housing problem in Lincoln. Applying this percentage to the number of households with a disability, an estimated 1,775 households with a disability have a housing need.
- ***Large families (with 5 or more people).*** There are approximately 1,473 large family households in Lincoln. Based on the poverty rate for large households, an estimated 7% of large households, or 97 large households, in Lincoln have some type of housing problem. While the most common housing need experienced by large families is cost burden, this household type is more susceptible to overcrowding.
- ***Single parents with children.*** There are about 1,355 single parent families with children in Lincoln. The poverty rate for these households is 25%—much higher than the city-wide family poverty rate of 10%. As such, an estimated 336 single parent households with children living in poverty have housing and/or service needs and may need unique support given the challenges they face.
- ***Survivors of domestic violence.*** According to national estimates from the National Intimate Partner and Sexual Violence Survey (NISVS), 4.5% of women and 2.8% of men experience stalking, physical violence, and/or contact sexual violence by an intimate partner each year. Applying these national rates to Lincoln, an estimated 1,454 residents experience IPV. Of those, around 11% (154 people) have housing or service needs based off national survey rates. A 2023

California Violence Experiences Survey found that those experiencing "…financial distress in the past year—particularly eviction and food or housing insecurity—were associated with 2x to 8x greater risk for physical violence, sexual violence, and intimate partner violence (IPV)."[2]

- ***Limited English proficient households.*** About 290 households in Lincoln have limited English proficiency (LEP), meaning no one over the age of five speaks English "very well." Asian and Pacific Islander languages are the most commonly spoken languages by these households in Lincoln. These households may have trouble accessing resources and/or housing-related documents in their native language. It is estimated that 38 LEP households have housing and/or service needs in Lincoln.
- ***At risk of homelessness.*** Households spending 50% or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are heavily impacted by even minor shifts in rents, property taxes, and/or incomes. There are 1,865 households in Lincoln with income less than 30% AMI who face severe cost burden at the highest rate of any income group (70%). This group is therefore particularly vulnerable to homelessness.
- ***Persons with addiction or mental illness.*** According to the 2023 National Survey on Drug Use and Health from the U.S. Department of Health and Human Services, 9.9% of those 18 and older have a drug use disorder and 10.9% have an alcohol use disorder. The 2021 National Survey on Drug Use and Health reports that 7.6% of these individuals need treatment. Applying these estimates to Lincoln, an estimated 2,694 residents over 18 have a substance abuse disorder and 2,435 (90%) are in need of treatment.
- ***Persons with HIV/AIDS.*** There are an estimated 48 individuals living with HIV/AIDs in Lincoln based on the prevalence rate in Placer County (112.5 per 100,000 individuals). The Sierra Foothills AIDS Foundation provides case management, benefits counseling, emergency financial assistance, and referrals for further services for individuals living with HIV/AIDS.

What are the housing and supportive service needs of these populations and how are these needs determined?

The non-homeless special needs populations in Lincoln have a wide range of service needs. In general, the populations identified above all need:

- More affordable housing options—both rental and for-sale;
- Rental and utility assistance;
- Assistance with home repairs and accessibility improvements;
- Supportive services;
- Housing navigation services; and
- Workforce development and employment opportunities.

Other specific housing and supportive needs include:

[2] Spring 2023 Survey California Violence Experiences Survey (CalVEX), page 30, https://geh.ucsd.edu/cal-vex

- Accessible housing options (elderly, frail elderly, and persons living with disabilities);
- Transitional housing or more shelter capacity specifically for survivors of domestic violence (survivors of domestic violence);
- Affordable childcare options (Large families and single parents with children);
- Transportation to health care appointments and other basic needs (elderly, frail elderly, and persons living with disabilities).

The housing and service needs were identified through stakeholders who serve these populations and resident engagement.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Based on the California HIV Surveillance Report, the annual number of new HIV diagnoses and the rate of HIV infection declined slightly from 2019 through 2023 in Placer County. The number of new diagnoses declined by 0.1% percentage points—from 13 in 2019 to 8 in 2023, and the rate of new diagnoses per 100,000 population declined from 3.3 to 2.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Lincoln does not receive HOME funds.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Lincoln is working to improve trail networks, public safety buildings, and the McBean Pool. The City of Lincoln Capital Improvement Projects include:

- Trail improvements between Hawks Landing, Sorrento, and Lincoln High School;
- Remodeling of police department;
- Parking lot improvements at McBean Park, the Art Building, and police department; and
- Improvements to McBean Pool

Additionally, in the years since the previous planning period, construction for a new wastewater facility has begun to expand its current capacity. Construction began in 2022 in west Lincoln, according to Lincoln's 2021-2029 Housing Element.

Lincoln's 2023-2025 Strategic Plan also includes a goal to conduct an analysis of current and future library service and facility needs through community engagement.

One stakeholder suggested that Lincoln implement a publicly-owned utility model, similar to the one used by the City of Roseville. They shared Roseville's website that states, "*Having all utility infrastructure – water, wastewater, recycled water, waste services (trash and recycling) and electricity – under one integrated utility service for Roseville customers allows your utilities to be more innovative and cost efficient because we can manage each utility service in-house and find synergies to promote innovation, sustainability and reliability."* According to Lincoln's 2023 to 2025 Strategic Plan, city staff will contract a feasibility study on the municipalization of electrical power.

Stakeholders who work with homeless populations and families fleeing domestic violence also desired more emergency shelter facilities. The only domestic violence shelter is almost always full and families are frequently referred to sources outside of Placer County. Similarly, people experiencing homelessness are often referred to resources in Sacramento and must leave their community.

How were these needs determined?

Lincoln's Capital Improvement Projects are determined by city departments and approved by City Council annually. Community engagement findings, including from stakeholders, focus groups, and the community survey, also informed this section.

Describe the jurisdiction's need for Public Improvements:

In 2024, Measure B was put to a vote to increase sales tax by half a cent in Roseville, Rocklin, and Lincoln. Funds were to go to transportation projects like widening Highway 65 and funding road repairs. Measure B ultimately failed, but the need to relieve the 80/65 Interchange bottleneck and widening of Highway 65 still needed to be addressed. In 2025, Placer County Transportation Planning Agency received $22.48 million from the U.S. Department of Transportation's BUILD Discretionary Grant Program to add additional lanes. Construction is projected to start in the Fall of 2026 and be completed in December 2028. Beyond road improvements, transportation is another public improvement need. As

outlined in Lincoln's most recent Housing Element, the city will ensure that transit infrastructure is included in new roadways as new developments are built. The lack of public transportation in Lincoln was identified as a barrier to employment by stakeholders who work with people experiencing homelessness. For example, two people who receive services work at Target take the bus to work but have to ride their bike home for a long stretch because their shift ends after buses stop running at night. Lack of transportation also prevents families from receiving food boxes, getting to medical appointments, and accessing other needed resources. Another stakeholder plainly said that transportation infrastructure needs to catch up with growth in the region.

Beyond transportation infrastructure, improvements to Lincoln's downtown area are needed. Lincoln's 2023-2025 Strategic Plan outlines goals to update Lincoln's historic downtown area with a $400,000 grant from the Sacramento Area Council of Governments. Nearly a third (32%) of Housing and Community Development survey respondents identified sidewalks, streetlights, and other neighborhood improvements as needed public improvements throughout the city. One stakeholder shared that, "there are large areas in older neighborhoods without any sidewalks. New parks don't have restrooms which is difficult for those with young children."

How were these needs determined?

Along with the City's Housing Element and the City's 2023 to 2025 Strategic Plan, community engagement findings, including from stakeholders, focus groups, and the community survey, also informed this section.

Describe the jurisdiction's need for Public Services:

Stakeholders consistently identified housing stability-related public services as a significant need in the City of Lincoln. Utility and rental assistance were the most frequently cited priorities. One stakeholder shared that just over 9,300 residents in Lincoln were enrolled in Medi-Cal, an indicator that coincides with poverty and inability to pay for housing, medical care, food, and other necessities on current income. Service providers reported increasing instances of overcrowding and households doubling up due to the lack of affordable housing, indicating growing risk of homelessness and housing instability for these households. While programs such as St. Vincent de Paul provide rental, utility, and food assistance, assistance is limited to once per year and capped at $800, which is usually insufficient to address arrears at current rent levels.

Stakeholders also noted gaps in access to essential services and geographic barriers that require residents to travel outside Lincoln to Roseville, Auburn, and Sacramento for groceries, healthcare, childcare, and financial assistance. There is a strong need for expanded eviction prevention services, flexible financial assistance for security deposits and first month's rent, and direct cash assistance to help households stabilize before entering crisis.

Mental health services were also identified as a critical unmet need, particularly for those experiencing chronic mental health challenges who do not meet eligibility thresholds for high-acuity county-level services. Stakeholders advocated for earlier intervention, trauma-formed support, and community-based services that bridge the gap between basic assistance and intensive treatment.

Employment-related public services were identified as another key area of need. Many individuals experiencing housing instability face barriers to employment, including lack of transportation, limited access to local jobs, and challenges obtaining or maintaining driver's licenses. Existing transit options do

not adequately support shift work or late-night hours, further constraining employment opportunities, Stakeholders highlighted the importance of local employment partnerships, job readiness programs, and supportive services that connect residents to nearby employers.

Fair housing services were also identified as a needed service, particularly for those with limited English proficiency, who reportedly face repeated application fees, inconsistent waitlist practices, and barriers in the rental application process. Expanded fair housing education, counseling, and application assistance were identified as necessary public services to preserve access to housing opportunities in Lincoln.

How were these needs determined?

Community engagement findings, including from stakeholders, focus groups, and the community survey, also informed this section.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides an overview of affordability trends and gaps in the rental and for-sale market in Lincoln.

Rental Market

Between 2010 to 2023, Lincoln's median rent grew by 48%—from $1,402 to $2,081. During the same period, median renter income increased by 66%. According to the HUD data tables in the Needs Assessment (NA) section, 500 low- to moderate-income renter households (24% of all low- to moderate-income renters) experience cost burden and 800 low- to moderate-income renter households (38% of all low- to moderate-income renters) experience severe cost burden. Among low- to moderate-income homeowners, 29% are cost burdened and 25% are severely cost burdened.

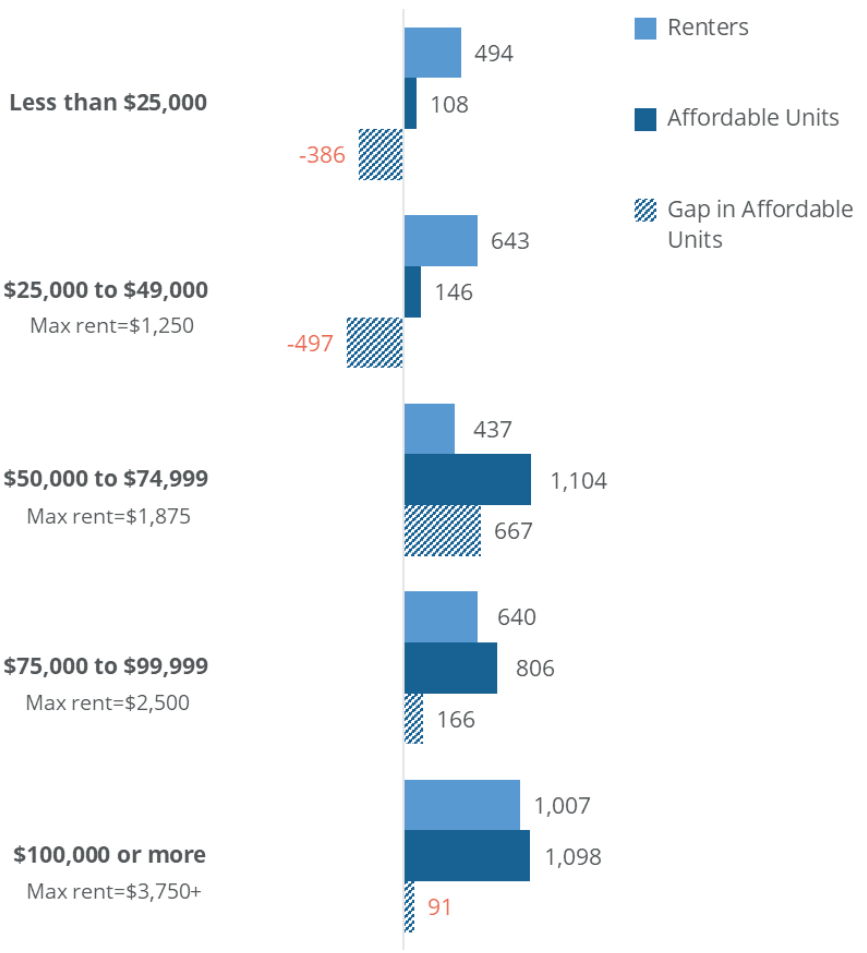
The current availability of housing units does not meet the needs of the population in Lincoln, particularly for extremely and very low-income renters.

The gaps analysis conducted for the city showed that 35% of renters (1,137 households) living in the city earned less than $50,000 per year. These renters need units that cost less than $1,250 per month to avoid being cost burdened. Just 8% of rental units (254 units) in the area rent for less than $1,250 per month. This leaves a "gap," or shortage, of 883 units for these extremely low-income households. The narrowing surplus in units for households with incomes over $100,000 shows that these renters may likely be paying less than 30% of their income for housing costs, as there are no other rental options that match their income. These renters may be on the cusp of homeownership but cannot quite afford a home due to rising home values and interest rates.

In sum, the rental market in Lincoln largely serves renters earning over $50,000 per year—more than 90% of rental units are priced within that group's affordability range. The market fails to adequately serve the 35% of renters earning less than $50,000 per year—even when accounting for the impact of subsidized housing programs.

Over time, lack of affordability has resulted in a decrease of renters with household income less than $50,000 in Lincoln. In 2010, there were 1,563 renters with income less than $50,000 a year. In 2023, there were 1,137 renters in this income bracket—a 27% decrease. Comparatively, renter households with incomes of more than $100,000 increased by 84% from 546 in 2019 to 1,007 in 2023.

Figure 1. Gaps in Renters and Affordable Units, Lincoln, 2023



Source:
2023 5-year ACS and Root Policy Research.

The renter populations with the greatest housing needs in Lincoln are diverse, including seniors living on fixed incomes, large, low-income families, and others living in publicly supported housing. Many renters with the highest housing needs include special needs populations, those at risk of homelessness or those formerly homeless, persons with disabilities, victims of domestic violence, and residents experiencing mental health and substance abuse challenges. These populations are impacted by the lack of affordable housing units available in Lincoln and are disproportionately experiencing cost burden.

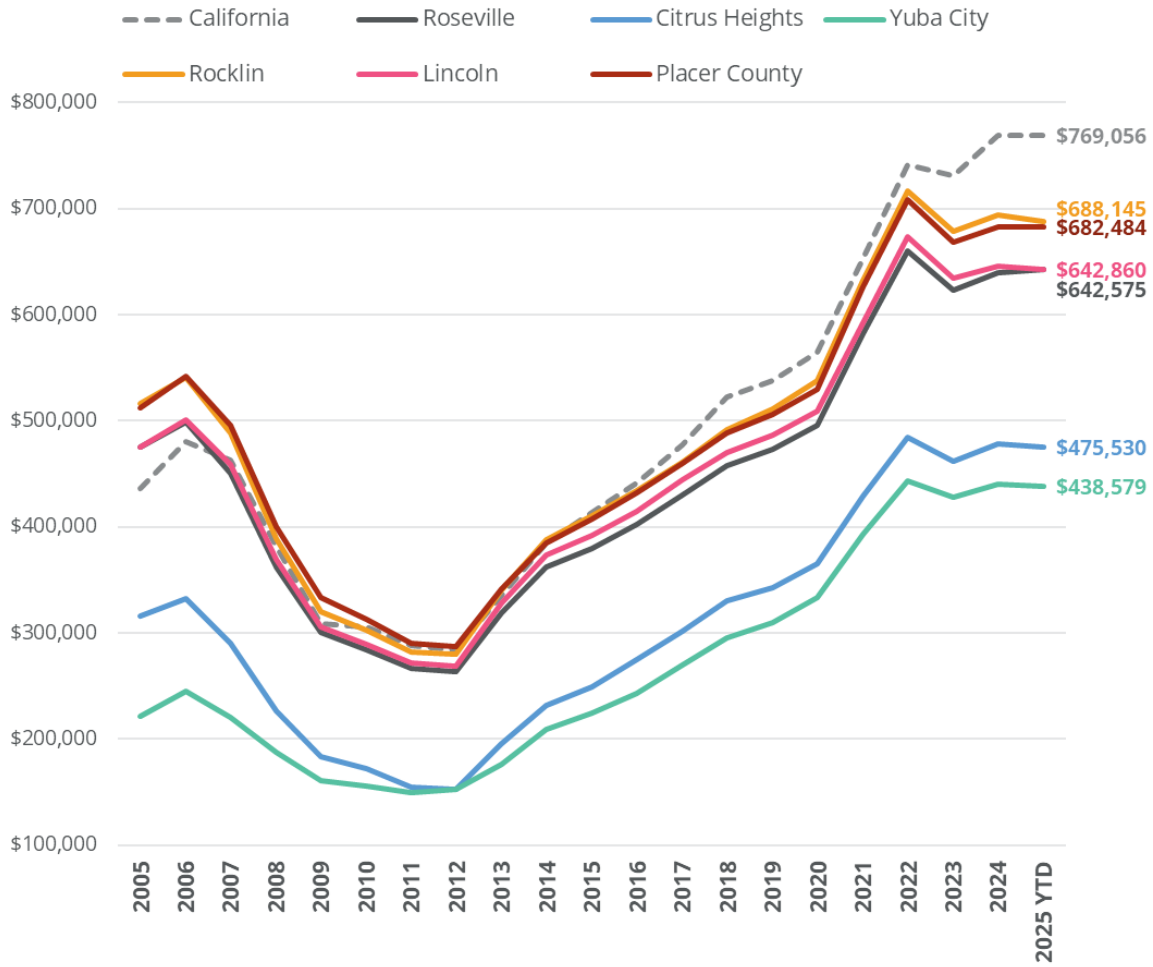
For-Sale Market

Figure 2 shows the trend in market value for homes in Lincoln compared to neighboring communities, Placer County and the State of California overall. Nationwide, home values increased dramatically in the decade following the Great Recession, peaking during the COVID-19 pandemic and post-COVID-19 timeframe due to historically low interest rates. Since then, home values have begun to level off due to much higher interest rates beginning in 2023.

As of October 2025, Lincoln's median home value— $642,860—falls within the middle of home values of comparison geographies. Homeownership is much more attainable in Yuba City and Citrus Heights than

Lincoln. Lincoln's median home value is slightly lower than the median for all of Placer County, which is lower than the median for the State of California.

Figure 2.
Regional Trend in Home Values 2005 to 2025



Note: 2025 data is through October 2025.

Source: Zillow Home Value Index and Root Policy Research.

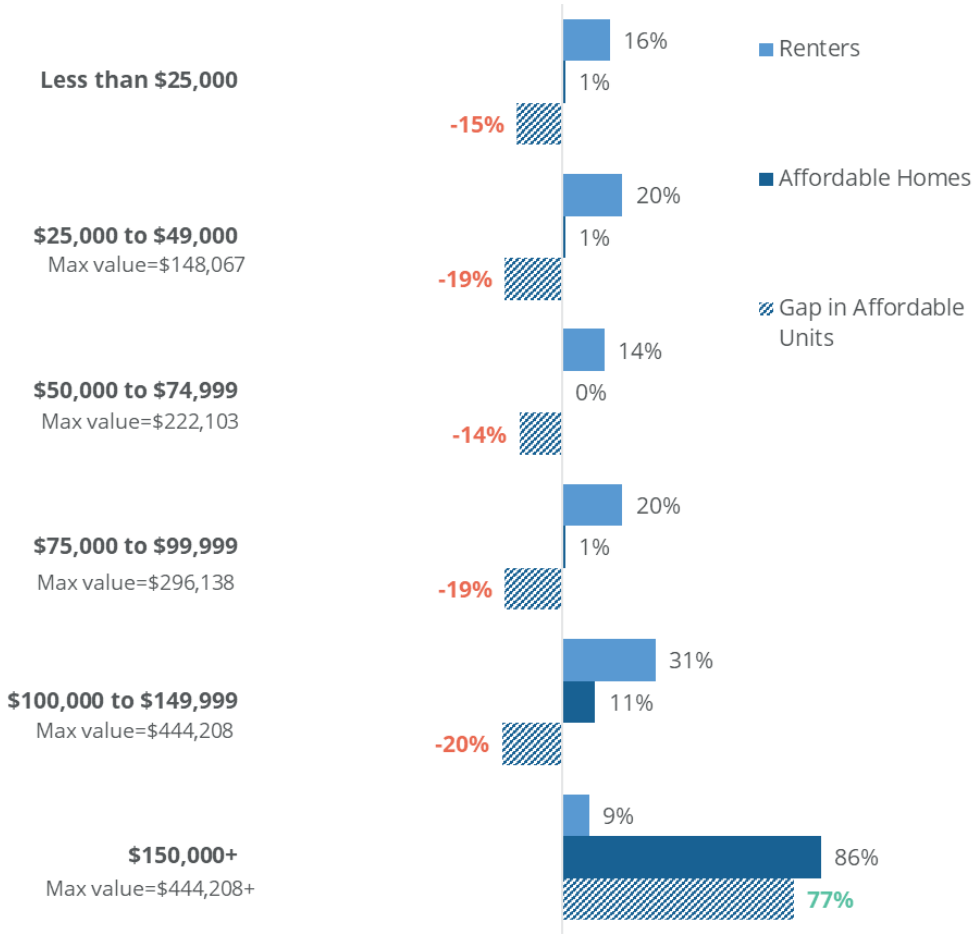
In 2023, 83% of Lincoln households are homeowners while 17% are renter households. The homeownership rate over the last decade has continued to trend upwards—in 2010, 80% of Lincoln households owned their home.

Between 2010 and 2023, home values in Lincoln grew at a faster pace than rents, going from a $395,500 median home value to $628,500—a 59% increase (rents increased 48% increase over the same time period). Owner income grew by 49%, also falling behind the increase in home value. As within the rental market, the steep wage and home value increases may mean existing renters with lower income will have trouble competing with owners entering the market with more financial leverage.

Figure 3 shows the result of a gaps analysis conducted for the city by comparing the number of existing renters and what they can afford with the current supply of homes by value. The analysis found that

70% of potential buyers *(note: the number of renters are used as a proxy for potential buyers)* have income at or below $100,000, but only 3% of homes are affordable to this group. Moreover, 91% of renters have income at or below $150,000, but only 14% of homes in Lincoln are affordable to this group. Conversely, 86% of homes are affordable to households with income over $150,000. The increase in home values combined with high interest rates means that currently, homeownership is out of reach for the vast majority of the city's renters.

Figure 3.
Gaps in Renters and For-Sale Homes, City of Lincoln, 2023



Note: Monthly cost assumes a 10% down payment, 6.87% interest rate for a 30-year mortgage, and 30% of monthly payment towards property taxes, utilities, and insurance.

Source: 2023 5-year ACS and Root Policy Research.

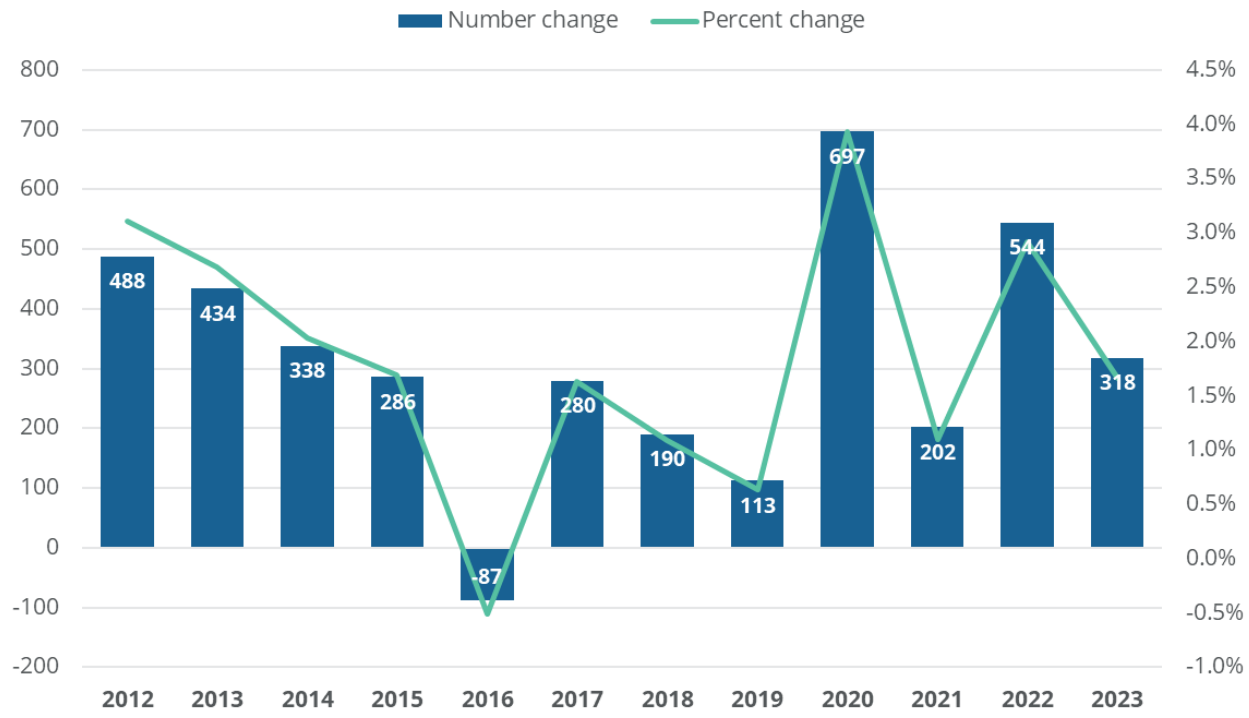
MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section provides a broad overview of the types of residential units available in Lincoln, including those that target low-income residents.

Lincoln has experienced substantial growth in its housing stock since 2011. The number of units rose from 15,678 in 2011 to 19,481 in 2023— a 24% increase overall. Figure 4 shows that housing production consistently declined from 2012 to 2016, resulting in an actual loss of units. This was most likely due to ongoing effects of the Great Recession. Peak production during this time frame occurred between 2019 and 2020, when 697 units were added to the city's housing stock. Housing unit growth over the next few years was inconsistent.

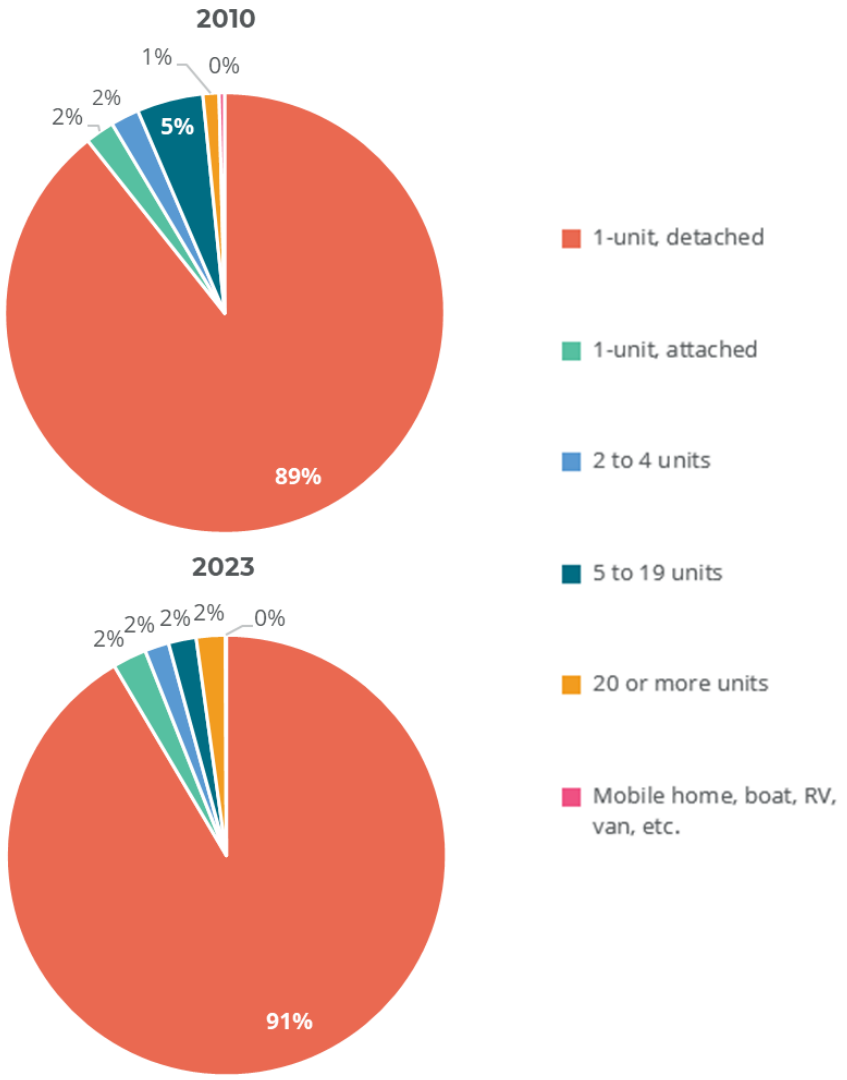
Figure 4.
Number of Housing Units Built by Year, City of Lincoln, 2012-2023



Source: HUD State of the Cities Data Systems (SOCDS) Building Permit Database and Root Policy Research.

Figure 5 shows that 91% of all housing units in Lincoln are single-family detached—an increase of two percentage points since 2010. Structures with 5 to 19 units made up 5% of all units in 2010, decreasing to 2% of all units in 2023. Structure with more than 20 units increased from 1% all units in 2010 to 2% in 2023.

Figure 5.
Housing Units by Type, City of Lincoln, 2010 and 2023

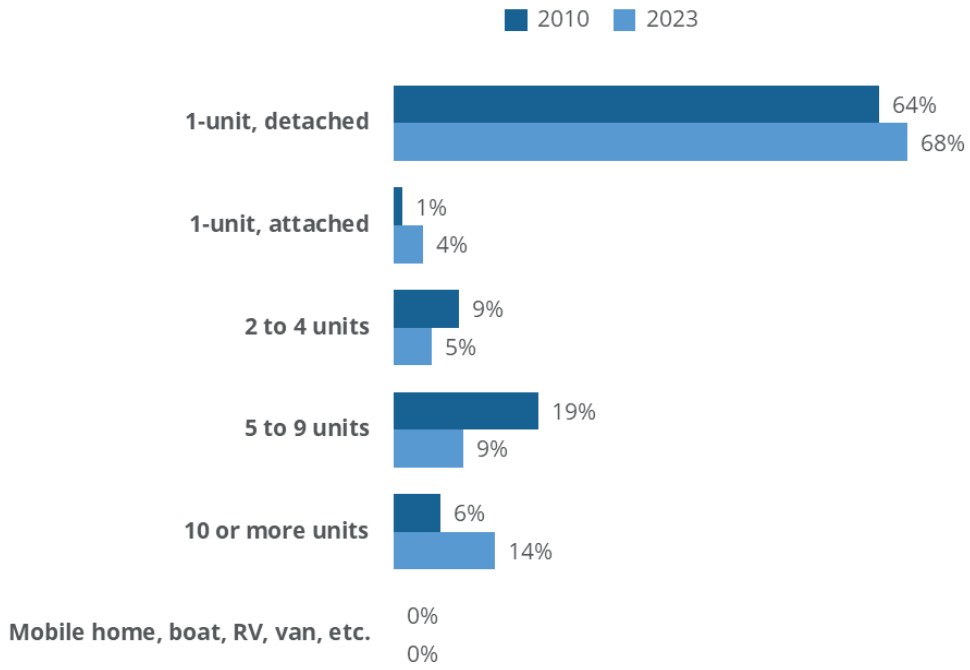


Source: 2010 to 2023 5-year ACS and Root Policy Research.

Figure 6 shows that in 2023, 68% of renters lived in single-family detached units—a four-percentage point increase since 2010. Additionally, the proportion of renter households living in structures with 5 to 9 units declined by more than half (19% in 2010, 9% in 2023) while the number of renter households living in units with more than 10 units doubled over the same time period (14% in 2023, 6% in 2010)., followed by 14% who live in complexes with more than 10 units.

Figure 6.

Proportion of Renter Households by Housing Type, City of Lincoln, 2010 and 2023



Source: 2010 and 2023 5-year ACS and Root Policy Research.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	18,392	91%
1-unit, attached structure	502	2%
2-4 units	356	2%
5-19 units	410	2%
20 or more units	429	2%
Mobile Home, boat, RV, van, etc	13	0%
Total	***20,102***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	14	<1%	16	<1%
1 bedroom	183	1%	260	8%
2 bedrooms	4,460	27%	1,457	45%

	Owners		Renters	
	Number	%	Number	%
3 or more bedrooms	11,603	71%	1,488	46%
Total	***16,260***	100%	***3,221***	100%

Table 27 – Unit Size by Tenure

Data Source: 2019-2023 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the National Historic Preservation Database (NHPD), there are seven properties in Lincoln currently utilizing federal subsidies, primarily 4% LIHTC. Overall, there are approximately 565 federally subsidized units. Because all of the developments are utilizing a LIHTC subsidy, at least 40% of all the units in these developments must be occupied by tenants with an income of 60% of Area Median Income (AMI), or 20% must be occupied by tenants with an income of 50% of AMI adjusted for family size. Figure 7 shows a breakdown of the number of units and type of family via each property.

Figure 7.
Housing Characteristics of Federally Subsidized Housing Units, City of Lincoln, January 2026

Property name	Type of family served	Studio/ 1 BD	2 BD	3BD+	Total Assisted Units
Golden Village	Family	-	100%	-	49
Oaks at Joiner Ranch II	Family	12%	38%	50%	119
Parkway Village Apts.	Family	14%	33%	53%	119
Lincoln Terrace Apts.	Family	-	50%	50%	79
Valle Vista Apts.	Elderly/disabled	55%	45%	-	49
Lincoln Senior Citizens Apts.	Elderly/disabled	88%	12%	-	70
Parkview Apts.	Family	35%	40%	25%	80

Source: National Housing Preservation Database (NHPD), most recently updated January 2026

Additionally, based on January 2026 data from the Placer County Housing Authority (PCHA), there are 79 households in Lincoln utilizing some type of federal housing choice voucher:

- Family Unification Program (FUP): 2 households
- Housing Choice Voucher (HCV): 55 households
- Mainstream Vouchers: 3 households

- Port-in HCV's that we administer for another PHA: 11 households
- VASH Veteran vouchers: 8 households

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the 2021 City of Lincoln Housing Element, 40 units are set to expire in 2036 in Parkview Apartments II. This is the earliest date subsidized units are set to expire.

Does the availability of housing units meet the needs of the population?

No, the current availability of housing units does not meet the needs of the population in Lincoln, particularly for extremely low-income and very low-income renters. The gaps analysis conducted for the city showed that over one-third of renters (1,137 households) living in the city earned less than $50,000 per year. These renters need units that cost less than $1,250 per month to avoid being cost burdened. Currently, just 7% of rental units (254 units) in the area rent for less than $1,250 per month. This leaves a "gap," or shortage, of 883 units for these extremely low-income and low-income households. Stakeholders serving these populations described that more recently, they are aware of more households "doubling up" (e.g., two households living in one unit) due to the lack of affordable housing in the city.

In sum, the private rental market in Lincoln largely serves renters with income over $50,000 per year—92% of rental units are priced within that group's affordability range. The market fails to adequately serve the 35% of renters earning less than $50,000 per year—even when accounting for subsidized housing programs.

According to the HUD data tables in the Needs Assessment, 500 low- to moderate-income renter households (24% of all low- to moderate-income renters) experience cost burden and 800 low- to moderate-income renter households (38% of all low- to moderate-income renters) experience severe cost burden. Among low- to moderate-homeowners, 29% experience cost burden and another 25% experience severe cost burden.

It is important to note that this does not include residents who are unhoused. At the time of the last homeless Point-in-Time (PIT) count in 2025, 711 people were experiencing homelessness in Placer County. Nearly 60% of those counted, or 418 individuals, were unsheltered (i.e. slept outside or in a location not suitable for human habitation). While this data was not available at the jurisdictional level, stakeholders in Lincoln have noted that over the last couple of years, there are an estimated 10-20 people experiencing homelessness consistently in the city.

Stakeholders who work with low- to moderate-income populations in the city shared that in the short-term, rental and utility assistance are the most needed types of assistance. In the long term, the availability of more affordable housing options was identified as a critical need.

Describe the need for specific types of housing:

As discussed above, deeply affordable housing to rent is the most critical need of extremely low- and low-income households, especially for residents on a fixed income.

Ninety-one percent of Lincoln's housing stock is single-family homes. The lack of more diverse housing types may make it more difficult for residents with lower incomes to find affordable options that best meet their housing needs. Stakeholders identified the need for smaller units that accommodate older adults, people living with disabilities, or single person households. Housing navigators have struggled to find units with less than two bedrooms for individuals experiencing homelessness. Stakeholders also advocated for more incentives to build ADUs to support family members and in-home care workers.

Discussion

Please see above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section investigates housing costs in the Lincoln housing market and its impact on low- to moderate-income households. Figure 8 compares the changes in rent and median home value in the county and Lincoln. Compared to Placer County overall, Lincoln has higher median rent but the rate of increase over this time period was slower compared to the county (48% increase in the city, 73% at the county level). Conversely, the median home value in Lincoln is slightly lower than Placer County but grew at a faster rate (59% at the city level, 51% at the county level) between 2010 and 2023.

Figure 8.
Median Rent and Median Home Value, Placer County and Lincoln, 2010 and 2023

	Median Rent			Median Home Value		
	2010	2023	% Change 2010-2023	2010	2023	% Change 2010-2023
Placer County	**$1,151**	**$1,991**	**73%**	**$437,600**	**$658,800**	**51%**
Lincoln	$1,402	$2,081	48%	$395,000	$628,500	59%

Note: Reflects median gross rent, which includes the average monthly cost of utilities and fuels.

Source: 2010 and 2023 5-year ACS and Root Policy Research.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2023	% Change
Median Home Value	$395,500	$628,500	59%
Median Contract Rent	$1,270	$1,755	38%

Table 28 – Cost of Housing

Data Source: 2010 5-year ACS (base year) and 2023 5-year ACS

Rent Paid	Number	%
Less than $500	113	3.83%
$500-999	53	1.80%
$1,000-1,499	864	29.32%
$1,500-1,999	871	29.56%
$2,000 or more	1,046	35.49%
Total	***2,947***	***100.00%***

Table 29 - Rent Paid

Data Source: 2023 5-year ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	160	No Data
50% HAMFI	495	105
80% HAMFI	1,175	403
100% HAMFI	No Data	1,092
Total	***1,830***	***1,600***

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,679	1,777	2,206	2,992	3,455
High HOME Rent	1,444	1,548	1,859	2,140	2,368
Low HOME Rent	1,126	1,206	1,447	1,671	1,865

Table 31 – Monthly Rent

Data Source: 2025 HUD FMR and HOME Rents; Sacramento-Roseville-Arden-Arcade HUD Metro FMR Area

Is there sufficient housing for households at all income levels?

No, there is not sufficient housing for households at all income levels in Lincoln. As described above in MA-10, there is an estimated gap of 883 affordable units available for extremely low-income and low-income households.

The Livability Poll, an annual poll conducted by Sacramento State that includes Placer County, found that 68% of residents identified the cost of housing as a top concern. As one stakeholder shared, “people insist that Lincoln has a lot of affordable housing… they don’t. Many communities have been co-living because of the cost in Lincoln and Placer County. Rent is competing with food, transportation, and other household needs.”

How is affordability of housing likely to change considering changes to home values and/or rents?

According to the State of California’s Department of Finance, Placer County is projected to grow by 3%, about 16,371 individuals, from 2025 to 2030. Given the projected increase in population and if current trends continue, those with higher incomes who move into the area or existing homeowners who choose to downsize or move, will exert increased pressure on the for-sale market. On the rental side, units costing more than $2,500 increased from 1% of the rental stock in 2018 to 14% in 2023, signaling a steep trend upwards in the cost of available units. If demand for higher market-rate units continues, there will be little incentive for the private market to expand the affordable housing market.

In addition to increased population projections, stakeholders noted that the changing policies on remote work have also influenced the overall affordability of housing in Lincoln. Continuing the trend from COVID-19, stakeholders noted that people who were required to work in Sacramento now have more flexibility (e.g., can work remotely) and accordingly, are looking to live further from the city of

Sacramento. Stakeholders highlighted that these residents are bringing “more purchasing power” with them and can find larger homes at more affordable rates compared to areas in Sacramento County. However, this has put increased pressure on communities in Placer County. Moreover, stakeholders shared that with sustained increases in rent, there has been more demand for housing choice vouchers. As a result, Placer County Housing Authority is not able to serve all households requesting a housing choice voucher.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent in Lincoln in 2023 was $1,755—in between the Fair Market Rent and High HOME Rent for 1-bedroom units. The low HOME rent for 2-bedroom units was lower than the median contract rent at $1,447.

Median contract rents for Lincoln and comparable jurisdictions in 2010 and 2023:

- Lincoln = **$1,755**, 38% increase from 2010 ($1,270)
- Citrus Heights = **$1,569**, 78% increase from 2010 ($880)
- Rocklin = **$1,883**, 65% increase from 2010 ($1,144)
- Roseville = **$1,905**, 81% increase from 2010 ($1,054)
- Yuba City = **$1,787**, 71% increase from 2010 ($1,044)
- Auburn = **$1,252**, 52% increase from 2010 ($825)

In addition to Roseville, Rocklin, and Yuba City, Lincoln is among cities in Placer County with relatively high median rents. Market-rate rental housing is not adequately meeting the needs of low-income renters, therefore affordable options through Placer County Housing Authority Vouchers and properties utilizing other public subsidies will need to be expanded and preserved to prevent displacement of current low- to moderate-income residents from the community.

Discussion

Please see above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section provides an overview of the condition of Lincoln's housing stock. Much of these data are from HUD's 2016-2020 CHAS and the 2023 5-year ACS, which are the most recent data available.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard Condition: A dwelling unit which meets HUD Section 8 Housing Quality Standards (HQS) with no major defects in the structure and only minor maintenance is required. Such a dwelling will have the following characteristics: reliable roofs, sound foundations, adequate and stable floors, walls, and ceilings, surfaces and woodwork that are not seriously damaged nor have paint deterioration, sound windows and doors, adequate heating, plumbing and electrical systems, adequate insulation and adequate water and sewer systems and are not overcrowded as defined by local code.

Substandard condition: A dwelling unit that does not meet HUD Section 8 HQS includes lacking the following: complete plumbing, complete kitchen facilities, efficient and environmentally sound sewage removal and water supply, and heating source. Additionally, the dwelling may be overcrowded as defined by local code.

Substandard but suitable for rehabilitation: A dwelling unit, at a minimum, does not meet HQS with some of the same features as a "substandard condition" dwelling unit. This unit is likely to have deferred maintenance and may have some structural damage such as a leaking roof, deteriorated interior surfaces, and inadequate insulation. A "substandard but suitable" dwelling unit, however, has basic infrastructure (including systems for clean water and adequate waste disposal) that allows for economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a "standard" dwelling unit.

Overall, approximately two-thirds of Lincoln's current housing stock have no condition issues. However, there are 6,370 units with one selected condition, 305 units with two selected conditions, and three units with three selected conditions. Overall, 30% of owner-occupied units and 56% of renter-occupied units have at least one substandard condition.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,800	30%	1,570	49%
With two selected Conditions	64	0%	241	7%
With three selected Conditions	2	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,394	70%	1,410	44%
Total	***16,260***	***100%***	***3,221***	***100%***

Table 32 - Condition of Units

Data Source: 2023 5-year ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	13,634	84%	1,518	47%
1980-1999	1,734	11%	1,002	31%
1950-1979	629	4%	524	16%
Before 1950	263	2%	177	5%
Total	***16,260***	***100%***	***3,221***	***100%***

Table 33 – Year Unit Built

Data Source: 2023 5-year ACS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	892	5%	701	22%
Housing Units built before 1980 with children present	2,280	15%	1,795	51%

Table 34 – Risk of Lead-Based Paint

Data Source: 2023 5-year ACS (Total Units) 2016-2020 CHAS (Units with Children present). Note that prepopulated CHAS data incorrectly reports number and percentage of units with children present

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	456	No data	456
Abandoned Vacant Units	No data	No data	
REO Properties	No data	No data	
Abandoned REO Properties	No data	No data	

Table 35 - Vacant Units

In the 2021-2029 Housing Element, there are 456 vacant, non-entitled sites with realistic capacity to accommodate residential uses. These sites are close to roads, sewer, water, and other dry utilities.

Need for Owner and Rental Rehabilitation

Overall, Lincoln's housing stock is newer than many older cities in other parts of the nation—only 8% was built before 1980 and 78% was built after 2000. Geographically, homes built prior to 1980 are almost exclusively located in the north and east quadrant of Lincoln, with newer homes more likely to be built in the southern areas of the city. One stakeholder who serves populations that primarily reside in the north and east parts of the city shared that they conduct home visits in these areas and that a lot of the renter-occupied apartments are in need of rehabilitation, describing one complex as "actively rotting."

Currently, rates of substandard housing are very low in Lincoln. According to 2016 to 2020 CHAS data, only 2% of renters with income less than 100% AMI and no owners with income less than 100% AMI

reported substandard conditions. Figure 9 shows that in Lincoln, there were 449 applications for home improvement loans with only two-thirds successfully originated, indicating an unmet need for home rehabilitation.

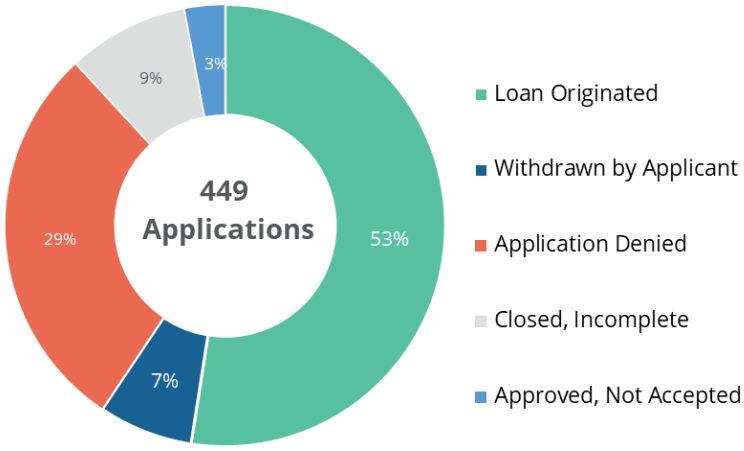
Figure 9.
Home Improvement Loan Applications, Action Taken, Lincoln

Note:

All liens, all occupancy types, all housing types. All census tracts completely or partially within the City of Lincoln.

Source:

HMDA Raw Data 2024 and Root Policy Research



Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to 2023 5-year ACS data, 892 owners and 701 renters are living in homes built before 1980, which have increased risk of lead-based paint exposure. Applying Lincoln's poverty rate to these households, there are an estimated 71 low- to moderate-income owner families and 56 low- to moderate-income renter families in homes built before 1980 who may struggle to afford lead remediation on their own. A couple stakeholders noted that because newer housing is generally unaffordable to low- or moderate-income families, households at these income levels are more likely to reside in older homes, which can increase exposure to lead-based paint.

Discussion

Please see above.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

This section discusses subsidized housing programs in Lincoln, including public housing and voucher programs. Residents of Lincoln are served by the Placer County Housing Authority (PCHA). PCHA administers the Housing Choice Voucher program, Family Unification Program (designated housing support for families with an imminent placement of children in out of home care), and supports the HUD Veterans Affairs Supportive Housing (HUD-VASH) program. PCHA only has one Project-Based property—a 79-unit apartment and townhome development in Auburn. Two vendors were selected in 2023 for two Project-Based projects. According to HUD's Picture of Subsidized Housing, PCHA currently has 417 HCVs. The waiting list for Housing Choice Vouchers is currently closed, except for applicants referred through the Family Unification Program for families with children in imminent placement in out-of-home care due to lack of housing and youth exiting foster care.

According to their 2025 Administrative Plan, PCHA's mission is to "provide safe, decent, sanitary, and affordable housing conditions for very low-income families and manage resources efficiently. PCHA strives to promote personal, economic, and social upward mobility, and provide families the opportunity to make the transition from subsidized to non-subsidized housing."

Based on data from PCHA, 79 households in Lincoln utilize some type of voucher:

- Family Unification Program (FUP): 2 households
- Housing Choice Voucher (HCV): 55 households
- Mainstream Vouchers: 3 households
- Port-in HCV's that we administer for another PHA: 11 households
- VASH Veteran vouchers: 8 households

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
# of accessible units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

N/A; there are no public housing units located in Lincoln or Placer County. The Placer County Housing Authority does administer roughly 450 housing vouchers—of which approximately 79 are utilized in the city of Lincoln. There are over 120 people on the waiting list for units throughout Placer County.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

N/A; there are no public housing units in the city of Lincoln.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A; there are no public housing units in the city of Lincoln.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

While there are no public housing units in the city of Lincoln, Placer County Housing Authority administers a Family Self Sufficiency (FSS) program, a voluntary, five-year program designed to assist eligible families achieve economic independence. Open to families participating in the Housing Choice Voucher and Project-Based Voucher programs, the FSS program provides households with an FSS coordinator that helps to connect them to supportive services, including education, specialized training, job readiness, and job placement activities.

As the family's income increases, their rent is adjusted and a portion of the increase is credited into an interest-bearing escrow savings account monthly. When the FSS Contract of Participation is completed, the family is then eligible to receive those escrow savings funds. In September 2024, Placer County Housing Authority announced that as a result of receiving a new grant, they increased their capacity in the FSS program to serve up to 25 families at a time, up from just a handful prior to receiving the grant.[3]

A stakeholder voiced the success of the FSS program and hoped to continue and grow the program. They also hoped to obtain more vouchers, particularly for people with disabilities and youth transitioning out of foster care. They added that having additional funding for more staff capacity and landlord incentives would help get those in need into housing more quickly.

Discussion:

See above.

[3] https://www.placer.ca.gov/9968/County-expands-Family-Self-Sufficiency-p

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

There are no homeless shelters within Lincoln—facilities are located elsewhere in Placer County. Table 43 captures information from the HUD 2024 Housing Inventory Count (HIC) Report for the Roseville, Rocklin, and Placer County Continuum of Care ("Homeless Resource Council of the Sierras"), which covers the city of Lincoln. According to the HIC Count for the Placer County CoC there are:

- 354 year-round emergency, safe haven, and transitional housing beds
  - 251 emergency shelter beds—175 adult beds and 76 family beds
  - 103 transitional housing beds—70 adult beds and 33 family beds
- 286 year-round permanent supportive housing, rapid re-housing, and other permanent housing beds
  - 180 Permanent Supportive Housing beds—171 adult beds and 9 family beds
  - 86 Rapid-Rehousing beds—23 adult beds and 63 family beds
  - 20 beds of other permanent housing—all adult only beds

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	109	-	33	9	-
Households with Only Adults	245	2	70	171	-
Chronically Homeless Households	-	-	-	93	-
Veterans	-	-	-	0	-
Unaccompanied Youth	-	-	4	0	-

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Although there are no emergency shelters in Lincoln, several local agencies provide referrals to resources throughout the County and in Sacramento for people experiencing homelessness. Local organizations providing services targeted to people experiencing homelessness include:

- **Salt Mine** provides food, clothing, and other emergency resources to Lincoln residents. Salt Mine provides referrals and transportation to emergency shelters in Sacramento.
- **Lighthouse Counseling and Family Resource Center** provides no-to-low cost counseling, health services, referrals, an after-school program for children, and evening meal for students. One stakeholder pointed out that Lighthouse can assist with mental health support and help people navigate employment applications, including obtaining needed identification and documents and connecting them with local employers.
- **Food Closet Programs** is a faith-based network of support for food assistance for homeless people.
- **Stand Up Placer** provides 24-hour crisis line, emergency shelter for children and pets, hospital accompaniment, counseling, emergency food, clothing, and transportation to Placer County residents who are survivors of domestic violence, sexual assault, and human trafficking. They also offer transitional housing for women with substance abuse issues who are survivors of domestic violence. PEACE for Families has up to 25 beds for survivors and their children and Stand Up Placer County has a scattered site operation for residents escaping domestic violence and human trafficking.
- **Seniors First** has programs and services for seniors to maintain independence, such as food, transportation, day programs, and home modification. Also provides referrals for legal issues, support groups, housing, and governmental services.
- **Lincoln Public Library** offers adult and family literacy classes, English classes, free WiFi, public computers, and computer help.

Stakeholders added that several organizations, including the Homeless Resource Council of the Sierras, Placer Collaborative Network, and Sierra Jobs First are working to connect economic development opportunities with affordable housing. Another pointed to the Placer County Business Advantage Network as a resource for workforce development professionals and those in need of hiring assistance. The Network also offers financial literacy workshops and networking events for job seekers.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There are no emergency facilities for individuals experiencing homelessness in Lincoln. However, there are services and referrals beyond emergency beds for chronically homeless individuals and families, families with children, veterans, and unaccompanied youth in Lincoln or in nearby communities.

Chronically homeless individuals. Within Lincoln, the Salt Mine provides food, clothing, and referrals to any individuals or families in need, including people experiencing chronic homelessness.

Families with children. The Lighthouse Counseling and Family Resource Center in Lincoln provides referrals to housing, food, emergency shelter, transportation, and childcare resources, assists with Medi-Cal and WIC enrollment, and case management to coordinate care with other community-based organizations.

Domestic violence is among the most common reasons for family homelessness. Stand Up Placer County provides emergency shelter and scattered site safe houses throughout the county. Everyone Matters Ministries offers transitional housing, mentorship programs, credit repair programs, job readiness and budgeting classes, and case management to families in the Sacramento region.

Stakeholders who work with families fleeing domestic violence also desired more emergency shelter facilities. One stakeholder shared that there is only one domestic violence shelter in the county and that "it is almost always full." Families are frequently referred to shelters outside of Placer County. They explained that it usually takes upwards of three months for their residents to begin an employment and housing search while dealing with trauma, legal issues, and child custody disputes. Rapid Rehousing is a critical resource used to extend housing support for this population and can be utilized for up to a year for participants who are in vocational programs.

Veterans. County Veteran Service Offices in Placer County are located in Auburn, Carnelian Bay, and Rocklin, assisting veterans with accessing VA benefits, receiving grants for accessibility modifications, referrals to substance use disorder recovery services, and health care services. The HUD-VASH program administered by the Placer County Housing Authority provides long-term case management and permanent housing support. PCHA administers eight (8) HUD-VASH vouchers to veteran households in the city.

Unaccompanied youth. The Placer County Crisis and Emergency Services for Children is a hotline for children in emergency and crisis situations that can be used to be connected to emergency housing and other resources. Wind Youth Services in Sacramento, Rosemont, and Oak Park is the closest resource for unaccompanied youth experiencing homelessness and provides drop-in resources, emergency shelter, and housing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section summarizes the facilities and services that assist special populations who need enhanced housing resources and supportive services. These populations include people living with HIV/AIDS, those with disabilities, people with alcohol or drug addictions, and frail elderly residents—those who are over the age of 65 and need assistance with at least three activities of daily living (ADLs).

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/Frail Elderly. In Lincoln, seniors are much more likely to have a disability than non-seniors—30% of residents 65 and older have a disability compared to 7% of residents under the age of 65. As such, the supportive needs and housing needs of older residents are generally similar to those living with disabilities. In addition, seniors typically need supports related to health care including access to health services and home health care options, transportation, and supports related to aging in place such as home modifications, home repairs, and assistance with maintenance. An estimated 7% of elderly and frail elderly (elderly person who require assistance with three or more activities of daily living, such as bathing, walking, and performing light housework), or 1,056 elderly residents and 62 frail elderly residents in Lincoln, are estimated to have a housing or service need as defined by the senior poverty rate.

Licensed community care facilities offer housing and specialized services for children and adults that have special needs. According to the State Department of Social Services' Community Care Licensing Division, there are approximately 25 licensed residential elder care facilities and 7 licensed adult residential care facilities in Lincoln. The Community Care Licensing Division serves the most vulnerable people of California, and its mission is to promote the health, safety, and quality of life of each person in community care through the administration of an effective and collaborative regulatory enforcement system.

Persons with Disabilities. Supportive services are a critical component of creating equitable opportunities in the community for people living with disabilities. These services are particularly important for residents transitioning out of institutional care.

In typical housing markets, people living with disabilities have difficulty finding housing that accommodates their needs. Regulatory barriers impacting group living arrangements, lack of transit access, lack of accessible housing options, and lack of proximity to health services, are just some of the access to opportunity challenges people living with disabilities face.

According to the 2023 5-year ACS, 6,901 residents of Lincoln have a disability. Those aged 65 and older have the highest rate of reported disability at 30%, while the reported rate for children under 18 with disabilities is 3%. In Lincoln, an estimated 12.5% of residents living with disabilities, or 863 people, are in need of housing or supportive services based on the disability poverty rate for Placer County (poverty rate by disability status is not available for the City of Lincoln). Additionally, 34% of people experiencing homelessness in Placer County reported a physical disability and more than half (52%) have a disabling condition.

Persons with alcohol or other drug addictions. Alcohol or other drug addiction supportive services are needed to provide a safe and stable environment that facilitates recovery. According to the 2025 Point-in-Time (PIT) Count, more than a third (36%) of people experiencing homelessness in Placer County reported that they experience a substance use issue. An estimated 2,435 people experiencing addiction to drugs or alcohol in Lincoln are in need of housing or supportive services. This is based on the estimated national rate of people over 18 with a substance use disorder in need of treatment reported in the 2021 National Survey on Drug Use and Health (NSDUH)—the most recent data available.

Persons with HIV/AIDS and their families. The 2023 California HIV Surveillance Report estimates that there are 424 persons living with HIV/AIDS (PLWHA) in Placer County. The National AIDS Housing Coalition reports that approximately 25% of PLWHA in California need housing assistance. Therefore, there are an estimated 106 PLWHA in Placer County who need additional housing support. Challenges to housing for those with HIV/AIDS include securing stable employment and income, rental history, criminal history, and co-occurring circumstances, such as mental health or substance use disorder challenges. It is difficult for people with HIV/AIDS to retain employment due to their health and the side effects of drug treatment therapies. Given the high medical costs associated with HIV/AIDS, it is critical that facilities, rental assistance, and mortgage assistance remain available for these residents. The two primary housing resources for PLWHA are:

- **Housing Opportunities for Persons with AIDS (HOPWA),** which provides housing and supportive services to low-income people living with HIV/AIDS and their families; and
- the **Ryan White HIV/AIDS Program,** which provides comprehensive primary medical care, medications, and essential support services, including housing assistance (hotel/motel vouchers) for low-income, uninsured, and underinsured people living with HIV/AIDS.

Placer County receives funding for both programs directly. The Sierra Foothills AIDS Foundation provides case management, emergency financial assistance, and counseling to people living with HIV/AIDS in Placer County. Offices for Ryan White case managers are located in Auburn.

Veterans. The HUD Veterans Assistance and Supportive Housing (VASH) Program offers housing vouchers with wraparound supportive services in conjunction with the Veterans Administration (VA) for former members of the armed services that need assistance. According to the 2025 Point-in-Time (PIT) Count, 6% of the population experiencing homelessness in Placer County are homeless veterans (approximately 43 residents). Veterans often suffer from specific service-related disabilities and, as such, have specific special needs for housing (e.g., a unit in a development with fewer people, unit located in a quieter area).

Youth exiting foster care. Youth exiting foster care often need specific housing support that is accompanied by employment, education, and counseling services. Fourteen percent of Placer County PIT survey respondents shared they have been in the foster care system, indicating the high risk of experiencing homelessness for this population. Wind Youth Services in Sacramento, Rosemont, and Oak Park is the closest resource for unaccompanied youth experiencing homelessness and provides drop-in resources, emergency shelter, and housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Programs for those leaving medical institutions are available to those 60 and over and/or people with disabilities. The California Department of Aging administers the Multipurpose Senior Services Program (MSSP), a Medi-Cal waiver program that offers social and health care management for older adults who need skilled/intermediate nursing home care but who prefer to live at home. Other specific services provided through the program include on-going care coordination with health care institutions, respite care, supplemental in-home personal care and chore services, counseling, meal services, and transportation services following hospitalization. Home Health Care Management Inc. provides registered nurses to help patients and caregivers administer medication and conduct follow-up assessments.

Stakeholders also highlighted Lighthouse as a critical resource for mental health support and case management that can assist people in navigating the interim period between institutional care and a more permanent housing and employment solution. One stakeholder emphasized that "housing during this transitional time period is difficult to secure."

The Placer Re-Entry Program (PREP) provides reentry support for people leaving the criminal justice system. PREP provides a case manager to help carry out individualized plans. Available services with the program include life skills, education, employment, substance abuse programming, child support workshops, and benefit screening.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Special populations, such as people living with disabilities, older adults, youth exiting foster care, and other low-income renters are particularly vulnerable to increasing housing costs. Given that median rent has increased 48% from 2010 to 2023, the City's focus and goals surrounding the prevention of displacement overlap with the needs of special populations. The following housing-related goals are outlined in the City of Lincoln's Housing Element to prevent displacement that disproportionately impacts special populations:

- Encourage development of housing for extremely low-income households;
- Consider adoption of an inclusionary housing program;
- Facilitate construction of affordable housing for seniors;
- Facilitate construction of subsidized rental housing;
- Assist homeowners with rehabilitating their unit to meet their needs; and
- Meet with developers to identify opportunities for larger housing units.

One of the City's Consolidated Plan goals to address the needs of low- to moderate-income populations is to increase the availability and access to critical community services. Over the Consolidated Plan period, the City will utilize its CDBG resources for activities that support this goal.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies and regulatory requirements in the City of Lincoln, while intended to manage growth and ensure adequate public services, can impact the development of affordable housing and residential investment. According to Lincoln's 2021-2029 Housing Element, the lack of affordable housing is the most common issue reported to Legal Services of Northern California, the county's only civil legal aid provider. Stakeholders reinforced this finding, noting that urban areas in the County, including Lincoln, face significant shortages of affordable housing. Limited availability of affordable units restricts neighborhood choice for low-income households and increases vulnerability to housing instability and discriminatory practices. Several stakeholders emphasized that the lack of transit access, walkability, and nearby services in Lincoln complicates the siting of affordable housing developments.

Land use regulations and development standards contribute to cost pressures that affect the feasibility of affordable housing development. Height limitations that restrict development to two stories in most residential zones can limit density and reduce economies of scale, making it more difficult to offset rising development costs. Additionally, uniform parking requirements, such as two spaces per unit for single-family homes, duplexes, and apartments, along with guest parking requirements, can increase project costs and land consumption, particularly for affordable and multifamily housing, even when demand for parking may be lower. Stakeholders noted that jurisdictions with strong site inventories, publicly owned land in high-resource areas, and efficient approval processes for affordable housing are better positioned to facilitate development. One stakeholder highlighted Roseville as an example of a jurisdiction that has been more effective in supporting affordable housing production compared to others in the county.

Permitting and approval processes also affect residential investment. Lengthy and complex review timelines increase carrying and financing costs, which can undermine the feasibility of affordable housing projects. Stakeholders described county-level paperwork and administrative requirements as daunting and cited the need for greater streamlining and coordination among agencies. Development impact fees, while necessary to fund public facilities and services, further increase upfront costs for housing development and may discourage investment in lower-cost housing types. Stakeholders also pointed to community opposition as an ongoing challenge, describing a strain of affordable housing pushback in parts of Placer County that can delay or derail projects. In addition, site-specific constraints, such as environmental remediation needs, can significantly increase project costs. One stakeholder noted that soil remediation for a proposed affordable housing site near the County government center would cost approximately $1.6 million and advocated for County participation in offsetting these costs.

The City has taken steps to mitigate some of these barriers, such as expediting reasonable accommodation requests and allowing parking variations for senior housing. Stakeholders emphasized that additional local financial resources, such as gap financing, support for project-based vouchers, or funds to improve competitiveness for state tax credits, would further support affordable housing development, particularly given the limited availability of state funding. Lincoln will continue to evaluate land use policies, parking standards, permitting processes, and opportunities for interjurisdictional collaboration to reduce constraints on affordable housing development and encourage residential investment.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides an overview of employment, workforce characteristics, and earnings in Lincoln.

Economic Development Market Analysis

The City of Lincoln is a member of the Greater Sacramento Economic Council, which identifies workforce needs around the region's strongest industry clusters including agri-food tech, life science, fintech, semiconductors, mobility and tech. Housing both the capital of California and abundant higher education resources including UC Davis, a tier 1 research university, the greater Sacramento region is uniquely poised to meet the evolving technical needs of the region's strongest and growing industries but gaps in the local workforce to fulfill the technical needs exist, especially for lower income residents.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	220	14	1.1%	0.2%	-0.9%
Arts, Entertainment, Accommodations	2,099	1,341	10.3%	15.5%	5.2%
Construction	1,527	912	7.5%	10.6%	3.1%
Education and Health Care Services	4,834	2,214	23.8%	25.6%	1.9%
Finance, Insurance, and Real Estate	1,166	225	5.7%	2.6%	-3.1%
Information	411	14	2.0%	0.2%	-1.9%
Manufacturing	945	972	4.6%	11.3%	6.6%
Other Services	673	447	3.3%	5.2%	1.9%

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	1,941	515	9.6%	6.0%	-3.6%
Administration & Support, Waste Management	1,015	145	5.0%	1.7%	-3.3%
Public Administration	1,939	227	9.5%	2.6%	-6.9%
Retail Trade	2,033	1,171	10.0%	13.6%	3.6%
Transportation & Warehousing	814	328	4.0%	3.8%	-0.2%
Wholesale Trade	707	107	3.5%	1.2%	-2.2%
Grand Total	20,324	8,632	100.0%	100.0%	0.0%

Table 39 - Business Activity

Data Source: 2023 Longitudinal Employer-Household Dynamics

Labor Force

Total Population in the Civilian Labor Force	21,751
Civilian Employed Population 16 years and over	20,819
Unemployment Rate	4.28%
Unemployment Rate for Ages 16-24	7.55%
Unemployment Rate for Ages 25-65	3.94%

Table 40 - Labor Force

Data Source: 2023 5-year ACS

Occupations by Sector	Number of People
Management, business and financial	4,063
Farming, fisheries and forestry occupations	36
Service	3,537
Sales and office	4,427
Construction, extraction, maintenance and repair	1,423
Production, transportation and material moving	1,610

Table 41 – Occupations by Sector

Data Source: 2023 5-year ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	9,484	56%
30-59 Minutes	5,602	33%
60 or More Minutes	1,822	11%
Total	16,908	100%

Table 42 - Travel Time

Data Source: 2023 5-year ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	821	19	500

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	2,627	264	918
Some college or Associate's degree	6,464	256	1,781
Bachelor's degree or higher	7,287	162	984

Table 43 - Educational Attainment by Employment Status

Data Source: 2023 5-year ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	43	99	211	500	369
9th to 12th grade, no diploma	199	73	197	260	456
High school graduate, GED, or alternative	1,187	826	1,137	1,851	2,573
Some college, no degree	945	1,266	1,450	3,093	3,516
Associate's degree	147	649	993	1,133	1,755
Bachelor's degree	270	1,292	1,785	2,764	3,008
Graduate or professional degree	10	575	893	1,288	2,353

Table 44 - Educational Attainment by Age

Data Source: 2023 5-year ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$28,958
High school graduate (includes equivalency)	$55,844
Some college or Associate's degree	$54,307
Bachelor's degree	$87,169
Graduate or professional degree	$105,361

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2023 5-year ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Within the City of Lincoln, Education and Healthcare Services account for the highest proportion of jobs (25.6%), followed by Arts, Entertainment, and Accommodation (15.5%), Retail Trade (13.6%), Manufacturing (11.3%), and Construction (10.6%). Education and Health Care Services also accounts for the highest proportion of workers in Lincoln (23.8%).

Describe the workforce and infrastructure needs of the business community:

The City of Lincoln's 2024 to 2029 Economic Development Action Plan outlines three strategic initiatives to address economic development needs in Lincoln:

Business support and job creation through simplifying permitting and licensing procedures, implementing public infrastructure improvements, creating inventory of opportunity sites and community assets, leveraging relationships with regional job training resources, building community and collaborating with existing businesses, partnering with regional partners and business organizations, and advocating for development of city-owned property by the municipal airport;

Revitalization of downtown Lincoln through growing attendance to the Lincoln Performing Arts Center and Carnegie Library, highlighting history and culture through the creating of an artist-inspired Gateway, open a marketplace for artisans and local small businesses, develop more lodging and hospitality services for visitors, expand public parking, and creating a strategic plan specific to downtown Lincoln; and

Strengthen communication and outreach efforts to market achievements, build awareness of existing businesses, maintain regional presence, collaborate with existing tourism promotion offices like Placer Valley Tourism and Placer County Visitor's Bureau, and collaborate with local organizations to sponsor events.

On the regional level, the Sacramento region's workforce and infrastructure needs and challenges for the business community include:

Digital skills. Significant gaps in technical skills in Sacramento's workforce prevent lower income and younger workers from taking advantage of opportunities in growing industries in the region and provide more economic stability and wealth generation. Outreach to students from lower income communities and more intentional programming to inform high school students of the multitude of career opportunities that exist in the 21st century economy and specific pathways to pursue them would provide growing firms with more homegrown and diverse talent.

The region has clear strengths within the early stages of innovation because of research heavy institutions like UC Davis. For example, the University enabled nine new startups in 2021 alone and 50% of UC Davis students are engaged in research and creative projects. Continuing to build a pipeline of creative and technically proficient workers not only through universities but also through technical programs, high school technical certifications, public workforce development, and community colleges will contribute to the growth of innovative industries in the region.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As the technology industry expands out of Silicon Valley, the Sacramento region's relatively lower cost of living and proximity to the state government makes it an increasingly desirable place for industry leaders to relocate or co-locate to. For example, in January 2024, Samsung opened a Research and Development

office in the greater Sacramento area with an advanced computer lab and controller development team who will focus on artificial intelligence and automotive chips. Well-known memory chip manufacturers are now in the Sacramento region, including Micron, Kioxia, Western Digital, and Solidigm. The Greater Sacramento Economic Council (GSEC) is also eyeing the expansion of the electric vehicle industry. GSEC submitted an application in August 2023 for the Economic Development Administration Tech Hub program that would establish a zero-emission vehicle innovation lab at the campus of Sacramento State University. This partnership includes Tesla, Bosch, Rivian, Lion Electric Co, Siemens, and Volektra.

Stakeholders shared that Sierra College in Rocklin has become a source for workforce and education within the high-tech, precision manufacturing space. One stakeholder shared that a "biomanufacturing innovation corridor" along I-80 is beginning to develop, which will necessitate "significant training opportunities" to ensure the corridor is successful and people have access to livable wage jobs. Another stakeholder shared that there needs to be more of a focus on "middle skills development…we need to build up the infrastructure to ensure we can support skill development across a wide variety of sectors."

Some expressed concern that the region's economic development was accelerating without consideration of its impact on housing.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As shown in Table 50, more than a quarter of Lincoln residents have some college but no degree (26%)—the greatest proportion of residents in the city overall. Additionally:

- 25% of residents aged 18 and older have up to a high school degree or equivalent;
- 23% have a bachelor's degree;
- 19% have a high school degree or equivalent;
- 13% have a graduate or professional degree;
- 12% have an associate's degree; and
- 6% did not graduate from high school.

The high proportion of well-educated workers is likely driven by the proximity to a variety of higher educational institutions, including but not limited to, UC Davis, Sacramento State, and the University of the Pacific.

Figure 10 shows educational attainment for those 25 years and older in Placer County and Lincoln in 2010 and 2023. The proportion of residents with less than a high school degree has declined by one percentage point in both Placer County and in Lincoln. Those with some college or associate's degree experienced the largest percentage-point decrease in Lincoln, from 44% in 2010 to 38% in 2023, while those with a bachelor's degree or higher increased from 29% in 2010 to 59% in 2023.

Table 51 shows that those with some college or associate's degree have significantly less median earnings ($54,307) compared to those with a bachelor's degree (median earnings of $87,169). It is possible that those with less education are becoming priced out of Lincoln by those with higher levels of education or most likely remain housing cost burdened and vulnerable to displacement in order to keep their current job.

For the *Education and Healthcare, Public Administration,* and *Professional/Scientific/Management Services* sectors, the rise in those with higher levels of education corresponds to the growing

employment opportunities in these industries. However, the decline in workers with less education can lead to strained employment levels in the *Retail Trade, Arts, Entertainment,* and *Accommodation* sectors. Lincoln's minimum wage is $16.50/hour, which aligns with the state of California. However, MIT's living wage calculator estimates that an individual would need to earn $30.06 in Placer County and $26.76 in Sacramento County to support themselves.[4] California Housing Partnership estimates a much higher income required for renters in Placer County at $39.02 per hour—2.26 times the state minimum wage—to afford the average monthly asking rent in 2024 of $2,029. One stakeholder articulated that, "you can really only have 'livable wages' if at least two or three people in your household are bringing in an income."

Stakeholders also described a need for more financial literacy assistance/classes in Lincoln. One stakeholder described a program that integrates lessons on how to manage money, credit, etc. within the traditional school curriculum so that younger people have financial knowledge and skills coming out of school. Another stakeholder wanted to see more apprenticeship programs available for people entering the workforce who weren't planning to go to college, adding that, "we should want people to 'earn while they learn', especially for low-income populations."

[4] Living Wage Calculator - Counties and Metropolitan Statistical Areas in California

Educational Attainment, Placer County and Lincoln, 2010 and 2023

	Less than high school graduate		High school graduate (including GED)		Some college or associate's degree		Bachelor's degree or higher	
	2010	2023	2010	2023	2010	2023	2010	2023
Placer County	**6%**	**5%**	**19%**	**16%**	**39%**	**34%**	**36%**	**45%**
Lincoln	7%	6%	20%	17%	44%	38%	29%	59%

Note: Reflects those 25 years and older.

Source: 2010 and 2023 5-year ACS and Root Policy Research.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

On a macro level, the infrastructure needs of businesses are largely met with the Sacramento region's very attractive location at the hub of several major highways, connectivity to national and global markets, good commercial and freight air connections, affordable housing options relative to other areas of California, and lifestyle and leisure activities attractive to the workforce. There is also the proximity to numerous universities and medical centers in the region, such as UC Davis and UC Davis Medical School, Sacramento State University, and the University of the Pacific, among others.

However, stakeholders described a continual need for infrastructure improvements along major commercial corridors, job-skills training (especially digital literacy), increased geographic reach of rapid transit, parks and youth facilities and services, community facilities and accessibility improvements.

The city of Roseville is home to the Lincoln Training Center and is in close proximity to serve Lincoln residents with a specific focus on people with disabilities and veterans. Training and job opportunities are provided in light manufacturing and community job roles including janitorial, landscaping, inventory control, packaging, retail, and clerical positions. Additionally, the Placer School for Adults, which is located in Auburn, offers GED preparation, English language classes, computer literacy, finance courses and technical skill training programs. Lastly, Twelve Bridges and Lincoln High Schools both offer a wide variety of Career and Technical Education (CTE) programs that can be completed in conjunction with the traditional high school diploma.

In 2024, Sierra College launched the Sierra Workforce Summit, an event meant to strengthen collaboration between education, business, government, and community partners to break down siloes and create the synergy necessary to build a stronger, more coordinated regional workforce. Specific efforts being pushed forward by Sierra College include:

- The **Bosch Employee Upskilling Program**, a customized Mechatronics certificate designed with Bosch to prepare workers for the company’s advanced silicon carbide chip manufacturing facility opening in 2026.
- The **Surgical Technologist Program,** a program developed with healthcare employers to address critical workforce shortages and provide in-demand training for local healthcare careers.
- Custom training partnerships with employers, delivering flexible, hands-on education tailored to specific business needs.

Small Business / Entrepreneurial Development. The Sacramento region offers a wide range of services for new and expanding businesses to recruit and train highly skilled employees through Sacramento Works which comprises a board of 27 members representing the business community. Sacramento Works connects employers with services, resources and training programs also provided through the Sacramento Employment and Training Agency, the Employment Development Department and over 40 community workforce development partners.

The Digital Upskill Sacramento program was a pilot upskilling program in 2020. The Greater Sacramento Economic Commission (GSEC) is working to scale this model throughout the six-county Greater Sacramento region**.** Using CARES Act funding from the City of Sacramento, GSEC worked with the Greater Sacramento Urban League, Merit America and General Assembly to launch the Digital Upskill program, an innovative workforce development initiative that quickly and cost-effectively trained people from underrepresented communities for lucrative careers in tech. The Digital Upskill program was hugely successful with graduation and placement rates over 90% at wages 50% higher than traditional job placement. Students have been placed at companies like Accenture, HCL Technologies, VSP and Centene.

Stakeholders added that there are several initiatives related to green energy and technology. There are initiatives to install electric vehicle chargers that provide training and education to participants, and Sierra College is working to advance training in green technology and manufacturing jobs. The Golden Sierra Job Training Agency was another resource highlighted by stakeholders that assists job seekers and employers. The closest job center to Lincoln is in Roseville.

The workforce development opportunities and initiatives described above are intended to simultaneously grow the region's economy and provide training and skills development to the greater Sacramento region, including low- to moderate-income and underrepresented populations. These efforts support the aims of the City of Lincoln to ensure that the community has access to opportunity, including housing choice and employment opportunities that offer livable wages.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Greater Sacramento Region's Comprehensive Economic Development Strategy (CEDS) is known as the Prosperity Strategy, inclusive of the city of Lincoln, and builds upon the foundation of the Next Economy CEDS from 2013-2018. The Greater Sacramento Region Prosperity Strategy (CEDS) is focused on three principal goals: improve business, support people, and develop place. The Prosperity Strategy is a triple bottom line approach that will ensure a strong economy for the six-county Sacramento region. It serves as the region's CEDS.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For the purposes of this Consolidated Plan, consistent with HUD's guidelines for the definition in fair housing analyses, "concentration" is defined as any neighborhood or Census tract in which:

- The percentage of households in a particular identified group is at least 20 percentage points higher than the percentage of that group for the housing market area overall;
- The total percentage of persons is at least 20 percentage points higher than the total percentage of all in the housing market areas as a whole; or
- If a metropolitan area, the total percentage exceeds 50% of its population.

As discussed in the Needs Assessment, the most common housing problems in Lincoln are cost burden and severe cost burden. In Lincoln, approximately 500 renter households below 100% AMI (21%) and 1,710 low-income homeowners (29%) experience cost burden.

Cost burden exists throughout the city, with the highest concentration of cost burden experienced among households in Census Tract 237. This census tract overlaps with the Sun City area, and the higher rate of cost burden is most likely due to the higher population of seniors living on fixed income. More than half of households living in Census Tract 214.03, which overlaps with the central/downtown area of Lincoln, experience severe cost burden. This area has a concentration of lower income households and higher-priced units—half of rental units are priced between $1,000 and $1,500 and 39% exceed $1,500.

A significant proportion of high cost rentals are located in the following census tracts:

- Census Tract 232 (West of State Highway 65 and south of Ferrari Ranch Rd, includes Nathan Dubin and Aldo Pineschi Jr. Parks): 94% of rentals cost more than $2,000;

- Census Tract 236 (East of E Joiner Parkway, south of Del Webb Blvd. and Stoneridge Blvd., and north of Twelve Bridges Drive): 94% of rentals cost more than $2,500 and 44% are more than $3,000; and

- Census Tract 239 (west of Joiner Parkway, south of Nicolaus Road, and north of Moore Road): 80% of units are priced above $1,500.

While these census tracts generally have higher income households compared to the city overall, the considerable number of households experiencing cost burden indicates that more moderately-priced units aren’t available or renting a higher-priced unit is financially viable, even if they are technically experiencing cost burden.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As discussed in NA-30, downtown/central Lincoln is the most diverse area of the city. The highest concentration of Hispanic residents in Lincoln is in the city center. In Census Tract 214.03 (west of G Street, south of Nicolaus Road and 9th Street, and east of Joiner Parkway), 41% of residents are Hispanic, qualifying as a concentration (19% of Lincoln in 2023 identified as Hispanic, therefore any tract exceeding 39% Hispanic meets this definition). East of this census tract, Census Tract 214.01 (east of G Street, south of Ashwood Way and Silver Spur Circle, east of Liberty Lane, and north of Gateway Drive) is 32% Hispanic and 11% Asian, missing the definition of concentration but still more diverse than the city as a whole.

What are the characteristics of the market in these areas/neighborhoods?

According to Lincoln's Housing Element, homes in central Lincoln and in the historic downtown area are smaller, older, and generally more affordable than newer housing stock in other areas of the city. The area in north central Lincoln, between 9th Street and Auburn Ravine and west of Lincoln Boulevard and Joiner Parkway, has the highest concentration of poverty in the city and the highest rate of non-English speaking households.

The Sun City development in south Lincoln has the highest concentration of single-person households, those aged 65 and over, and the highest disability rate (positively correlated with age). This neighborhood also has a high concentration of cost-burdened homeowners. Sun City is a senior community with housing, trails, spa amenities, interest groups, and fitness classes for residents.

Are there any community assets in these areas/neighborhoods?

Historic downtown Lincoln has many restaurants, businesses, and cultural assets, like the Lincoln Area Archives Museum. One of the City of Lincoln's priorities in the 2024 to 2029 Economic Development Action Plan is revitalizing downtown Lincoln through strengthening the following:

- Lincoln Performing Arts Center: Ensure straightforward and transparent process for all performing arts organizations interested in using the Civic Auditorium, offer variety of events, offer affordable tickets to students and lower-income households, renovate Civic Auditorium to draw quality events
- Carnegie Library: Highlight the library as a center point of the community and to support tourism in the area, explore feasibility of establishing visual art center in the library for clay and ceramic arts, and explore options for funding to renovate the library
- Downtown Lincoln Gateway and Wayfinding: Construct new gateway that represents Lincoln's historic and cultural heritage, help businesses install pedestrian-friendly street elements like seating and planter boxes, explore funding opportunities for capital improvements
- Lincoln Marketplace: Open a marketplace for local artists and restaurateurs, look into space for year-round farmer's market
- Lodging and Hospitality: Seek developers to convert historic structures to boutique hotels, use city's hotel incentive program to attract investment, develop two traditional hotels with access to Highway 65 and downtown
- Public Parking: Work with Downtown Lincoln Association to address parking supply and understand where to improve it

- Provide Input on Downtown Strategic Plan: Work with consultants to understand challenges in historic downtown and how the downtown area can successfully assist businesses and nonprofits

Sun City, where there is high owner cost burden and disability rate, is an enriching senior community with support groups, indoor and outdoor recreational activities, and supportive services to help older adults live independently.

Are there other strategic opportunities in any of these areas?

As outlined in the City's Economic Development Action Plan, Lincoln has identified opportunities for business development, renovations to existing cultural assets, and development of lodging and hospitality industries in these areas.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Access to broadband has increasingly become a necessity. Yet, according to the Federal Communications Commission (FCC), in December 2023, 24 million Americans still lacked broadband internet access (defined as a minimum of a 100 Mbps download). People who lack access are increasingly unable to take advantage of the same economic and educational opportunities as those who do have access.

According to 2023 ACS 5-year estimates, 1,354 Lincoln households (7%), and 19% of households making less than $20,000 per year do not have a broadband subscription. Nearly all households in Lincoln, however, have some type of device. The lack of broadband subscription could be a function of age given the high percentage of people over 65+ in the city, but presents a considerable barrier for accessing services, paying bills, banking and general connectivity to resources and opportunities that improve quality of life.

The City of Lincoln has recently launched a Broadband Master Plan for 2025-2029 as part of an overall economic development strategy. The two-phase plan will evaluate current broadband accessibility and reliability across the city, identify gaps in services and infrastructure and develop a strategy to address them. The master plan goals identified by the city of Lincoln include:

- **Reducing the Digital Divide**: We want to ensure everyone in our community, including underserved and unserved areas, can access reliable and affordable internet.
- **Improving Fiber Infrastructure**: Enacting our plan will expand high-speed internet connections in commercial areas to foster economic development and job creation.
- **Enhancing Public Services**: Public facilities and businesses need access to high-speed internet access to operate efficiently.
- **Supporting Community Growth**: High-speed, reliable internet access is essential for Lincoln's economic development, education, healthcare, and public safety.

A stakeholder with knowledge and expertise in broadband in the region explained that 97% of Lincoln is covered by fiber networks. The only areas not covered are in high income neighborhoods with large homes. They explained there are limited grants to provide internet assistance, but they have initiated an effort to provide lower internet cost rates for lower income areas in Lincoln. In the near future, this stakeholder shared that the City is trying to position broadband as critical infrastructure and is looking at expanding more opportunities for digital literacy courses.

Additionally, at the regional level, the Digital Upskill Sacramento program was a pilot upskilling program in 2020. The Greater Sacramento Economic Commission (GSEC) is working to scale this model throughout the six-county Greater Sacramento region including Placer County**.** Using CARES Act funding from the City of Sacramento, GSEC worked with the Greater Sacramento Urban League, Merit America and General Assembly to launch the Digital Upskill program, an innovative workforce development initiative that

quickly and cost-effectively trained people from underrepresented communities for lucrative careers in tech. The Digital Upskill program was hugely successful with graduation and placement rates over 90% at wages 50% higher than traditional job placement. Students have been placed at companies like Accenture, HCL Technologies, VSP and Centene.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the Federal Communications Commission database, Lincoln is served by more than five broadband providers. EchoStar Corporation, Space Exploration Technologies Corporation, and Viasat, Inc. serve all units in Lincoln. A stakeholder also added that AT&T, Estound, Comcast, and Verizon provide internet services. Verizon also offers hot spots for people working from home. They noted that there are no discounts for income-qualified residents yet with these companies. The stakeholder observed that some areas in Lincoln have "patchy coverage," but they are hoping to coordinate coverage with existing companies for a strong signal throughout the city.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The 2021 Placer County Local Hazard Mitigation Plan Update for Lincoln identified the following limited and critical hazard risks and climate change influences that impact the city:

- **Drought and water shortage:** Rated extensive geographic extent, likely future occurrence with limited magnitude/ severity, high significance, and high influence of climate change;
- **Earthquake:** Rated extensive geographic extent, occasional future occurrence with limited magnitude/ severity, medium significance, and low influence of climate change;
- **Floods from localized stormwater:** Rated limited geographic extent, highly likely future occurrence with limited magnitude/ severity, medium significance, and medium influence of climate change;
- **Levee failure:** Rated limited geographic extent, unlikely future occurrence with limited magnitude/ severity, low significance, and medium influence of climate change;
- **Pandemic:** Rated extensive geographic extent, occasional future occurrence with critical magnitude/ severity, medium significance, and medium influence of climate change;
- **Severe weather from extreme heat:** Rated extensive geographic extent, likely future occurrence with critical magnitude/ severity, medium significance, and high influence of climate change;
- **Severe weather from freeze and snow:** Rated extensive geographic extent, likely future occurrence with limited magnitude/ severity, medium significance, and medium influence of climate change;
- **Severe weather from high winds and tornadoes:** Rated limited geographic extent, unlikely future occurrence with limited magnitude/ severity, low significance, and low influence of climate change;
- **Tree mortality:** Rated significant geographic extent, highly likely future occurrence with limited magnitude/ severity, low significance, and high influence of climate change; and
- **Wildfire:** Rated significant geographic extent, highly likely future occurrence with limited magnitude/ severity, medium significance, and high influence of climate change.

Drought and water shortages, extreme heat, tree mortality, and wildfires were identified as hazards with the potential for high widespread impact. Lincoln is part of the North Sierra region for the California Adaptation Planning Guide that provides support for local governments in response to hazard risk impacts. They predict that temperature increases, reduced snowpack, decreased precipitation, ecosystem changes, sensitive species stress, and increased wildfire will impact tourism and other economic development goals.

Of note, while drought and water shortages are highlighted as a high-impact hazard for the city, the City's Water Shortage Contingency Plan found that the City has sufficient water supplies to meet project demands through 2045 during all evaluated hydrologic year types, including normal, single dry, and multiple dry years. These projections consider the effects of a growing population and new development within the city.

Stakeholders within economic development fields added that they would like to see rural economic opportunities within forest management that both create jobs and prevent the strength and severity of wildfires.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Based on analysis of the 2021 Placer County Local Hazard Mitigation Plan Update for Lincoln, low and moderate income households are vulnerable to several natural hazards due to the location of hazard-prone areas, characteristics of housing stock, and limited capacity to mitigate or recover financially from impacts. The Hazard Mitigation Plan uses floodplain mapping, parcel-level assessor data, GIS spatial analysis, and qualitative population vulnerability assessments to evaluate risks associated with flooding, extreme heat, droughts, wildfires, and earthquakes.

Flooding represents one of the most significant risks to housing occupied by LMI households. The Hazard Mitigation Report identifies Auburn Ravine, Markham Ravine, and Coon Creek as areas subject to annual chance flooding and localized stormwater flooding from clay soils, incomplete drainage infrastructure, and physical barriers like rail lines and State Route 65. Moreover, the Placer County Flood Control District flood prone properties map shows that most of the properties at a higher risk of flooding are located along the Markham and Auburn Ravines. LMI households are more likely to reside in older neighborhoods near the city's historic downtown core, where aging infrastructure and limited flood protection increase the potential for property damage, displacement, and long-term housing instability following flood events.

Extreme heat and drought are also identified as high-significance, citywide hazards that disproportionately affect LMI households. These households are more likely to occupy housing with inadequate insulation, limited tree canopy, and inefficient cooling systems, increasing exposure to heat-related health risks and higher utility costs. Individuals experiencing unsheltered homelessness are also at greater risk for health impacts related to heat without proper hydration and cooling centers.

When it comes to earthquake-related risks, older housing stock can also be more vulnerable to damage from earthquakes and LMI residents may have less financial resources to retrofit homes or recover from damage.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan for the City of Lincoln's 2026-30 Consolidated Plan identifies the priority needs and goals that will help guide the City's utilization of Community Development Block Grant (CDBG) resources over the next five years. The City used the findings from the Needs Assessment (NA) and Market Analysis (MA) sections of the Consolidated Plan, as well as the findings and feedback collected through the community engagement process, to identify the city's most significant housing, community development, and economic development needs and develop goals to address those needs. These goals were also developed to align and reinforce other goals, strategies, and recommendations articulated in other existing City plans.

Priority needs identified include:

- **Affordable and accessible rental housing**, particularly for aging residents with fixed incomes. Increasing more affordable housing options in the community was identified as a significant need throughout the community engagement process. Additionally, while just over a third of rental households in Lincoln have household income of $50,000 or less, only 8% of current rental units are affordable to this population.
- **Housing rehabilitation of existing rental units**, particularly for households living in and around the downtown area of Lincoln. Of the Census tract that covers this area, approximately 63% of renter households live in units with at least one physical condition issue. Moreover, approximately 27% of households in this census tract live in poverty compared to approximately 8% of households citywide.
- **Community services** identified during the community engagement process as significantly needed within the city include, but are not limited to, access to basic needs (e.g., food, clothing), mental health services, affordable childcare, housing navigation and support services, and other supportive services for vulnerable populations (e.g., survivors of domestic violence).
- **Public infrastructure and improvements** identified during the community engagement process as significantly needed within the city include, but are not limited to, upgraded water, street, and road infrastructure, improvements to existing parks, sidewalk upgrades, and better lighting.
- **Economic development** opportunities for low- to moderate-income residents through, but not limited to, job skills training, enhanced workforce development opportunities, business and commercial revitalization efforts, financial literacy assistance, and small business support.

As such, the City's 2026 Consolidated Plan goals are:

- **Support community and economic development revitalization.** The City of Lincoln will look to support community and economic development revitalization efforts, including enhancing public infrastructure and expanding access to economic development opportunities for low- to moderate-income populations.
- **Increase the availability and access to critical community services.** The City of Lincoln will look to partner with local organizations that provide a variety of community services to low- to moderate-income and special needs populations.

- **CDBG Administration.** The City of Lincoln will utilize a proportion of its entitlement funding to administer the CDBG program.

Note: the City has other funding sources to address identified housing needs; as such, CDBG resources will be utilized for other eligible purposes.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Most activities funded by the Community Development Block Grant (CDBG) program are designed to benefit low- to moderate-income persons. CDBG funding can be used on activities that will benefit all residents of a primarily residential area where at least 51% of the residents have low or moderate incomes. However, some communities have no or very few areas in which 51% of the residents are low- and moderate-income. For these communities, an exception is allowed to enable grantees to undertake area benefit activities. These communities are known as "Exception Grantees," and are allowed to provide area-benefit activities when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income."

In FY2024, the latest data available, the City of Lincoln was designated as an "Exception Grantee." The data show that 28.07% of the population is considered low- to moderate-income and the top quartile is 39.7%. This means that any block group with more than 39.7% of those considered low- to moderate income are eligible to benefit from CDBG area-benefit activities. Specifically, these block groups are:

- Census Tract 214.03, Block Group 1—76.6%
- Census Tract 214,03, Block Group 2—64.1%
- Census Tract 236, Block Group 3—57.2%
- Census Tract 237, Block Group 1—45.4%
- Census Tract 236, Block Group 2—43.6%
- Census Tract 237, Block Group 2—41.5%
- Census Tract 238, Block Group 2—41%
- Census Tract 214.03, Block Group 4—39.7%

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

As identified above, as an Exception Grantee, the City of Lincoln is allowed to provide area-benefit activities when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." As such, the City will prioritize funding for area-benefit activities in the block groups identified above.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	**Priority Need Name**	Public Infrastructure and Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Support community and economic development revitalization
	Description	Stakeholders highlighted several public infrastructure improvements needed in the community, including but not limited to, upgraded water, street, and road infrastructure, improvements to existing parks, sidewalk upgrades, and better lighting. Stakeholders identified that areas in and around downtown had the greatest public infrastructure needs compared to the city overall. The City will look for opportunities to enhance public infrastructure in areas of the city that predominantly serve low- to moderate-income populations.
	Basis for Relative Priority	Public infrastructure and improvements was designated as a high need by the City of Lincoln. Stakeholders emphasized the need for improved infrastructure in areas that predominantly serve low- to moderate-income populations to ensure that all Lincoln residents can benefit and access community resources and amenities.
2	**Priority Need Name**	Affordable and Accessible Rental Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Residents living with disabilities

	Geographic Areas Affected	Citywide
	Associated Goals	n/a
	Description	Stakeholders described a significant need for more affordable and accessible rental housing in Lincoln, particularly for aging populations on fixed incomes. The gaps analysis produced for the Plan found that 35% of renter households in the city had household income at or less than $50,000; however, just 8% of rental units in the city are affordable to households at this income level.
	Basis for Relative Priority	Affordable rental housing was identified as a high priority by the City of Lincoln. The need for more affordable rental housing options in the community for low- to moderate-income populations was identified as a significant need throughout the community engagement process. Additionally, data show that there is a gap in the availability of affordable rental units to households with lower incomes in Lincoln.
3	**Priority Need Name**	Community Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide

	Associated Goals	Increase the availability and access to critical community services
	Description	Stakeholders described that while organizations in the community that currently provide services to low- to moderate-income and special needs populations are impactful for the individuals and families they assist, demand for these services far outweighs the capacity of these organizations. Specific services identified during the community engagement process that are needed in the Lincoln community include, but are not limited to, access to basic needs (e.g., food, clothing), mental health services, affordable childcare, housing navigation and support services, and other supportive services for vulnerable populations (e.g., survivors of domestic violence). The City of Lincoln will look to improve and increase access to services throughout the community, primarily those serving low- to moderate-income and special needs populations.
	Basis for Relative Priority	Community services was designated as a high need by the City of Lincoln. With rising housing costs, the provision of additional community services to support low-to moderate-income and other vulnerable populations is greatly needed. Moreover, for some populations, service provision is critical in supporting the housing stability of certain populations (e.g., populations experiencing mental health challenges).
4	**Priority Need Name**	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	n/a
	Description	Stakeholders emphasized the need to preserve existing affordable housing options in the city. In the census tract covering the downtown area of Lincoln, approximately 63% of renter households live in units with at least one physical condition issue. Approximately 27% of households in this census tract live in poverty compared to approximately 8% of households citywide.

	Basis for Relative Priority	Housing rehabilitation was identified as a high priority by the City of Lincoln. The need to preserve affordable rental housing options in the community for low- to moderate-income populations was identified as a significant need throughout the community engagement process. Additionally, data show that there are significant housing rehabilitation needs in areas of the city that have high rates of poverty.
5	**Priority Need Name**	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Support community and economic development revitalization
	Description	Stakeholders identified that as housing prices continue to rise throughout Lincoln and Placer County, making it increasingly challenging for low- to moderate-income households to stay housed in the area, it's critical to support efforts that increase economic well-being and jobs that offer livable wages. The City will look to increase economic opportunities for low- to moderate-income residents through, but not limited to, job skills training, enhanced workforce development opportunities, business and commercial revitalization efforts, financial literacy assistance, and small business support.
	Basis for Relative Priority	Economic development was designated as a high priority need by the City of Lincoln. Stakeholders shared that as cost of living continues to rise, low- to moderate-income residents will continue to feel those burdens most acutely. In addition to providing more affordable housing options and increasing access to community services, the City also wants to expand employment, workforce, and training opportunities for more households to have increased access to jobs with living wages.

Table 46 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

The City's Consolidated Plan goals provide flexibility for the City of Lincoln to implement the most effective strategies to address housing and other community needs. The City understands and recognizes that these needs can change with economic and housing market conditions. The table below summarizes the City's anticipated response to market conditions that will influence the use of its entitlement funds.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	While rental assistance was identified as a significant need for low- to moderate-income households in Lincoln, ongoing rental assistance is not an eligible use of CDBG funding; therefore, the City will not use its entitlement resources for TBRA.
TBRA for Non-Homeless Special Needs	While rental assistance was identified as a significant need for low- to moderate-income households in Lincoln, ongoing rental assistance is not an eligible use of CDBG funding; therefore, the City will not use its entitlement resources for TBRA.
New Unit Production	The gaps analysis produced for this Consolidated Plan found that 35% of renter households in the city had household income at or less than $50,000; however, just 8% of rental units in the city are affordable to households at this income level. As such, there is an ongoing gap between affordability needs and current housing supply.
Rehabilitation	Housing rehabilitation needs are significant for renter households living in the census tract covering the downtown area of Lincoln, with approximately 63% of renter households living in units with at least one physical condition issue. Approximately 27% of households in this census tract live in poverty compared to approximately 8% of households citywide.
Acquisition, including preservation	As described above, rehabilitation needs and the development of new affordable rental housing units are significant housing needs for the city. The City will consider opportunities for acquisition of land or existing housing to preserve affordable housing options for low-income residents and special needs populations.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$272,325	n/a	n/a	$272,325	$1,089,300	Expected amount for the remainder of the Con Plan is estimated as the annual allocation multiplied by four.

Table 48 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will look for opportunities to leverage additional resources (e.g., local gas tax funding) to support implementing the goals of the Consolidated Plan.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A; the City has not identified any publicly owned land or property located within the city to address needs identified in the Consolidated Plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Lincoln	Government	CDBG Administrator	Citywide

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Stakeholders identified that current organizations providing housing and support services to low- to moderate-income households and other vulnerable populations are a strength of the City's institutional delivery system. Organizations include:

- **Lincoln CA CARES** is the City's non-profit organization serving people experiencing homelessness.
- **Granite Wellness Center** provides outpatient treatment for young and older adults experiencing substance use disorders, including anger management, relapse prevention, and SUD counseling.
- The **Salt Mine Food Closet** is a faith-based nonprofit organization that provides fresh food boxes and pantry boxes to Lincoln individuals and households in need. Additionally, they also provide a variety of services for people experiencing homelessness, including daypacks, laundry services, and showers.
- The **Lighthouse Counseling & Family Resource Center** provides intensive case management, individual and group counseling, educational classes, and community resources to individuals and families impacted by child abuse, domestic violence, anxiety, depression, and suicidal ideation.

Other organizations serving Lincoln residents located elsewhere in the county include:

- **StandUp Placer** is an organization serving survivors of domestic violence, sexual assault, and trafficking in Placer County.
- **St. Vincent de Paul** offers basic human services and programs to prevent hunger and homelessness, including rental, utility, and food assistance.
- **Placer County Health & Human Services** department offers a variety of programs that help children, families, and older adults access basic needs, including housing, food, medical care, and other services.

While the organizations listed above provide critical services to the Lincoln community, stakeholders did describe gaps in the city's institutional delivery structure. One stakeholder felt there was a lack of overall services and resources in Lincoln, sharing that "if people need something, they have to go to Roseville or Sacramento...[for services] like medical appointments, childcare, utility assistance, etc." For example, one stakeholder that there is a growing prevalence of people with untreated mental illness and drug addiction and that the availability of services and capacity of existing organizations to help this population is significantly outweighed by the number of people in need. Another stakeholder shared that a local organization that provides mental health services to the Lincoln community currently has a 3-6 month waitlist. As such, the lack of funding and existing organizational capacity to address the spectrum of community needs were identified as institutional delivery system gaps.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	x	x	
Legal Assistance	x	x	
Mortgage Assistance	x		
Rental Assistance	x	x	
Utilities Assistance	x	x	
Street Outreach Services			
Law Enforcement		x	
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education	x		
Employment and Employment Training	x		
Healthcare	x		
HIV/AIDS			
Life Skills			
Mental Health Counseling	x		
Transportation	x		
Other			
Other			

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As described above, there are a handful of organizations and service providers located within the city of Lincoln that provide services to people experiencing homelessness or those at risk of experiencing homelessness. However, the wide full spectrum of available services that serve these populations extend beyond the city's boundaries. Some of the primary organizations/entities serving chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth include:

- The **Placer County Health & Human Services Department** offers a variety of services for individuals experiencing or at-risk of homelessness, including prevention, outreach/engagement, emergency shelter, interim and transitional housing, permanent supportive housing, and supportive services, including:
    - Public assistance programs, including CalFresh, General Relief, Medi-Cal and CalWORKs

    - Rapid rehousing services, including CalWORKs Housing Support Program. Stand Up Placer, Kid's First, Volunteers of America, and Advocates for Mentally Ill Housing (AMIH).
    - Home Safe, a program supporting victims of elder abuse or neglect in stabilizing housing.
    - The County's Homeless Liaison Team works with Probation and Law Enforcement in multiple jurisdictions to help keep the community safe and provide resources to individuals and families experiencing homelessness
    - Managing the County's Coordinated Entry screening process through 211, which helps find shelter and other housing options for populations experiencing homelessness.
- **Homeless Resource Council of the Sierras (HRCS)** aims to reduce homelessness in both Placer and Nevada counties. The Continuum of Care for the area, HRCS manages a system of outreach, assessment, and prevention for determining needs and conditions for individuals and families experiencing homelessness.
- The **Placer County Housing Authority** manages the Housing Choice Voucher (HCV) program in Placer County.
- **211 Placer** provides a comprehensive list of organizations that provide a variety of resources for populations in need, including resources for/related to children and youth, education, employment, food, housing, legal assistance, behavioral health, health and dental, veterans, and senior services, among others.
- **St. Vincent de Paul** offers basic human services and programs to prevent hunger and homelessness, including rental, utility, and food assistance.
- **Placer County Veterans Services** office provides veterans, their dependents, and survivors with access to local, state, and federal benefits, including assistance filing VA claims and appeals, referrals for education/employment/housing/and mental health services, and help accessing CalVet and federal VA programs.
- Placer County's **Children's System of Care** offers comprehensive services for children and youth who may be at risk in the county, including for transition aged youth.
- Placer County's **Adult System of Care** provides mental health care, substance abuse treatment, and in-home support for older and dependent adults in Placer County.
- **StandUp Placer** is an organization serving survivors of domestic violence, sexual assault, and trafficking in Placer County.
- Placer County **Children's Mental Health Crisis Services** provides behavioral services for children.
- **Placer County Office of Education** plays a significant role in the education delivery system for Placer County students.
- **Victory Village Veteran's Center** provides support services for veterans, service members, ad their families to ease the transition from military to civilian life, including with employment and benefits assistance, housing search assistance, rental, deposit, and utility assistance, and assistance with the VA.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

One of the significant strengths of the service delivery system in Lincoln and Placer County is the variety of organizations that offer specialized services for certain populations, including older adults, people living with disabilities, survivors of domestic violence, veterans, and other vulnerable populations—including those experiencing homelessness or at risk of experiencing homelessness. However,

stakeholders shared that while a lot of these organizations are doing “more with less,” the demand for these services far exceeds the capacity of many of these organizaitons. Moreover, people who need these services generally have more successful outcomes when services are coordinated or paired together (e.g., securing a housing unit while also receiving food assistance and mental health services).

However, one stakeholder who provides services to vulnerable populations shared that while housing insecure residents benefit from their services, “currently, the minimum wait time for supportive housing in Placer County is two years…there’s no place for these individuals or families to live.” Another Lincoln stakeholder shared the story of an individual living in transitional housing who had difficulty finding a job due to their housing situation. This stakeholder felt that it was important for their organization in the future to reach out to businesses and other employers to create relationships so that employment more opportunities for housing insecure individuals would be available. Stakeholders described this lack of coordination among organizations, directly impacted by the current lack of staff capacity for many of them, as a major challenge in helping clients achieve their goals and help them toward self-sufficiency.

Another contributing factor to the lack of coordination among organizations serving people experiencing homelessness and other special needs populations is the reduction in available state and federal funding, which has had the effect of de-emphasizing coordination and collaboration among service providers with similar aims, values, and missions. One stakeholder shared that, “right now, organizations are competing for more and more limited pots of funding…we’ve operating as ‘frenemies’ when we should be coordinating all of our efforts.” They emphasized that both organizations and the populations they serve would be better off coordinating service delivery efforts.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City benefits from a strong network of organizations located within Lincoln and throughout the county that serve low- to moderate-income and special needs populations; however, capacity of these organizations is outweighed by how much need exists for these services. Contributing directly to the lack of capacity at these organizations is the significant lack of funding to address the spectrum of needs that exist. However, with its entitlement funding, the City of Lincoln will look for opportunities to support local organizations that are addressing the needs of low- to moderate-income and special needs residents. A couple stakeholders noted that within the context of funding gaps, more concerted efforts among existing organizations to coordinate existing services could help with service delivery and reducing the duplication of services.

SP-45 Goals Summary – 91.215(a)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support community and economic development revitalization	2026	2030	Non-Housing Community Development Non-Homeless Special Needs	Citywide	Public Infrastructure and Improvements Economic Development	CDBG: $925,905	Estimated number of public facilities improved or constructed: 5
2	Increase the availability and access to critical community services	2026	2030	Non-Housing Community Development Non-Homeless Special Needs	Citywide	Community Services	CDBG: $163,395	Estimated number of persons assisted: 160
3	CDBG Administration	2026	2030	Affordable Housing Non-Housing Community Development Non-Homeless Special Needs	Citywide	Affordable & Accessible Rental Housing Housing Rehabilitation Public Infrastructure and Improvements Economic Development Community Services	CDBG: $272,325	Other: 1

Table 51 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Support community and economic development revitalization	The City of Lincoln will look to support community and economic development revitalization efforts, including enhancing public infrastructure and expanding access to economic development opportunities that primarily benefit low- to moderate-income and special needs populations.
Increase the availability and access to critical community services	The City of Lincoln will look to partner with local organizations that provide a variety of community services to low- to moderate-income and special needs populations.
CDBG Administration	The City of Lincoln will utilize a proportion of its entitlement funding to administer the CDBG program and support the implementation of the three goals articulated above.

While affordable and accessible rental housing and housing rehabilitation were identified as priority needs, the City decided to address those needs with other funding sources (e.g., CalHOME funds). As such, there is not a housing-related goal reflected in the Consolidated Plan.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

N/A.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A; the City of Lincoln does not have any public housing units.

Activities to Increase Resident Involvements

N/A.

Is the public housing agency designated as troubled under 24 CFR part 902?

Placer County Housing Authority is not designated as troubled under 24 CFR part 902.

Plan to remove the 'troubled' designation

N/A.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies and regulatory requirements in the city of Lincoln, while intended to manage growth and ensure adequate public services, can impact the development of affordable housing and residential investment. According to Lincoln's 2021-2029 Housing Element, the lack of affordable housing is the most common issue reported to Legal Services of Northern California, the county's only civil legal aid provider. Stakeholders reinforced this finding, noting that urban areas in the County, including Lincoln, face significant shortages of affordable housing. Limited availability of affordable units restricts neighborhood choice for low-income households and increases vulnerability to housing instability and discriminatory practices. Several stakeholders emphasized that the lack of transit access, walkability, and nearby services in Lincoln complicates the siting of affordable housing developments.

Land use regulations and development standards contribute to cost pressures that affect the feasibility of affordable housing development. Height limitations that restrict development to two stories in most residential zones can limit density and reduce economies of scale, making it more difficult to offset rising development costs. Additionally, uniform parking requirements, such as two spaces per unit for single-family homes, duplexes, and apartments, along with guest parking requirements, can increase project costs and land consumption, particularly for affordable and multifamily housing, even when demand for parking may be lower. Stakeholders noted that jurisdictions with strong site inventories, publicly owned land in high-resource areas, and efficient approval processes for affordable housing are better positioned to facilitate development.

Permitting and approval processes also affect residential investment. Lengthy and complex review timelines increase carrying and financing costs, which can undermine the feasibility of affordable housing projects. Development impact fees, while necessary to fund public facilities and services, further increase upfront costs for housing development and may discourage investment in lower-cost housing types. Stakeholders also pointed to community opposition as an ongoing challenge, describing a strain of affordable housing pushback in parts of Placer County that can delay or derail projects. In addition, site-specific constraints, such as environmental remediation needs, can significantly increase project costs.

The City has taken steps to mitigate some of these barriers, such as expediting reasonable accommodation requests and allowing parking variations for senior housing. Stakeholders emphasized that additional local financial resources, such as gap financing, support for project-based vouchers, or funds to improve competitiveness for state tax credits, would further support affordable housing development, particularly given the limited availability of state funding. Lincoln will continue to evaluate land use policies, parking standards, permitting processes, and opportunities for interjurisdictional collaboration to reduce constraints on affordable housing development and encourage residential investment.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's 2021-2029 Housing Element identifies several goals, policies and actions that aim to reduce affordable housing barriers in the city. A summary of those efforts are below.

Goal 1—Accommodate new housing to meet the needs of present and future Lincoln residents at all income levels.

Policy 2. Facilitate the construction of a variety of housing types affordable to all income levels.

- *Action 2.3.* Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing **(implemented)**
- *Action 2.4.* Amend the Zoning Ordinance to allow Accessory Dwelling Units (ADUs) in accordance with Assembly Bill 2299 and Senate Bill 1069 **(implemented)**
- *Action 2.6.* Encourage the development of affordable housing for extremely low-income households by conducting outreach to housing developers on an annual basis, providing financial and in-kind technical assistance, expediting processing, and offering additional incentives beyond the density bonus, among other actions.
- *Action 2.7.* Encourage and facilitate the development of affordable housing to lower-income households in Village 1, Village 5, and Village 7 by offering incentives on a project-by-project basis, including deferred development fees, reduce parking requirements, expedited application review and processing, and technical assistance.
- *Action 2.9.* Explore the adoption of a local inclusionary program.

In addition to the actions identified above that aim to remove barriers to affordable housing, the City of Lincoln also articulates a goal and specific actions to support affordable housing development for low-income and special needs populations in the city.

Goal 3—Address special housing needs in Lincoln

Policy 7. Address the physical, financial, and lifestyle needs of older adults in the city.

- *Action 7.1.* Facilitate the construction of affordable rental housing for extremely low-, very low-, and low-income seniors.

Policy 8. Address the physical, financial, and lifestyle needs of older adults in the city.

- *Action 8.1.* Facilitate the construction of subsidized rental housing affordable to extremely low-, very low-, and low-income persons that meet the needs of all special needs groups including seniors, homeless, female headed households, persons with disabilities, and persons with developmental disabilities.

SP-60 Homelessness Strategy – 91.215(d)

The City of Lincoln established Lincoln CA CARES in 2018, a nonprofit organization aimed at supporting people experiencing homelessness by providing transitional housing and connecting them to services to support their pursuit for permanent housing and self-sufficiency. The City works with Grace Lutheran Church, which sites two trailers on their property, to provide housing for program participants. Additionally, the City works with other local organizations to provide a variety of services, including those who provide mental health services, food, clothing, and employment opportunities. The City is actively pursuing options to expand their capacity; however, currently, the City is only able to assist two people at a time.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Lincoln does not have a current mechanism to reach out to people experiencing homelessness to assess their individual needs. However, stakeholders shared that the City's code enforcement team and the Lincoln Police Department are most likely to make contact with people experiencing homelessness. One stakeholder shared that if this happens, code enforcement staff or Lincoln Police Department will reach out to the Lincoln CA CARES team, who will then connect the person/people experiencing homelessness to a third party organization to assess their needs and connect them to appropriate resources. The Salt Mine, a faith-based nonprofit located in Lincoln, provides food and clothing to local residents in need.

Additionally, the Placer County Health & Human Services (HHS) Department's Homeless Liaison Team collaborates with Probation and Law Enforcement in multiple jurisdictions to connect with people experiencing homelessness with services. HHS also manages the contract for coordinated entry screening through 211, which places individuals on a list for shelter and housing options.

Addressing the emergency and transitional housing needs of homeless persons

Currently, there are no emergency shelters or transitional homes located in the city; however, options are available in other areas of the county.

There are three emergency shelters currently operating in the county—one congregate shelter in Auburn, one nomadic emergency shelter in Roseville, and another temporary shelter, also located in Auburn. In addition to the County's Homeless Liaison Team, a group of community providers in Placer County who serve individuals and families experiencing homelessness launched the Homeless Resource Helpline. Those in need of housing and other support are instructed to call the helpline for an Emergency Housing referral and to get put on a centralized housing list. Additionally, 211 Placer is an available resource to help connect people and families experiencing homelessness with information on housing and service resources.

The Adult System of Care Division of Placer County's Health & Human Services Department manages the county's transitional housing and permanent supportive housing programs. Both programs are oriented to serve those with a diagnosed mental illness and/or other co-morbid disabilities. In collaboration with Advocates for Mentally Ill Housing (AMIH), the Adult System of Care manages and supports four transitional homes that provide housing and supportive services to eligible county adults. Each of the four homes can house up to six residents and are located in Auburn, Rocklin, and Roseville.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

In addition to the programs and services already identified, other available housing and service support provided by the County for residents and families experiencing homelessness include:

- **Housing vouchers** are administered by the Placer County Housing Authority, including regular housing choice vouchers, Family Unification Program (FUP) vouchers, Mainstream vouchers (serving non-elderly persons with disabilities), and Veterans Affairs Supportive Housing (VASH) vouchers.
- **Permanent supportive housing (PSH),** which is managed by the County's Adult System of Care Division. In collaboration with trusted providers, the County has purchased PSH units or full homes in 19 different locations throughout the county.
- **Housing coordinators** are also available through Placer County via multiple programs. These coordinators support landlord recruitment, housing counseling, and the *Built for Zero* initiative, a data-driven, national movement aimed to measurably ending homelessness.
- The **Housing Support Program** helps provide permanent housing for homeless CalWORKs families.
- **Bringing Families Home** is a collaboration between the Human Services and Children's System of Care divisions that supports families involved in the child welfare system and currently in the reunification process. The program assists those experiencing homelessness or at risk of experiencing homelessness to find housing to increase the ability of families to stay together and decrease the likelihood of a foster placement.
- **Mental health and substance use treatment** is provided by the County's Adult System of Care and largely serves the county's Medi-Cal population, including those experiencing homelessness.
- The **Housing and Disability Advocacy Program (HDAP)** assist people experiencing or at risk of experiencing homelessness who are likely eligible for disability benefits by advocating for disability benefits and housing support, including outreach, case management, disability benefits advocacy, and housing assistance, including wraparound supportive services.
- **Full Services Partnerships (FSP)** provides comprehensive care management for those experiencing homelessness by connecting them with healthcare, mental healthcare, housing, and benefit programs.
- **Transitional Aged Youth (TAY)** assists youth transitioning out of the foster care system with specialized support and services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

There are two divisions within the Placer County Health & Human Services Department that provide support to these populations—the Children System of Care and Adult System of Care.

- The Children System of Care division provides a wide range of services, including behavioral health services, to at-risk children and youth (and their families).
- The Adult System of Care division provides support for adults and seniors with mental health care, substance abuse treatment, and in-home supports.

Additionally, a variety of services for individuals and households at risk of experiencing homelessness are offered through these divisions, as well as the Health & Human Services Department, including:

- **CalFresh** helps families and individuals access healthy and nutritious food.
- **General Relief** provides temporary cash aid for single adults or couples with no dependent children who are not eligible for federal or state programs or other assistance programs. This county-funded program provides financial assistance for eligible county residents with no other means of support.
- **MediCal** offers medical, dental, vision and mental health care to eligible individuals and families at no or limited costs.
- **CalWORKs** provides monetary assistance for families in need for eligible adults with dependent children. CalWORKs may refer eligible individuals to employment services that may provide:
    - Child care, work expense assistance, transportation, and counseling;
    - Education, employment and training programs through Employment Services;
    - Families with children financial assistance to meet their basic needs; and
    - Support for families moving toward self-sufficiency.

  Additionally, some CalWORKs families might also be eligible for the CalWORKs Housing Support Program (HSP), which assists homeless families in quickly obtaining permanent housing.

- **Rapid rehousing (RRH)** provides homeless individuals and families assistance in applying for rental housing and praying for move-in costs and rental subsidies. Local organizations that provide RRH assistance include Stand Up Placer, Kid's First, Volunteers of America, and Advocates for Mentally Ill Housing (AMIH).
- Additionally, the county runs **Home Safe,** a homelessness prevention program serving Adult Protective Services clients who have been victims of elder and dependent abuse or neglect.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

As discussed in section MA-20, there is a correlation between low- to moderate-income households and lead-based paint (LBP) hazards. Lead-based paint was banned for housing use in 1978. While over three quarters of Lincoln's housing stock was built after 2000, it is estimated that approximately 1,600 households live in homes built before 1980 (a proxy for the proportion of homes estimated to have lead-based paint). As such, the City will plan to develop policies and procedures to address lead-based paint hazards in housing built before 1978 that are compliant with regulations regarding the use of Community Development Block Grant (CDBG) funding during this upcoming program year.

Additionally, Placer County's Health & Human Services Department administers the County's Childhood Lead Poisoning Prevention Program, which provides information and guidelines on reducing lead exposure. The program also partners with local businesses and community-based organizations like WIC and Head Start to promote awareness of lead poisoning.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City's development of policies and procedures related to lead-based paint hazards will include guidance on lead-based paint screenings, mitigation actions, when necessary, and information for homeowners and tenants regarding the hazards of lead-based paint and actions that will help reduce the likelihood of lead poisoning events.

How are the actions listed above integrated into housing policies and procedures?

The City will ensure that all CDBG contracts entered into between the City and Subrecipients of CDBG funding will include language that stipulates that Subrecipients must comply with lead-based paint regulations and policies as established by the City, State of California, and other applicable Federal laws and regulations, including specific policies related to lead-based paint in the CDBG program.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Guided by the economic development goals established in the City of Lincoln's General Plan and the City Council's 2016 Strategic Plan, the City's 2024-29 Economic Development Action Plan incorporates ongoing community input and builds on prior economic development plans and initiatives. This Plan is informed by the economic development initiatives of the Placer County Economic Development Board, the 2021-2024 Strategic Plan of the Greater Sacramento Economic Council (GSEC), and the Greater Sacramento Region's Economic Development Strategy (CEDS) 2020-2025.

The Plan articulates the following vision:

"Lincoln is a city of opportunity that is recognized for its authentic community character, excellent quality of life, and supportive environment for business investment and growth."

Related to anti-poverty efforts, one of the strategies the City is looking to implement through this plan is to *support the growth and expansion of existing businesses, recruit new businesses that provide family-supporting jobs, and attract new community-serving retail."* Specific actions the City will be taking to reduce the number of poverty-level families include:

Priority 1—Business Support and Job Creation

2. Implement key public infrastructure improvements

- (a) Identify and prioritize infrastructure projects that attract private sector investment
- (b) Seek County, State, and federal support and funding for vital infrastructure projects.
- (c) Track progress and address impediments that prevent projects from moving forward.
- (e) Underscore and promote the need for affordable housing to accommodate new and existing employers' requirements for local workforce.

3. Inventory opportunity sites and community assets

- (b) Consult with the Placer County Economic Development Department and Greater Sacramento Economic Council (GSEC) to identify tradeable industry sectors that are a good fit for the Lincoln area.
- (c) Outreach to cutting-edge industry sectors that offer family-supporting jobs such as Advanced Manufacturing, Agricultural Tech and Life Sciences. Explore opportunities to partner with Western Placer Unified School District Agricultural and Robotics departments.

4. Leverage relationships with regional job training resources and higher education

- (a) Encourage businesses to access job training resources from regional workforce training organizations such as the Golden Sierra Job Training Agency
- (b) Ensure workforce training needs are addressed in the development of educational programs for local and regional institutions.
- (c) Seek Placer County support to offer tailored job training programs to attract new companies to Lincoln.

6. Engage business organizations and key regional partners

- (b) Partner with Small Business Development Corporations and other economic development organizations that provide technical and financial assistance and access to regional workforce training programs.

- (c) Coordinate and collaborate with Placer County and neighboring municipalities on economic development initiatives of mutual benefit.

8. Business support

- (a) Research options for the development of a small business retention and expansion program to support the success of local enterprises and grow jobs and tax base.

- (b) Consider options for focusing on key industry sectors with the greatest potential for growth and success.

- (c) Research County, State, and federal funding opportunities to support small businesses.

- (d) Identify resources including technical assistance and mentorship opportunities that help local businesses achieve success.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Several specific actions outlined in the City's 2024-29 Economic Development Action Plan align with the goals of the City's Consolidated Plan, including improving public infrastructure, supporting affordable housing development, and improving access to workforce development opportunities and training programs that will lead to jobs that pay family wages.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

As a first-time CDBG entitlement community, the City of Lincoln has not yet developed standards or procedures to monitor activities and ensure compliance in accordance with CDBG regulations. Nonetheless, the City is responsible for ensuring that all regulations and requirements governing the administrative, financial, and programmatic operations of the CDBG program are followed. This includes ensuring that performance goals are achieved within the scheduled timeframe and budget, as well as ensuring that the City and/or Subrecipient of the City's CDBG funding are taking appropriate actions when performance problems arise. If the City decides to allocate its entitlement funding to Subrecipients, monitoring of the Subrecipients will continue over the course of the project.

Monitoring Plan

Because this is the City's first Consolidated Plan, a Subrecipient Monitoring Plan has not yet been created. However, the City will utilize HUD's *Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight* and will develop a Monitoring Plan over the next program year. Specifically, the City's Monitoring Plan will include:

- A statement about the importance of Subrecipient monitoring;
- Regulatory requirements related to Uniform Administrative Requirements, Cost Principles, Audit Requirements for Federal Awards, and grant administration responsibilities related to the Community Development Block Grant (CDBG) program;
- The City's Risk Analysis assessment and process to determine a Subrecipient's technical assistance needs, how often Subrecipients should be monitored, and how the City's monitoring of Subrecipients will be structured;
- Development of a monitoring strategy, which might include remote review of Subrecipient documents, pre-monitoring, and formal monitoring visits;
- Establishment of a monitoring schedule;
- Creation of a monitoring checklist and workbook;
- A list of monitoring questions to help determine whether Subrecipients are complying with federal requirements.
- How to conduct a monitoring; and
- How to notify a Subrecipient about concerns and findings, corrective actions, and sanctions; and
- How to address any findings of noncompliance.

The City will also plan to include a list of monitoring resources to ensure City staff have the knowledge and information needed to conduct monitoring of Subrecipients in an efficient and thorough manner. The City will work with its local HUD office to ensure its Monitoring Plan includes all necessary information and applicable federal regulations and requirements. The City will also ensure that its Monitoring Plan includes information related to outreach to minority businesses and organizations, as well as compliance with comprehensive planning requirements.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$272,325	-	-	$272,325	$1,089,300	Expected amount for the remainder of the Con Plan is estimated as the annual allocation multiplied by four.

Table 52 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will look for opportunities to leverage additional resources (e.g., local gas tax funding) to support implementing the goals of the Consolidated Plan.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A; the City has not identified any publicly owned land or property located within the city to address needs identified in the Consolidated Plan.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support community and economic development revitalization	2026	2026	Non-Housing Community Development Non-Homeless Special Needs	Citywide	Public Infrastructure and Improvements Economic Development	CDBG: $217,860	Estimated number of public facilities improved or constructed: 1
2	Increase the availability and access to critical community services	2026	2026	Non-Housing Community Development Non-Homeless Special Needs	Citywide	Community Services	CDBG: $0	n/a
3	CDBG Administration	2026	2026	Affordable Housing Non-Housing Community Development Non-Homeless Special Needs	Citywide	Affordable & Accessible Rental Housing Housing Rehabilitation Public Infrastructure and Improvements Economic Development Community Services	CDBG: $54,465	Other: 1

Table 53 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Support community and economic development revitalization	The City of Lincoln will look to support community and economic development revitalization efforts, including enhancing public infrastructure and expanding access to economic development opportunities that primarily benefit low- to moderate-income and special needs populations.
Increase the availability and access to critical community services	The City of Lincoln will look to partner with local organizations that provide a variety of community services to low- to moderate-income and special needs populations.
CDBG Administration	The City of Lincoln will utilize a proportion of its entitlement funding to administer the CDBG program and support the implementation of the three goals articulated above.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following sections provide an overview of how the City of Lincoln will utilize its CDBG resources during Program Year 2026.

Projects

#	Project Name
1	McBean Park Accessible Improvements
2	CDBG Administration

Table 54 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

N/A; the City of Lincoln will utilize its CDBG resources to primarily address the needs of underserved populations in the community.

AP-38 Project Summary

Project Summary Information

Project Name	McBean Park Accessible Improvements
Target Area	n/a
Goals Supported	Support community and economic development revitalization
Needs Addressed	Public Infrastructure and Improvements; Economic Development
Funding	$217,860
Description	Improvements to playground equipment at McBean Park to make fully accessible for children with disabilities
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	One park improvement project benefitting children living with disabilities (presumed benefit limited clientele).
Location Description	McBean Park, 65 McBean Park Drive, Lincoln, CA 95648
Planned Activities	Improvements to playground equipment at McBean Park to make fully accessible for children with disabilities
Project Name	**CDBG Administration**
Target Area	n/a
Goals Supported	CDBG Administration
Needs Addressed	Public Infrastructure and Improvements; Economic Development; Community Services
Funding	$54,465

Description	Administration of the City's CDBG program.
Target Date	06/30/2027
Estimate the number and type of families that will benefit from the proposed activities	n/a
Location Description	n/a
Planned Activities	Administration of the City's CDBG program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

In FY2024, the latest data available, the City of Lincoln was designated as an "Exception Grantee." The data show that 28.07% of the population is considered low- to moderate-income and the top quartile is 39.7%. This means that any block group with more than 39.7% of those considered low- to moderate income are eligible to benefit from CDBG area-benefit activities. Specifically, these block groups are:

- Census Tract 214.03, Block Group 1—76.6% of block group population is LMI
- Census Tract 214.03, Block Group 2—64.1%
- Census Tract 236, Block Group 3—57.2%
- Census Tract 237, Block Group 1—45.4%
- Census Tract 236, Block Group 2—43.6%
- Census Tract 237, Block Group 2—41.5%
- Census Tract 238, Block Group 2—41%
- Census Tract 214.03, Block Group 4—39.7%

Geographic Distribution

Target Area	Percentage of Funds
Census block groups identified above	75%

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See above.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs of public housing

N/A; the City of Lincoln does not have any public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A; Placer County Housing Authority is not designated as troubled under 24 CFR part 902.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Lincoln established Lincoln CA CARES in 2018, a nonprofit organization aimed at supporting people experiencing homelessness by providing transitional housing and connecting them to services to support their pursuit for permanent housing and self-sufficiency. In collaboration with its current partners, the City will continue actively pursuing options to expand the capacity of this effort and the number of people it can serve over the next year.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Lincoln will continue to rely on the City's code enforcement team and the Lincoln Police Department to make contact with people experiencing homelessness. When contact is made, the City will reach out to partner organizations that are equipped to connect people experiencing homelessness with resources and services. Additionally, the Placer County Health & Human Services (HHS) Department's Homeless Liaison Team collaborates with Probation and Law Enforcement in multiple jurisdictions to connect with people experiencing homelessness with services. HHS also manages the contract for coordinated entry screening through 211, which places individuals on a list for shelter and housing options.

Addressing the emergency shelter and transitional housing needs of homeless persons

Currently, there are no emergency shelters or transitional homes located in the city; however, options are available in other areas of the county. The City will look to connect people experiencing homelessness with organizations that do provide emergency shelter and transitional housing options, such as the Placer County Health & Human Services Department.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Lincoln will strive to connect people experiencing homelessness with organizations that provide housing resources in service of finding permanent housing solutions for those in need. Primary organizations that provide these services include the County's Health & Human Services department and the Placer County Housing Authority (PCHA). In addition to PCHA administering the Housing Choice Voucher (HCV) program, the County's Health & Human Services department offers several housing-related programs and services for people and families experiencing homelessness, as well as several special needs populations, including families/children in the child welfare system, older adults, people

living with disabilities, and people experiencing mental health challenges, among others.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

For the populations identified above, the City of Lincoln will look to connect individuals and families at risk of experiencing homelessness with organizations best equipped to assist them, such as the County's Children System of Care and Adult System of Care divisions. Additionally, the Placer County Health & Human Services Department offers a variety of services targeted at this population, including fresh food assistance, financial assistance, medical/dental/vision/and mental health services, and employment and childcare support in addition to providing a variety of housing resources.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City will continue its efforts to implement the actions identified in the 2021-2029 Housing Element that look to reduce affordable housing barriers in the city. Specific actions include:

- Encouraging the development of affordable housing for extremely low-income households by conducting outreach to housing developers on an annual basis, providing financial and in-kind technical assistance, expediting processing, and offering additional incentives beyond the density bonus, among other actions.
- Encouraging and facilitating the development of affordable housing to lower-income households in Village 1, Village 5, and Village 7 by offering incentives on a project-by-project basis, including deferred development fees, reduce parking requirements, expedited application review and processing, and technical assistance.
- Exploring the adoption of a local inclusionary program.

In addition to the actions identified above that aim to remove barriers to affordable housing, the City of Lincoln also will look to support affordable housing development opportunities for low-income and special needs populations in the city, including:

- Facilitating the construction of affordable rental housing for extremely low-, very low-, and low-income seniors.
- Facilitating the construction of subsidized rental housing affordable to extremely low-, very low-, and low-income persons that meet the needs of all special needs groups including seniors, homeless, female headed households, persons with disabilities, and persons with developmental disabilities.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

As articulated in the Strategic Plan, the 2026-30 Consolidated Plan goals, which include *increasing and preserving affordable housing options, supporting community and economic development revitalization*, and *increasing the availability and access to critical community services*, were developed to address the needs of low- to moderate-income and special needs populations. As such, the City will be utilizing its entitlement funding over the next program year to address the needs of these populations.

Actions planned to foster and maintain affordable housing

As articulated in the Strategic Plan, the City of Lincoln will pursue opportunities that increase the availability of affordable rental housing options, preserve existing affordable housing options for low-income homeowners, and/or improve access to accessible housing for low- to moderate-income households and special needs populations in the community.

Actions planned to reduce lead-based paint hazards

The City's development of policies and procedures related to lead-based paint hazards will include guidance on lead-based paint screenings, mitigation actions, when necessary, and information for homeowners and tenants regarding the hazards of lead-based paint and actions that will help reduce the likelihood of lead poisoning events. The City will ensure that all CDBG contracts entered into between the City and Subrecipients of CDBG funding will include language that stipulates that Subrecipients must comply with lead-based paint regulations and policies as established by the City, State of California, and other applicable Federal laws and regulations, including specific policies related to lead-based paint in the CDBG program

Actions planned to reduce the number of poverty-level families

In addition to addressing the economic development needs identified in this plan, the City will continue to pursue opportunities to implement the specific actions outlined in the 2024-29 Economic Development Action Plan that looks to improve public infrastructure, support affordable housing development, and improve access to workforce development opportunities and training programs that will lead to jobs that pay family wages.

Actions planned to develop institutional structure

The City benefits from a strong network of organizations located within Lincoln and throughout the county that serve low- to moderate-income and special needs populations; however, capacity of these organizations is outweighed by how much need exists for these services. Contributing directly to the lack of capacity at these organizations is the significant lack of funding to address the spectrum of needs that exist. However, with its entitlement funding, the City of Lincoln will look for opportunities to support local organizations that are addressing the needs of low- to moderate-income and special needs residents.

Actions planned to enhance coordination between public and private housing and social

service agencies

Related to actions that develop institutional structure, the City of Lincoln will look for opportunities to use its entitlement funding to support enhanced coordination among local organizations that are addressing the housing and service needs of low- to moderate-income and special needs residents.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70% (2026-2028)

STAFF REPORT

Item Number 14.A

SUBJECT: Award Construction Contract for CIP 654 - Water Distribution Rehabilitation FY 23/24. (Jacob Groeser)

SUBMITTED BY: Jacob Groeser

DEPARTMENT: Engineering

DATE: May 12, 2026

BACKGROUND/INTRODUCTION:

The Fiscal Year 2025/26 budget includes CIP 654 – Water Rehabilitation FY 23/24. The water rehabilitation component of this project will replace the deteriorating water infrastructure along 4th Street from R Street to J Street, L Street from 3 rd Street to 5th Street, 3rd Street from L Street to J Street, Stephanie Court, and M Street from 3rd Street to 5th Street. The project will rehabilitate approximately 6,200 linear feet of water distribution main line ranging in size from 4 to 16-inches, 82 service laterals, and 9 hydrants.

On May 14, 2024, City Council authorized a Task Order with REY Engineers, Inc. for professional engineering services for design of the Water Rehabilitation FY 23/24 Project.

On January 13, 2026, the City Council adopted a resolution to approve the plans and technical specifications, and authorize the Engineering Division to proceed with the bidding process for construction. The invitation for bids was published in the Lincoln News Messenger, and posted on Planet Bids and the City website on February 4, 2026.

FINDINGS/ANALYSIS:

Bids were received by the City Clerk at 3:00 PM on March 20, 2026. Responsive bid proposals were received from seven contractors and are included in Attachment B.

On March 20, 2026, the following bids were received:

Contractor	Base Bid Amount
LaFleur Engineering	$3,423,863
ARB, Inc	$4,092,992

Marques General Engineering	$4,002,580
Soracco, Inc	$4,392,510
Cox & Cox Construction	$4,452,642
Rawles Engineering, Inc	$4,594,410
C&D Contractors	$4,629,484

Staff has reviewed the bids and recommends the City award a construction contract (Attachment B) to the lowest responsive and responsible bidder, LaFleur Engineering, Inc. in the amount of $3,423,863 for the Base Bid and Bid Alternate 1 (M Street) in the amount of $468,211 for a total contract amount of $3,892,074.

The work will commence upon award. The project is currently programmed with the following milestone schedule:

- Award Contract for Construction: April 28, 2026
- Issue Notice to Proceed: June 1, 2026
- Begin Construction: June 2026
- End Construction: January 2027

UNICO Engineering will provide construction management and inspection services under the on-call professional services contract authorization. Blackburn Consulting will provide materials sampling, testing and inspection services under the on-call professional services contract authorization.

ENVIRONMENTAL REVIEW:

The proposed project qualifies for a categorical/statutory exemption under section 15302(c) – Replacement of Existing Utilities and thereby is exempt from further environmental review under the California Environmental Quality Act Guidelines. This project will not lead to an increase in the capacity of the existing water distribution system.

FISCAL IMPACT:

The project is funded by $2,887,500 from Fund 7110 and $2,887,500 Fund 7150 as part of CIP 654 – Water Distribution Rehabilitation FY 23/24 Project in FY 2025/26 Capital Improvement Budget.

The project is funded in Fiscal Year 2025/26 Fund 7100 and Fund 7150.

Budgeted

Fund 7110	$2,887,500
Fund 7150	$2,887,500
Total Budgeted	**$5,775,000**

Estimated Project Costs

Fund 7110/7150

Design (R.E.Y.)	$ 519,679
Construction Management & Inspection (UNICO Engineering)	$ 584,557
Materials Testing (Blackburn Consulting)	$ 98,492
Construction Contract (LaFleur Engineering)	$ 3,892,074
Construction Contingency (15%)	$ 583,000
Total Estimated Costs	**$ 5,677,802**

ATTACHMENTS:

REVISED - Water_Rehab_FY_23-24_Con_Award.DOC2.Reso.2026May12.jgroeser (1).doc

Water Rehab Construction Award.Doc5-Attach D UNICO.20260512.jgroeser.pdf

Water Rehab Construction Award.Doc6-Attach E Blackburn.20260512.jgroeser.pdf

Water Rehab Construction Award.Doc3-Attach B Contract.20260512.jgroeser.pdf

Water Rehab Construction Award.Doc4-Attach C Bid Tabs.jgroeser.pdf

RESOLUTION 2026 -XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN (1) AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR CONSTRUCTION WITH LAFLEUR ENGINEERING, INC. IN THE AMOUNT OF $3,892,074 FOR THE WATER DISTRIBUTION REHABILITATION PROJECT AND AUTHORIZING THE CITY ENGINEER TO APPROVE CHANGE ORDERS NOT TO EXCEED $583,000; (2) AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES WITH UNICO ENGINEERING IN THE AMOUNT OF $584,557; (3) AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR MATERIAL TESTING SERVICES WITH BLACKBURN CONSULTING IN THE AMOUNT OF $98,492.

WHEREAS, the Fiscal Year 2025/2026 and 2026/2027 Capital Improvement Program budget includes funds for the Water Distribution Rehabilitation FY 23/24 Project – CIP No. 654; and

WHEREAS, Bid Documents were prepared, titled Water Distribution Rehabilitation Project FY 23/24, CIP 654; and

WHEREAS, The Notice to Bidders was duly advertised, and a public bid opening was held by the City Clerk at 3:00 pm on March 30, 2026; and

WHEREAS, LaFleur Engineering, Inc. was determined to be the responsible bidder submitting the lowest responsive bid in the amount of $3,423,863; and

WHEREAS, Awarding Alternate #1 for $468,211 for a total contract amount of $3,892,074; and

WHEREAS, UNICO Engineering will be performing construction management and inspection services through the on-call professional services contract authorization; and

WHEREAS, Blackburn Consulting will be performing material testing services through the on-call professional services contract authorization; and

NOW THEREFORE BE IT RESOLVED:

Section 1. That the City Council of the City of Lincoln authorizes the following:

1. The City Manager to execute a contract for construction with LaFleur Engineering, Inc. in the amount of $3,892,074 for the Water Distribution

Rehabilitation FY 23/24 Project and authorizing the City Engineer to approve change orders not to exceed $583,000;

2. The City Manager to execute a contract for construction management and inspection services with UNICO Engineering in the amount of $584,557;
3. The City Manager to execute a contract for material testing services with Blackburn Consulting in the amount of $98,492

PASSED AND ADOPTED this 12th day of May, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

Engineering Department
On-Call Contract for Professional Services
Consultant: UNICO Engineering
Project Name: Water Rehabilitation FY 23-24 CIP 654
Task Order

Date Requested: April 14, 2026
Contract#: _____

This Task Order, authorized through the On-Call Contract by and between the City of Lincoln ("CITY"), and UNICO Engineering ("CONSULTANT"), was approved on June 28, 2022, per Resolution No. 2022-158. This Task Order is being requested for the following services (see attachment for the full detailed scope of work).

1. ***Construction Management and Inspection*** for the Water Rehabilitation project (CIP 654). This task order will provide funding to support the required services needed.

Consultant shall perform services on the project described above. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Contract as it pertains to the project described above.

Project Budget –

Project Budget: $ 584,557.20

Account Code(s): CIP654-801-80070-7110

The work described above and herein attached as the Scope of Work is hereby authorized by the following agency representatives.

Approved by:
City of Lincoln

Signature: Jacob Groeser
Name: Jacob Groeser
Title: Project Manager
Date: 4/17/2026

Signature: _____
Name: Vin Cay
Title: City Engineer
Date: _____

Signature: _____
Name: Sean Scully
Title: City Manager
Date: _____

Approved by:
UNICO Engineering

Signature: _____
Name: Cesar Montes de Oca
Title: President
Date: 4/17/2026

Signature: _____
Name: _____
Title: _____
Date: _____

This Task Order Amendment is executed this ____ day of _____, 2026.

80 Blue Ravine Road, Suite 250
Folsom, CA 95630
www.unicoengineering.com • 916.900.6623

April 3, 2026

Jacob Groeser | Associate Engineer
City of Lincoln | Capital Projects
600 6th Street
Lincoln, CA 95648

Subject: **Proposal to Provide Construction Management and Inspection Services for CIP-654 Water Distribution Rehab FY 23/24**

Dear Mr. Groeser,

The City of Lincoln's CIP-654 Water Distribution Rehabilitation project requires careful coordination, reliable field oversight, and a proactive approach to maintaining service and minimizing community disruption – UNICO brings the experience and familiarity with City standards to deliver these improvements efficiently.

This proposal presents a focused scope and fee tailored to the City's objectives for this project. Leveraging our ongoing partnership, UNICO will provide consistent inspection presence, proactive communication, and coordinated construction management to support schedule adherence, maintain water system reliability, and address field conditions efficiently as they arise.

Upon authorization, UNICO will coordinate directly with City staff to confirm priorities, align on sequencing and scheduling, and initiate services without delay. Our team's familiarity with City processes allows us to integrate quickly and provide immediate value from the outset.

As the President of UNICO, I am authorized to bind the company into a contract with the City and can be reached at 530.903.9023 or cesar@unicoengineering.com. Pablo Romero, Contract Manager, will serve as the City's primary point of contact and is available at 209.581.7400 or promero@unicoengineering.com. UNICO appreciates the opportunity to continue supporting the City of Lincoln and looks forward to delivering another successful project.

Sincerely,

UNICO Engineering, Inc.

Cesar Montes de Oca, PE
President

PROJECT UNDERSTANDING

The CIP-654 Water Distribution Rehabilitation project spans multiple corridors within the City of Lincoln, including 3rd Street, 4th Street, L Street, M Street, and Stephanie Court. The project rehabilitates and replaces aging water distribution infrastructure to improve system reliability and maintain consistent service. The City may also elect to extend improvements along M Street under Bid Alternate 1.

Construction includes removing and abandoning existing water mains and appurtenances, and installing new PVC C-900 (DR-14) water mains, service lines, valves, fire hydrants, blow-offs, and air release valves. The work also includes connecting to the existing system and completing all required testing, disinfection, and flushing prior to placing the system into service.

Successful delivery of this project depends on careful planning and real-time coordination of water system shutdowns, preparation and implementation of a Connection and Abandonment Plan, and maintaining continuous service to residents and businesses. Because the work occurs across multiple locations, the team must actively manage sequencing, traffic control, and coordination with the City and the public to minimize disruption and maintain safe access throughout construction.

The project includes several key constraints that directly influence construction operations, including lane closure restrictions – particularly near school zones during drop-off and pick-up hours – limited work windows, and strict controls on water system shutdowns. UNICO coordinates closely with the Contractor to plan and sequence work within these constraints, maintaining compliance while minimizing impacts on traffic, residents, and surrounding users. The team also confirms safe and continuous access for pedestrians, residents, and emergency services at all times.

UNICO will provide construction management and inspection services throughout the construction phase. The anticipated contract duration is 115 working days for the base bid, with an additional 35 working days for Bid Alternate 1, for a total potential duration of 150 working days. This scope and staffing approach assume inclusion of the bid alternate work.

A. CONSTRUCTION ADMINISTRATION AND MANAGEMENT

UNICO will provide a part-time Certified Construction Manager (CCM) to lead construction administration and serve as the City's primary point of contact. The CCM will coordinate with City staff and the Contractor to deliver the project in conformance with the contract plans, specifications, and referenced standards, while maintaining clear communication, timely decision-making, and consistent project oversight.

UNICO will also provide full-time office engineering and document control support to maintain accurate, organized, and up-to-date project records. Office engineering responsibilities include managing project

documentation and filing, tracking quantities, preparing and processing progress payments, and supporting overall contract administration.

To support regulatory compliance, UNICO will review the Contractor's certified payroll for prevailing wage compliance, conduct monthly employee interviews to verify proper compensation, and monitor apprentice utilization to confirm adherence to applicable federal and state requirements.

Deliverables: ***Weekly Reports and Statement of Working Days***
Contract Changes
Meeting Agendas and Minutes
Document Review and Processing (Submittals, RFIs, Letters, PCOs, etc.)
Quantity Calculations and Pay Requests
Document Control and Filing
Spot Checking of Contractor Payroll and Track Contractor's Use of Apprentices
Perform Monthly Employee Interviews
Project Status Logs (Submittals, RFI, Materials Testing, CO, PCO, FCD, etc.)

B. CONSTRUCTION INSPECTION

UNICO will provide a full-time Inspector to support daily construction activities and maintain consistent field oversight throughout the project. The Inspector will document all construction activities through detailed daily reports submitted to the City by the end of each workday or the following morning, providing timely communication and accurate recordkeeping. In addition to on-site inspection during active construction, UNICO includes time for project familiarization prior to construction and participation in project closeout to support continuity from start to finish.

Beyond standard inspection responsibilities, the Inspector will focus on key project priorities that directly influence safety, compliance, and community impact, including:

- Enforcing contract working hours to maintain compliance with City requirements
- Monitoring pedestrian safety and maintaining safe access throughout work areas
- Observing dust control and tracking to minimize impacts to surround properties
- Verifying and documenting installed quantities to support accurate payment and tracking
- Coordinating with residents and businesses to address concerns and maintain clear communication

Deliverables: ***Daily Inspection Reports***
Quantity Calculations
Photographs

TIME AND MATERIALS FEES FOR PROFESSIONAL SERVICES

A.	*CONSTRUCTION ADMINSTRATION AND MANAGEMENT*	*$342,367.67*
B.	*CONSTRUCTION INSPECTION*	*$242,189.54*
	TOTAL	***$584,557.20***

A cost breakdown is attached.

80 Blue Ravine Rd – Suite 250
Folsom, CA 95630
916-900-6623

City of Lincoln

CIP 654 - Water Distribution Rehab Project (150 Working Days Inc. Alt)

		UNICO Engineering						
		Pablo Romero,EIT/CCM Construction Manager (Contract Manager)	Anthony Riddell , CCM,CPII, QSP Construction Manager (Contract Manager)	Alejandra Beas, Office Engineer	Eric Alward, Construction Inspector	Staff Construction Inspector (OT)	Staff Construction Inspector (OT)	
	Billing Rate	**$ 205.27**	**$ 212.20**	**$ 108.69**	**$ 184.20**	**$ 252.32**	**$ 184.20**	
Task #	***Task Description***							***Total***
A	Construction Administration and Management	680	300	1280				$ 342,367.67
B	Construction Inspection				1260	40		$ 242,189.54
	Total Hours	**680**	**300**	**1280**	**1260**	**40**	**0**	**$ 584,557.20**

Total	**$ 584,557.20**

Engineering Department
On-Call Contract for Professional Services
Consultant: Blackburn Consulting
Project Name: Water Rehabilitation FY 23-24 CIP 654
Task Order

Date Requested: April 2, 2026
Contract#: _____

This Task Order, authorized through the On-Call Contract by and between the City of Lincoln ("CITY"), and Blackburn Consulting ("CONSULTANT"), was approved on June 28, 2022, per Resolution No. 2022-158. This Task Order is being requested for the following services (see attachment for the full detailed scope of work).

1. ***Materials Testing services for backfill and pavement materials*** for the Water Rehabilitation project (CIP 654). This task order will provide funding to support the required services needed.

Consultant shall perform services on the project described above. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Contract as it pertains to the project described above.

Project Budget –

Project Budget: $ 98,492

Account Code(s): CIP654-801-80070-7110

The work described above and herein attached as the Scope of Work is hereby authorized by the following agency representatives.

Approved by:
City of Lincoln

Signature: Jacob Groeser
Name: Jacob Groeser
Title: Project Manager
Date: 4-2-2026

Signature: _____
Name: Vin Cay
Title: City Engineer
Date: _____

Signature: _____
Name: Sean Scully
Title: City Manager
Date: _____

Approved by:
Blackburn Consulting

Signature: _____
Name: Bryce W. Moore
Title: Vice President
Date: 4/2/2026

Signature: _____
Name: _____
Title: _____
Date: _____

This Task Order Amendment is executed this ____ day of _____, 2026.

West Sacramento Office:
2491 Boatman Avenue
West Sacramento, CA 95691
(916) 375-8706

BLACKBURN CONSULTING

Auburn (530) 887-1494
Fresno (559) 438-8411

File No. 4185.P
March 26, 2026

Jacob Groeser, E.I.T.
Associate Engineer
City of Lincoln
1000 Enterprise Way, STE 190
Roseville CA, 95678

Subject: **PROPOSAL FOR MATERIALS TESTING**
Lincoln Water Distribution Rehab FY 23/24 (CIP 654) Project
Lincoln, California

Dear Mr. Groesser,

Blackburn Consulting (Blackburn) prepared this proposal to provide materials testing services for the Lincoln Water Distribution Rehab FY 23/24 (CIP 654) Project in Lincoln, California. Our proposal includes Basis of Proposal, Scope of Services, Fee Estimate, and Limitations.

BASIS OF PROPOSAL

We based our scope of services and fee estimate on:

- Plans and specifications by REY Engineers dated February 2026.
- City of Lincoln Public Facilities Improvement Standards dated January 2020.

SCOPE OF SERVICES

Blackburn proposes the following materials testing scope of services as scheduled by City of Lincoln or its representative:

- Compaction testing of waterline trench backfill (60, 4-hour days).
- Compaction testing of water laterals and hydrants (15, 4-hour days).
- Compaction testing of hot mix asphalt for trench repair (4, 8-hour days).
- Laboratory acceptance testing for:
  - Modified Proctor (8).
  - Maximum Theoretical Density (5).

Blackburn's certified materials testers and inspectors will perform the above scope. Blackburn will prepare and submit Daily Field Reports and Laboratory Test Reports to City of Lincoln summarizing our field activities and test results.

FEE ESTIMATE

We estimate a fee of $98,492 to provide the materials testing scope of services described above. We attach our fee itemization. Our estimate is based on limited information, and depends greatly on factors unknown now, such as potential changes to the plans and specifications, the construction schedule, re-testing, etc. We will notify you in a timely manner if we anticipate exceeding our estimate.

LIMITATIONS

Blackburn's test results will only be applicable and accurate to the locations and depths/elevations tested. Our scope does not include geotechnical, structural, or civil engineering design or mitigation recommendations for unanticipated conditions encountered during construction. We can perform engineering evaluation and provide recommendations for an additional scope and fee.

Thank you for including Blackburn Consulting on your project team. We look forward to working with you. Please let us know if you have questions or need more information.

Sincerely,

BLACKBURN CONSULTING

Bryce W. Moore
Director of Construction Services

Reviewed by:

Haze M. Rodgers
Principal

Attached: Fee Estimate Itemization

West Sacramento Office:
2491 Boatman Avenue
West Sacramento, CA 95691
(916) 375-8706

BLACKBURN CONSULTING

Auburn Office:
(530) 887-1494
Fresno Office:
(559) 438-8411

FEE ITEMIZATION FOR MATERIALS TESTING AND SPECIAL INSPECTION

Lincoln Water Distribution Rehab FY 23/24 (CIP 654)

Lincoln, CA

March 26, 2026 File No. 4185.P

TASK	ITEM	QUANTITY	RATE	UNIT	MULT.	ITEM COST	TASK SUBTOTAL
Materials Testing	Sr. Project Manager	10	$ 296	hour	1	$ 2,960	
	Construction Manager	20	$ 270	hour	1	$ 5,400	
	Grp3-Prevailing Wage	332	$ 213	hour	1	$ 70,716	
	Grp3-Prevailing Wage OT		$ 248	hour	1	$ -	
	Nuclear Density Tests	340	$ 24	test	1	$ 8,160	
	Mileage	6320	$ 1	mile	1	$ 6,320	
							$ 93,556
Laboratory Testing							
	Modified Proctor	8	$ 447	test	1	$ 3,576	
	Max Theoretical Density	5	$ 272	test	1	$ 1,360	
							$ 4,936
					Total Estimated Fee		**$ 98,492**

LAFLEUR ENGINEERING

Date: 5/1/2026

Submittal Number: 2607.01

Project: Water Distribution Rehabilitation FY 23/24
Lincoln, CA

Attention: Jacob Groeser, E.I.T.
Associate Engineer
City of Lincoln

CONTRACT

Submittal Sub Item	Item Description	Specificaiton Section
2607.01A	2 Copies Contract, Bonds & COI's - Hand Delivered	

Notes: Please see the attached Submittal Information

Submittal Provided By:

LaFleur Engineering, Inc.

CITY OF LINCOLN

Agreement for the Construction of the

WATER DISTRIBUTION REHABILITATION FY 23/24

THIS AGREEMENT, made and entered into this 1ST DAY OF MAY 2026 by and between the CITY OF LINCOLN, a municipal corporation, (hereinafter referred to as "City"), and LaFleur Engineering, Inc., a California Corporation.

W I T N E S S E T H:

RECITALS:

WHEREAS, the City Council of the City of Lincoln has awarded a contract to LaFleur Engineering, Inc. for performance of the work set forth herein.

AGREEMENTS:

SECTION 1 - SCOPE OF WORK:

Contractor agrees to furnish all tools, equipment, apparatus, facilities, labor and materials necessary to perform and complete in a good and workmanlike manner, and in strict accordance with the Contract Documents as defined in section 7 hereof, the work of: Water Distribution Rehabilitation FY 23/24, City of Lincoln, County of Placer, State of California, as called for in the drawings and specifications adopted by the City, which drawings and specifications have been executed by the parties to this agreement. It is understood and agreed that said tools, equipment, apparatus, facilities, labor and materials shall be furnished, and said work performed and completed as required in the Contract Documents, under the direction and supervision of, and subject to the approval of the City and its duly authorized representatives.

SECTION 2 - TIME OF COMPLETION:

The contract time duration shall commence on the 15th calendar days following contract approval by the City of Lincoln City Council and shall be fully completed no later than one-hundred and fifteen (115) working days thereafter for the base bid, and Thirty-five (35) for Bid Alternate 1 working days thereafter, or such additional time as may have been provided by change order, pursuant to the Contract Documents.

Time is of the essence of this agreement.

SECTION 3 - CONTRACT PRICE:

City shall pay Contractor for the full and complete performance of this contract the sum of Three Million Eight Hundred Ninety-Two Thousand Seventy-Four Dollars ($ 3,892,074), subject to adjustments as provided in the Contract Documents.

SECTION 4 - MONTHLY PROGRESS PAYMENTS:

Monthly progress payments shall be made in accordance with Article 23 of the General Conditions of these Contract Documents.

SECTION 5 - FINAL PAYMENT:

Final payment shall be made in accordance with Article 25 of the General Conditions of these Contract Documents.

SECTION 6 - ACCEPTANCE OF FINAL PAYMENT AS RELEASE:

The acceptance by the Contractor of final payment shall be and shall operate as a release to the City of any and all claims and all liability to the Contractor for all things done or furnished in connection with this work and for every act and/or neglect of the City or others relating to or arising from the work. No payment, however, final or otherwise, shall operate to release the Contractor or his sureties from any obligations under this contract or the performance and payment bonds required by this contract.

SECTION 7 - CONTRACT DOCUMENTS:

The complete contract between the parties hereto shall consist of the following documents herein referred to as the "Contract Documents":

Notice to Bidders
Information for Bidders
Bid Form
Designation of Subcontractors
This agreement
Bidder's Bond
Payment Bond
General Conditions
Special Provisions
Contract Drawing
Technical Specifications
Duly issued addenda
Duly issued interpretations
Supplemental Drawings issued pursuant to Article 4 of the General Conditions
Shop Drawings and Manufacturers' Instructions approved pursuant to Article 5 of the General Conditions

Approved Change Orders
Contractors' Guarantee and Bond

Such documents, collectively referred to herein as the Contract Documents, hereby are incorporated herein by this reference and made a part hereof.

SECTION 8 – FEDERAL REQUIREMENTS:

The project is funded in whole or part by grant funds from the United States Government. All requirements identified within the contract documents as being Federal Requirements shall apply, to include but not limited to Article 13 of the General Conditions, Davis-Bacon Act prevailing wage requirements.

IN WITNESS WHEREOF, the parties hereto executed this agreement the day and year first above written.

CITY: CITY OF LINCOLN

By: _____
City Manager

ATTEST:

_____
City Clerk

_____
Dated

APPROVED AS TO FORM:

_____
City Attorney

_____
Dated

(SEAL)

CONTRACTOR: LAFLEUR ENGINEERING, INC.

_____
Name

DAMON LAFLEUR
Official Title

RMO / CEO / PPES
Business Address
1588 BEDELL CT., UNIT B
ROSEVILLE, CA 95747

CORPORATE CERTIFICATE

I, MINA LAFLEUR, certify that I am the Secretary of the corporation named as Contractor in the foregoing contract; that DAMON LAFLEUR, who signed said contract on behalf of said corporation is authorized to fully bind the corporation to this agreement; that said contract was duly signed for and on behalf of said corporation by authority of its governing body and is within the scope of its corporate powers.

Mina Lafleur
(Signature)

(Seal)

Executed in Duplicate

PERFORMANCE BOND

Bond No. 7494809
Premium: $38,941.00
Premium is for contract term subject to adjustments based on final contract price.

KNOW ALL MEN BY THESE PRESENTS: That

WHEREAS, the City Council of the City of Lincoln, State of California, has awarded to LaFleur Engineering, Inc. (hereinafter designated as "Principal") a contract for *Water Distribution Rehabilitation FY 23/24 Project*; and

WHEREAS, said Principal is required under the terms of said contract to furnish a bond for the faithful performance of said contract;

NOW, THEREFORE, we, the Principal and as Surety, are held and firmly bound unto the City of Lincoln (hereinafter called "Owner"), in the sum Three Million Eight Hundred Ninety-Two Thousand Seventy-Four Dollars ($ 3,892,074), lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bonded Principal, his or its heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and agreements in the said contract and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless Owner, its officers, agents, and employees, as therein stipulated, then this obligation shall become null and void; otherwise, it shall be and remain in full force, virtue, and effect.

And said Surety for value received, thereby expressly acknowledges and agrees that no change, extension of time, forbearance or waiver, prepayment or delay in payment, alteration or addition to the terms of the Contract Documents, whether by virtue of the provisions for modifications contained therein or by separate agreement between the Contractor and the City of Lincoln, shall in any manner affect its obligations on this agreement, and said Surety hereby expressly waives notice of and consents to any such change, forbearance or waiver, extension of time, prepayment or delay in payment, alteration or addition. Said Surety hereby expressly acknowledges and agrees to be bound by the terms and conditions contained in the contract documents and any amendment and/or modifications thereto, and said contract documents, amendments and modifications are hereby incorporated in this performance bond as though fully set forth herein.

In the event suit is brought upon this bond by Owner and judgment is recovered, Surety shall pay all costs incurred by Owner in such suit, including a reasonable attorneys' fees to be fixed by the Court.

Death of the Principal shall not relieve Surety of its obligations hereunder.

IN WITNESS WHEREOF, two identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by Principal and Surety above named, on the 24th day of April, 2026.

LaFleur Engineering, Inc. (SEAL)

(SEAL)

(SEAL)

PRINCIPAL

Old Republic Surety Company (SEAL)

(SEAL)

Elizabeth Collodi, Attorney-in-Fact (SEAL)

SURETY

NOTE:

Signatures of those executing for Surety must be properly acknowledged.

The bond must be accompanied by a power of attorney from the Surety authorizing its agent to bind it to this bond. A copy of such power of attorney shall be on file with the Lincoln City Clerk.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Butte)

On April 24, 2026 before me, Sara Walliser, Notary Public
(insert name and title of the officer)

personally appeared Elizabeth Collodi,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SARA WALLISER
COMM. # 2449544
NOTARY PUBLIC - CALIFORNIA
COUNTY OF BUTTE
Comm. Expires JUL 5, 2027

Signature _____ **(Seal)**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of PLACER)

On 4/29/2026 before me, JANELLE WILLIS, NOTARY
(insert name and title of the officer)

personally appeared MINA LA FLEUR,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JANELLE WILLIS
COMM. # 2417593
NOTARY PUBLIC CALIFORNIA
COUNTY OF PLACER
Comm Expires SEP 22, 2026

Signature _____ (Seal)

OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

ELIZABETH COLLODI, JOHN WEBER, JESSICA MONLUX, JOHN HOPKINS, SARA WALLISER, BREANNA BOATRIGHT, DEANNA QUINTERO, BILL RAPP, TONY CLARK, MATTHEW FOSTER, JASON MARCH, SAMANTHA WATKINS, PAULA SENNA, JENNIFER LAKMANN, MINDY WHITEHOUSE, PHIL WATKINS, BRAD ESPINOSA, KATHLEEN LE, SHARON SMITH, CASSANDRA MEDINA, STEVEN WILLIAMS, R. KAILANY of CHICO, CA

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, ***(other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds),*** as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18,1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

(i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or

(ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or

(iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 20th day of August, 2025.

OLD REPUBLIC SURETY COMPANY

Assistant Secretary

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 20th day of August, 2025, personally came before me, Alan Pavlic and Kevin J. Abitz, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.

Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026
(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

31-2100

Signed and sealed at the City of Brookfield, WI this 24th day of April, 2026.

Assistant Secretary

ORSC 22262 (3-06)

INTERWEST INSURANCE SERVICES

Executed in Duplicate

PAYMENT BOND

Bond No. 7494809
Premium is included in the performance bond subject to adjustments based on final contract price.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the City Council of the City of Lincoln, State of California, and LaFleur Engineering, Inc. (hereinafter designated as "Principal") have entered into an agreement for the furnishing of all materials, labor, services, and transportation, necessary, convenient, and proper to *Water Distribution Rehabilitation FY 23/24 Project*; which said agreement dated _____, and all of the Contract Documents attached to or forming a part of said agreement, are hereby referred to and made a part hereof; and

WHEREAS, pursuant to law, the Principal is required before entering upon the performance of the work, to file a good and sufficient bond with the body which awards the contract, to secure claims to which reference is made in Chapter 7 of Title 15 of the Civil Code of California.

NOW, THEREFORE, said Principal and the undersigned **Old Republic Surety Company**, as corporate surety, are held and firmly bound unto the City of Lincoln, and unto all laborers, material, men, and other persons referred to in said statutes, in the sum of Three Million Eight Hundred Ninety-Two Thousand Seventy-Four Dollars ($ 3,892,074), lawful money of the United States, for the payments of which sum well and truly made, we bind ourselves, our heirs, executors, administrators, successors, or assigns, jointly and severally by these presents.

The condition of this obligation is such that if the said Principal or any of his or its subcontractors, or the heirs, executors, administrators, successors, or assigns of any, all or either of them, shall fail to pay any of the persons named in Civil Code section 3181, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board from the wages of employees of the Principal and his subcontractors pursuant to section 18806 of the Revenue and Taxation Code, with respect to such work and labor, that the Surety herein will pay for the same in an amount not to exceed the sum specified in this bond, otherwise the above obligation shall be void. In case suit is brought upon this bond, the said Surety will pay a reasonable attorneys' fee to be fixed by the Court.

This bond shall inure to the benefit of any of the persons named in Civil Code section 3181 as to give a right of action to such persons or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force, virtue and effect.

And said Surety for value received, hereby expressly acknowledges and agrees that no change, extension of time, forbearance or waiver, prepayment or delay in payment, alteration or addition to the terms of the Contract Documents, whether by virtue of the provisions for modifications contained therein or by separate agreement between the Contractor and the City of Lincoln, shall in any manner affect its obligations on this agreement, and said Surety hereby expressly waives notice of and consents to any such change, forbearance or waiver, extension of time, prepayment or delay in payment, alteration or addition.

Death of Principal shall not relieve Surety of its obligations hereunder.

IN WITNESS WHEREOF, two identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety above named, on the 24th day of April, 2026.

LaFleur Engineering, Inc. (SEAL)

(SEAL)

(SEAL)

Principal

Old Republic Surety Company (SEAL)

(SEAL)

Elizabeth Collodi, Attorney-in-Fact (SEAL)

Surety

P.O. Box 1635

Milwaukee, WI 53201 - 1635

NOTE:

Signatures of those executing for Surety must be properly acknowledged.

The bond must be accompanied by a power of attorney from the Surety authorizing its agent to bind it to this bond. A copy of such power of attorney shall be on file with the Lincoln City Clerk.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Butte)

On April 24, 2026 before me, Sara Walliser, Notary Public
(insert name and title of the officer)

personally appeared Elizabeth Collodi,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SARA WALLISER
COMM. # 2449544
NOTARY PUBLIC - CALIFORNIA
COUNTY OF BUTTE
Comm. Expires JUL 5, 2027

Signature _____ **(Seal)**

ACKNOWLEDGMENT

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State of California
County of PLACER)

On 4/29/2026 before me, JANELLE WILLIS, NOTARY
(insert name and title of the officer)

personally appeared MINA LA FLEUR,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

JANELLE WILLIS
COMM. # 2417593
NOTARY PUBLIC CALIFORNIA
COUNTY OF PLACER
Comm Expires SEP 22, 2026
ARS3 ARS3

Signature _____ **(Seal)**

OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

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ELIZABETH COLLODI, JOHN WEBER, JESSICA MONLUX, JOHN HOPKINS, SARA WALLISER, BREANNA BOATRIGHT, DEANNA QUINTERO, BILL RAPP, TONY CLARK, MATTHEW FOSTER, JASON MARCH, SAMANTHA WATKINS, PAULA SENNA, JENNIFER LAKMANN, MINDY WHITEHOUSE, PHIL WATKINS, BRAD ESPINOSA, KATHLEEN LE, SHARON SMITH, CASSANDRA MEDINA, STEVEN WILLIAMS, R. KAILANY of CHICO, CA

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, ***(other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds),*** as follows:

ALL WRITTEN INSTRUMENTS

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This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18,1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

(i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or

(ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or

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RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

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OLD REPUBLIC SURETY COMPANY

Assistant Secretary

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 20th day of August, 2025, personally came before me, Alan Pavlic and Kevin J. Abitz, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.

Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026
(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

31-2100

Signed and sealed at the City of Brookfield, WI this 24th day of April, 2026.

Assistant Secretary

ORSC 22262 (3-06)

INTERWEST INSURANCE SERVICES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/6/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER InterWest Insurance Services, LLC 8950 Cal Center Drive Building 3, Suite 200 Sacramento CA 95826 License#: 0B01094	CONTACT NAME: Caitlin Snell PHONE (A/C, No, Ext): 916-609-8374 FAX (A/C, No): 916-609-8374 E-MAIL ADDRESS: ksnell@iwins.com
INSURED LaFleur Engineering, Inc PO Box 2391 Orangevale CA 95662 LAFLEXC-01	INSURER(S) AFFORDING COVERAGE / NAIC # INSURER A : Greenwich Insurance Co. 22322 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 1444222511 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	NPC100882502	3/8/2026	3/8/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person)	$ 5,000
	POLICY [X] PRO-JECT [ ] LOC						PERSONAL & ADV INJURY	$ 1,000,000
	OTHER:						GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			NEC7000708	3/8/2026	3/8/2027	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE / OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured status applies to requested entities, if required by written contract, per the attached policy forms/endorsements. Waiver of subrogation applies to requested entities, if required by written contract, per the attached policy forms/endorsements. Primary non-contributory applies to requested entities, if required by written contract, per the attached policy forms/endorsements.

CERTIFICATE HOLDER

City of Lincoln
600 6th Street
Lincoln CA 95648

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ENDORSEMENT #

This endorsement, effective 12:01 a.m. 3/8/2026 **, forms a part of**

Policy No. NPC100882502 **issued to** LaFleur Excavating, Inc.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY

XL Plus Endorsement

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

GENERAL DESCRIPTION OF COVERAGE - This endorsement broadens coverage. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read this endorsement carefully to determine rights, duties, and what is and is not covered.

A. Reasonable Force – Bodily Injury or Property Damage

B. Damage To Premises Rented To You Extension

- Perils of fire, lightning, explosion, smoke, aircraft or vehicles, riot or civil commotion, vandalism, leakage from fire extinguishing equipment or water damage
- Limit increased to $300,000

C. Aircraft Chartered with Crew

D. Non-Owned Watercraft

E. Personal and Advertising Injury – Assumed by Insured Contract

F. Increased Supplementary Payments

- Cost for bail bonds increased to $5,000
- Loss of earnings increased to $1,000 per day

G. Broadened Named Insured

H. Blanket Additional Insured – Managers or Lessors of Premises

I. Blanket Additional Insured – Lessor of Leased Equipment

J. Injury to Co-Employees and Co-Volunteer Workers

K. Knowledge and Notice of Occurrence or Offense

L. Unintentional Omission

M. Liberalization

N. Blanket Waiver of Subrogation

O. Incidental Medical Malpractice Injury

P. Extension of Coverage – Bodily Injury

Q. Coverage Territory

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A. REASONABLE FORCE – BODILY INJURY OR PROPERTY DAMAGE

Exclusion **a.** Expected Or Intended Injury of Part **2.**, Exclusions of Coverage **A.** Bodily Injury And Property Damage Liability of Section **I** – Coverages is deleted in its entirety and replaced by the following:

[This insurance does not apply to:)

Expected or Intended Injury or Damage

"Bodily injury" or "property damage" expected or intended from the standpoint of the insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

B. DAMAGE TO PREMISES RENTED TO YOU EXTENSION

1. The last paragraph of **2.** Exclusions of Coverage **A.** Bodily Injury And Property Damage Liability of Section **I** - Coverages is deleted in its entirety and replaced by the following:

Exclusions **c.** through **n.** do not apply to damages to premises while rented to you, or temporarily occupied by you with permission of the owner, caused by fire, lightning, explosion, smoke, aircraft or vehicles, riot or civil commotion, vandalism, leakage from fire extinguishing equipment or water damage. A separate limit of insurance applies to this coverage as described in Section **III-** Limits of Insurance.

2. This insurance does not apply to damage to premises while rented to you, or temporarily occupied by you with permission of the owner, caused by:

a. Rupture, bursting, or operation of pressure relief devices;

b. Rupture or bursting due to expansion or swelling of the contents of any building or structure, caused by or resulting from water; or

c. Explosion of steam boilers, steam pipes, steam engines, or steam turbines.

3. Paragraph **6.** of Section **III-** Limits of Insurance is deleted in its entirety and replaced by the following:

6.a. Subject to Paragraph **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage A for damages because of "property damage" to any one premises while rented to you, or temporarily occupied by you with permission of the owner, caused by fire, explosion, lightning, smoke, aircraft or vehicle, riot or civil commotion, vandalism, leakage from fire extinguishing equipment or water damage. The Damage To Premises Rented To You Limit will apply to all damage proximately caused by the same "occurrence", whether such damage results from fire, explosion, lightning, smoke, aircraft or vehicle or riot or civil commotion, vandalism, leakage from fire extinguishing equipment or water damage or any combination of any of these.

b. The Damage to Premises Rented to You Limit will be the higher of:

(1) $300,000; or

(2) The amount shown on the Declarations for Damage to Premises Rented to You Limit.

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4. Paragraph **9.a.** of the definition of "insured contract" under Section **V-** Definitions, is deleted in its entirety and replaced by the following:

   ["Insured contract" means:]

   a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, aircraft or vehicle, riot or civil commotion, vandalism, leakage from fire extinguishing equipment or water damage to premises while rented to you, or temporarily occupied by you with the permission of the owner is not an "insured contract".

5. This Article **B.** does not apply if coverage for Damage to Premises Rented to You of Coverage **A.** Bodily Injury And Property Damage Liability of Section **I** – Coverages is excluded by endorsement.

C. AIRCRAFT CHARTERED WITH CREW

1. The following is added to the exceptions contained in Exclusion **g.**, Aircraft, Auto or Watercraft in Part **2.**, Exclusions of Coverage **A.** Bodily Injury And Property Damage of Section **I** – Coverages:

   [This exclusion does not apply to:)

   Aircraft chartered with crew to any insured.

2. This Article **C.** does not apply if the chartered aircraft is owned by any insured.

3. The insurance provided by this Article **C.** shall be excess over any valid and collectible insurance available to the insured, whether primary, excess, contingent or on any other basis, except for insurance purchased specifically by you to be excess of this policy.

D. NON-OWNED WATERCRAFT

1. The exception contained in Subparagraph **(2)** of Exclusion **g.** Aircraft. Auto or Watercraft in Part **2.**, Exclusions of Coverage **A.** Bodily Injury And Property Damage Liability of Section **I** – Coverages is deleted in its entirety and replaced by the following:

   (2) A watercraft you do not own that is:

   (a) 50 feet long or less; and

   (b) Not being used to carry persons or property for a charge;

2. This Article **D.** applies to any person who, with your expressed or implied consent, either uses or is responsible for the use of the watercraft.

3. This insurance provided by this Article **D.** shall be excess over any other valid and collectible insurance available to the insured, whether primary, excess, contingent or on any other basis, except for insurance purchased specifically by you to be excess of this policy.

E. PERSONAL AND ADVERTISING INJURY – ASSUMED BY INSURED CONTRACT

1. Exclusion **e.** Contractual Liability in Part **2.**, Exclusions of Coverage **B.** Personal And Advertising Injury Liability of Section **I** – Coverages is deleted in its entirety and replaced by the following:

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[This insurance does not apply to:)

e. Contractual Liability

"Personal and Advertising Injury" for which the insured has assumed liability in a contract or agreement. This exclusion does not apply to liability for damages:

1. That the insured would have in the absence of the contract or agreement; or
2. Assumed in a written contract or agreement that is an "insured contract"; provided the "personal and advertising injury" is caused by an offense which occurs subsequent to the execution of the contract or agreement.

2. Subparagraph **f.** of the definition of "insured contract" Section **V.-** Definitions is deleted in its entirety and replaced by the following:

   f. That part of any other contract or agreement pertaining to your business, including an indemnification of a municipality in connection for work performed for a municipality, under which you assume the tort liability of anther party to pay for "bodily injury", "property damage" or "personal and advertising injury" to a third party or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

   2. This Article **E.** does not apply if Coverage **B.** Personal And Advertising Injury Liability is excluded by endorsement.

F. INCREASED SUPPLEMENTARY PAYMENTS

Subparagraphs **1. b.** and **d.** of Supplementary Payments – Coverages **A** And **B** of Section **I** - Coverages are amended as follows:

1. In Subparagraph **b.,** the amount we will pay for the cost of bail bonds is increased up to $5,000.
2. In Subparagraph **d.,** the amount we will pay for a loss of earnings is increased up to $1,000 a day.

G. BROADENED NAMED INSURED

1. The Named Insured in Item **1.** of the Declarations is as follows:

   The person or organizations named in Item **1.** of the Declarations and any organization, other than a partnership or joint venture, over which you maintain ownership or majority interest on the effective date of the policy. However, coverage for any such organization will cease as of the date that you no longer maintain ownership of, or majority interest in, such organization.

2. This Article **G.** does not apply to any person or organization for which coverage is excluded by endorsement.

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H. BLANKET ADDITIONAL INSURED – MANAGERS OR LESSORS OF PREMISES

1. Section II-Who Is An Insured is amended to include as an insured any person or organization with whom you have agreed in a written contract executed prior to loss (an "additional insured"), but only with respect to liability arising out of the ownership, maintenance or use of that part of any premises leased to you, subject to the following provisions:

   a. Limits of Insurance. The Limits of Insurance afforded to the "additional insured" shall be the limits you agreed to provide, or the limits shown on the Declarations, whichever is less.

   b. The insurance afforded to the "additional insured" does not apply to:

      (1) Any "occurrence" that takes place after you cease to be a tenant in that premises;

      (2) Any premises for which coverage is excluded by endorsement; or

      (3) Structural alterations, new construction or demolition operations performed by or on behalf of such "additional insured".

2. The insurance afforded to the "additional insured" is excess over any valid and collectible insurance available to such "additional insured", unless you have agreed in a written contract for this insurance to apply on a primary or contributory basis.

I. BLANKET ADDITIONAL INSURED – LESSOR OF LEASED EQUIPMENT

1. Section II-Who Is An Insured is amended to include an "additional insured" (as defined in Article H. above), but only with respect to their liability arising out of maintenance, operation or use by you of equipment leased to you by such "additional insured", subject to the following provisions:

   a. Limits of Insurance. The Limits of Insurance afforded to the "additional insured" shall be the limits which you agreed to provide, or the limits shown on the Declarations, whichever is less.

   b. The insurance afforded to the "additional insured" does not apply to:

      (1) Any "occurrence" that takes place after the equipment lease expires; or

      (2) "Bodily injury" or "property damage" arising out of the sole negligence of such additional insured.

2. The insurance provided to the "additional insured" is excess over any valid and collectible insurance available to such "additional insured", unless you have a written contract for this insurance to apply on a primary or contributory basis.

J. INJURY TO CO-EMPLOYEES AND CO-VOLUNTEER WORKERS

1. Section II- Who Is An Insured is amended to include your "employees" as insureds with respect to "bodily injury" to a co-"employee" in the course of the co-"employee's" employment by you, or to your "volunteer workers" while performing duties related to the conduct of your business, provided that this coverage for your "employees" does not apply to acts outside the scope of their employment by you or while performing duties unrelated to the conduct of your business.

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2. Section **II** – Who Is An Insured is amended to include your "volunteer workers" as insureds with respect to "bodily injury" to a co-"volunteer worker" while performing duties related to the conduct of your business, or to your "employees" employment by you, provided that this coverage for your "volunteer workers" does not apply while performing duties unrelated to the conduct of your business.

K. KNOWLEDGE AND NOTICE OF OCCURRENCE OR OFFENSE

The following is added to Paragraph **2.**, Duties In The Event of Occurrence, Offense, Claim or Suit of the Section **IV** - Commercial General Liability Conditions:

Notice of an "occurrence" or of an offense which may result in a claim under this insurance shall be given as soon as practicable after knowledge of the "occurrence" or offense has been reported to any insured listed under Paragraph **1.** of Section **II**-Who Is An Insured or any "employee" (such as insurance, loss control, risk manager or administrator) designated by you to give such notice.

Knowledge of any other "employee(s)" of an "occurrence" or of an offense does not imply that you also have such knowledge.

Notice shall be deemed prompt if given in good faith as soon as practicable to your workers compensation insurer. This applies only if you subsequently give notice to us as soon as practicable after any insured listed under Paragraph **1.** of Section **II** – Who Is An Insured or an "employee" (such as an insurance, loss control, or risk manager or administrator) designated by you to give such notice discovers that the "occurrence", offense or claim may involve this policy.

L. UNINTENTIONAL OMISSION

The following is added to Paragraph **6.**, Representations, of Section **IV**- Commercial General Liability Conditions:

The unintentional omission of, or unintentional error in, any information provided by you shall not prejudice your rights under this insurance. However, this Article **L.** does not affect our right to collect additional premium or to exercise our right of cancellation or nonrenewal in accordance with applicable state insurance laws or regulations.

M. LIBERALIZATION

The following is added to Section **IV**-Commercial General Liability Conditions:

Liberalization

After the issuance of this policy, if we adopt a change in our forms or rules which would broaden the coverage provided by any form that is a part of this policy without a premium charge, the broader coverage will apply to this policy. This extension is effective upon the approval of such broader coverage in your state.

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N. BLANKET WAIVER OF SUBROGATION

The following is added to Section **IV**-Commercial General Liability Conditions:

Waiver of Subrogation

We waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of premises owned or occupied or rented or loaned to you; ongoing operations performed by you or on your behalf, done under a contract with that person or organization; "your work"; or "your products". We waive this right where you have agreed to do so as part of a written contract, executed by you prior to loss.

O. INCIDENTAL MEDICAL MALPRACTICE INJURY

1. For insurance applicable to this Article O, the definition of "bodily injury" in Section **V** - Definitions is amended to include, "Incidental Medical Malpractice Injury".

2. The following definition is added to Section **V**- Definitions:

   "Incidental medical malpractice injury" means "bodily injury", mental anguish, sickness or disease sustained by a person, including death resulting from any of these at any time, arising out of the rendering of, or failure to render, the following services:

   a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages;

   b. The furnishing or dispensing of drugs or medical, dental or surgical supplies or appliances;

   c. First aid; or

   d. "Good Samaritan Services". As used in this Article **O.**, "Good Samaritan Services" are those medical services rendered or provided in an emergency and for which no remuneration is demanded or received.

3. Paragraph **2.a.(1)(d)** of Section **II** -Who Is An Insured does not apply to any registered nurse, licensed practical nurse, emergency medical technician or paramedic employed by you, but only while performing the services described in Paragraph **2.** above and while acting within the scope of their employment by you. Any "employees" rendering "Good Samaritan Services" will be deemed to be acting within the scope of their employment by you.

4. The following exclusion is added to Paragraph **2.** Exclusions of Coverage **A.** – Bodily Injury And Property Damage Liability of Section **I** – Coverages:

   [This insurance does not apply to:)

   Willful Violation of Penal Statute

   Liability arising out of the willful violation of a penal statute or ordinance relating to the sale of pharmaceuticals by or with the knowledge or consent of the insured.

5. For the purposes of determining the applicable Limits of Insurance, any act or omission, together with all related acts or omissions in the furnishing of services described in Paragraph **2.a.** through **2.d.** above to any one person, will be considered one "occurrence".

6. This Article **O.** does not apply if you are in the business or occupation of providing any of the services described in Paragraph **2.** above.

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7. The insurance provided by this Article **O.** shall be excess over any other valid and collectible insurance available to the insured, whether primary, excess, contingent or on any other basis, except for insurance purchased specifically by you to be excess of this policy.

P. EXTENSION OF COVERAGE – BODILY INJURY

The definition of "bodily injury" Section **V-** Definitions is deleted in its entirety and replaced by the following:

3. "Bodily injury" means bodily injury, mental anguish, mental injury, shock, fright, disability, humiliation, sickness or disease sustained by a person, including death resulting from any of these at any time.

Q. COVERAGE TERRITORY

The definition of "coverage territory" Section **V-** Definitions is deleted in its entirety and replaced by the following:

4. "Coverage territory" means anywhere in the world.

This insurance does not apply to:

a. "bodily injury" or "property damage" that takes place; or

b. "personal and advertising injury" caused by an offense committed

outside the United States of America (including its possessions and territories), Canada and Puerto Rico, unless a "suit" on the merits (to determine the insured's responsibility to pay damages to which this insurance applies) is brought in the United States of America (including its possessions and territories), Canada or Puerto Rico.

This insurance does not apply to damage, loss, cost or expenses in connection with any "suit" brought outside the United States of America (including its possessions and territories), Canada or Puerto Rico.

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ENDORSEMENT #

This endorsement, effective 12:01 a.m., 3/8/2026 , forms a part of

Policy No. NPC100882502 issued to LaFleur Excavating, Inc

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
Blanket as required by written contract	Blanket as required by written contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II – Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

2. That portion of "your work" out of which the injury or damage arises has been put to its intended use

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by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

All other terms and conditions of this policy remain unchanged.

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ENDORSEMENT #

This endorsement, effective 12:01 a.m., 3/8/2026 , forms a part of

Policy No. NPC100882502 issued to LaFleur Engineering, Inc.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Blanket as required by written contract	Blanket as required by written contract
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

All other terms and conditions of this policy remain unchanged.

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POLICY NUMBER: NPC-1008825-02

COMMERCIAL GENERAL LIABILITY
CG 25 03 05 09

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED CONSTRUCTION PROJECT(S) GENERAL AGGREGATE LIMIT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Designated Construction Project(s): Policy aggregate limit applies per work site.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

A. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** – Coverage **A,** and for all medical expenses caused by accidents under Section **I** – Coverage **C,** which can be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. A separate Designated Construction Project General Aggregate Limit applies to each designated construction project, and that limit is equal to the amount of the General Aggregate Limit shown in the Declarations.
2. The Designated Construction Project General Aggregate Limit is the most we will pay for the sum of all damages under Coverage **A,** except damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard", and for medical expenses under Coverage **C** regardless of the number of:
   a. Insureds;
   b. Claims made or "suits" brought; or
   c. Persons or organizations making claims or bringing "suits".
3. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the Designated Construction Project General Aggregate Limit for that designated construction project. Such payments shall not reduce the General Aggregate Limit shown in the Declarations nor shall they reduce any other Designated Construction Project General Aggregate Limit for any other designated construction project shown in the Schedule above.
4. The limits shown in the Declarations for Each Occurrence, Damage To Premises Rented To You and Medical Expense continue to apply. However, instead of being subject to the General Aggregate Limit shown in the Declarations, such limits will be subject to the applicable Designated Construction Project General Aggregate Limit.

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B. For all sums which the insured becomes legally obligated to pay as damages caused by "occurrences" under Section **I** – Coverage **A,** and for all medical expenses caused by accidents under Section **I** – Coverage **C,** which cannot be attributed only to ongoing operations at a single designated construction project shown in the Schedule above:

1. Any payments made under Coverage **A** for damages or under Coverage **C** for medical expenses shall reduce the amount available under the General Aggregate Limit or the Products-completed Operations Aggregate Limit, whichever is applicable; and
2. Such payments shall not reduce any Designated Construction Project General Aggregate Limit.

C. When coverage for liability arising out of the "products-completed operations hazard" is provided, any payments for damages because of "bodily injury" or "property damage" included in the "products-completed operations hazard" will reduce the Products-completed Operations Aggregate Limit, and not reduce the General Aggregate Limit nor the Designated Construction Project General Aggregate Limit.

D. If the applicable designated construction project has been abandoned, delayed, or abandoned and then restarted, or if the authorized contracting parties deviate from plans, blueprints, designs, specifications or timetables, the project will still be deemed to be the same construction project.

E. The provisions of Section **III** – Limits Of Insurance not otherwise modified by this endorsement shall continue to apply as stipulated.

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COMMERCIAL GENERAL LIABILITY
CG 20 01 12 19

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Acrisure West Insurance Services, LLC
1950 W Corporate Way
#1
Anaheim CA 92801-5373
License#: 6009644

CONTACT NAME: Veronica Sanchez
PHONE (A/C, No, Ext): 909-243-7006 **FAX (A/C, No):**
E-MAIL ADDRESS: vsanchez@acrisure.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : California Automobile Insurance Company	38342
INSURER B : Everest Premier Insurance Company	16045
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Lafleur Engineering Inc.
7045 Santa Juanita Avenue
Orangevale CA 95662
LAFLDAM-01

COVERAGES **CERTIFICATE NUMBER:** 1803378266 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	[ ] CLAIMS-MADE [ ] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	[ ] POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$
	[ ] OTHER:							$
A	AUTOMOBILE LIABILITY			BA040000075278	8/5/2025	8/5/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[X] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			7600023461251	7/15/2025	7/15/2026	[X] PER STATUTE [ ] OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Verification of Insurance.

CERTIFICATE HOLDER

City of Lincoln
600 6th Street
Lincoln CA 95648
USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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The Bid sums shall be as follows:

SCHEDULE OF BID PRICES

All bid items; including lump sums, unit prices, and additive alternates must be filled in completely. Please fill in the base bid unit prices even if there is no estimated quantity. Base bid unit prices shall be the same in the bid alternates.

BASE BID ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	55,185.00	55,185.00
2	Traffic Control System	LS	1	56,298.00	56,298.00
3	Water Pollution Control Plan	LS	1	5,550.00	5,990.00
4	Construction Staking & Preservation of Survey Information	LS	1	18,989.00	18,989.00
5	Abandon Existing Fire Hydrant	EA	8	2,556.00	20,448.00
6	Abandon Existing Appurtenance	EA	33	1,278.00	42,174.00
7	Salvage (E) Valve	EA	5	1,703.00	8,515.00
8	4" PVC C-900 (DR-14) Water Pipe	LF	46	188.00	8,648.00
9	6" PVC C-900 (DR-14) Water Pipe	LF	508	153.00	77,724.00
10	8" PVC C-900 (DR-14) Water Pipe	LF	1,612	160.00	257,920.00
11	10" PVC C-900 (DR-14) Water Pipe	LF	835	183.00	152,805.00
12	16" PVC C-900 (DR-14) Water Pipe	LF	3,258	262.00	853,596.00
13	Fire Hydrant Assembly & Lateral	EA	9	15,407.00	138,663.00
14	Water Service Line - Type 1	EA	70	6,150.00	430,500.00
15	Water Service Line - Type 2	EA	4	5,972.00	23,888.00
16	Water Service Line - Type 3	EA	6	8,742.00	52,452.00
17	Commercial Service Line	EA	2	16,442.00	32,884.00
18	1" Air Release Valve	EA	7	6,002.00	42,014.00
19	2" Blow Off	EA	4	7,746.00	30,984.00
20	4" Blow Off	EA	1	11,312.00	11,312.00
21	6"x6"x4" Tee	EA	1	888.00	888.00
22	8" Tee	EA	5	2,740.00	13,700.00
23	8"x8"x4" Tee	EA	4	3,646.00	14,584.00
24	8"x8"x6" Tee	EA	8	2,672.00	21,376.00
25	10"x10"x6" Tee	EA	3	2,701.00	8,103.00
26	10" Tee	EA	3	4,668.00	14,004.00
27	16"x16"x6" Tee	EA	7	4,436.00	31,052.00
28	16"x16"x10" Tee	EA	3	10,543.00	31,629.00
29	8" Cross	EA	0	2,569.00	0.00
30	10"x8" Cross	EA	2	4,880.00	9,760.00

31	16"x8" Cross	EA	5	11,262.00	56,310.00
32	16"x10" Cross	EA	1	11,078.00	11,078.00
33	4" Gate Valve	EA	4	3,636.00	14,544.00
34	6" Gate Valve	EA	20	3,983.00	79,660.00
35	8" Gate Valve	EA	23	4,708.00	108,284.00
36	10" Gate Valve	EA	10	5,985.00	59,850.00
37	16" Butterfly Valve	EA	17	15,988.00	271,796.00
38	Water Sampling Station	EA	1	8,190.00	8,190.00
39	Testing, Disinfection, and Flushing	LS	1	27,056.00	27,056.00
40	Connect to Existing Water System – Type 1	EA	20	12,471.00	249,420.00
41	Connect to Existing Water System – Type 2	EA	4	15,184.00	60,736.00
42	Connect to Existing Fire Service	EA	1	10,854.00	10,854.00

Base Bid Total: $ 3,423,863.00

LAFLEUR ENGINEERING, INC.

CONTRACTOR

BID ALTERNATE 1 ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	29,667.00	29,667.00
2	Traffic Control System	LS	1	39,096.00	39,096.00
4	Construction Staking & Preservation of Survey Information	LS	1	11,170.00	11,170.00
6	Abandon Existing Appurtenance	EA	3	1,704.00	5,112.00
7	Salvage (E) Valve	EA	1	1,707.00	1,707.00
8	4" PVC C-900 (DR-14) Water Pipe	LF	22	322.00	7,084.00
9	6" PVC C-900 (DR-14) Water Pipe	LF	11	346.00	3,806.00
10	8" PVC C-900 (DR-14) Water Pipe	LF	939	172.00	161,508.00
14	Water Service Line - Type 1	EA	15	6,416.00	96,240.00
16	Water Service Line - Type 3	EA	1	10,156.00	10,156.00
18	1" Air Release Valve	EA	2	6,032.00	12,064.00
23	8"x8"x4" Tee	EA	2	2,486.00	4,972.00
24	8"x8"x6" Tee	EA	1	2,600.00	2,600.00
29	8" Cross	EA	1	2,129.00	2,129.00
33	4" Gate Valve	EA	2	3,772.00	7,544.00
34	6" Gate Valve	EA	1	4,119.00	4,119.00
35	8" Gate Valve	EA	4	4,844.00	19,376.00
40	Connect to Existing Water System – Type 1	EA	3	12,307.00	36,921.00
41	Connect to Existing Water System – Type 2	EA	1	12,940.00	12,940.00

Bid Alternate 1 Total: $ 468,211.00

LAFLEUR ENGINEERING, INC.
CONTRACTOR

The Bid sums shall be as follows:

SCHEDULE OF BID PRICES

All bid items; including lump sums, unit prices, and additive alternates must be filled in completely. Please fill in the base bid unit prices even if there is no estimated quantity. Base bid unit prices shall be the same in the bid alternates.

BASE BID ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	258,000.00	258,000.00
2	Traffic Control System	LS	1	85,000.00	85,000.00
3	Water Pollution Control Plan	LS	1	12,000.00	12,000.00
4	Construction Staking & Preservation of Survey Information	LS	1	15,000.00	15,000.00
5	Abandon Existing Fire Hydrant	EA	8	1,570.00	12,560.00
6	Abandon Existing Appurtenance	EA	33	1,400.00	46,200.00
7	Salvage (E) Valve	EA	5	549.00	2,745.00
8	4" PVC C-900 (DR-14) Water Pipe	LF	46	823.00	37,858.00
9	6" PVC C-900 (DR-14) Water Pipe	LF	508	193.00	98,044.00
10	8" PVC C-900 (DR-14) Water Pipe	LF	1,612	225.00	362,700.00
11	10" PVC C-900 (DR-14) Water Pipe	LF	835	295.00	246,325.00
12	16" PVC C-900 (DR-14) Water Pipe	LF	3,258	270.00	879,660.00
13	Fire Hydrant Assembly & Lateral	EA	9	20,000.00	180,000.00
14	Water Service Line - Type 1	EA	70	10,500.00	735,000.00
15	Water Service Line - Type 2	EA	4	13,000.00	52,000.00
16	Water Service Line - Type 3	EA	6	15,000.00	90,000.00
17	Commercial Service Line	EA	2	20,000.00	40,000.00
18	1" Air Release Valve	EA	7	11,000.00	77,000.00
19	2" Blow Off	EA	4	9,000.00	36,000.00
20	4" Blow Off	EA	1	20,000.00	20,000.00
21	6"x6"x4" Tee	EA	1	900.00	900.00
22	8" Tee	EA	5	1,700.00	8,500.00
23	8"x8"x4" Tee	EA	4	1,200.00	4,800.00
24	8"x8"x6" Tee	EA	8	1,900.00	15,200.00
25	10"x10"x6" Tee	EA	3	2,500.00	7,500.00
26	10" Tee	EA	3	2,800.00	8,400.00
27	16"x16"x6" Tee	EA	7	7,800.00	54,600.00
28	16"x16"x10" Tee	EA	3	7,600.00	22,800.00
29	8" Cross	EA	0	Ø	Ø
30	10"x8" Cross	EA	2	3,100.00	6,200.00

31	16"x8" Cross	EA	5	10,700.00	53,500.00
32	16"x10" Cross	EA	1	9,900.00	9,900.00
33	4" Gate Valve	EA	4	5,500.00	22,000.00
34	6" Gate Valve	EA	20	2,500.00	50,000.00
35	8" Gate Valve	EA	23	3,200.00	73,600.00
36	10" Gate Valve	EA	10	4,800.00	48,000.00
37	16" Butterfly Valve	EA	17	9,000.00	153,000.00
38	Water Sampling Station	EA	1	8,000.00	8,000.00
39	Testing, Disinfection, and Flushing	LS	1	55,000.00	55,000.00
40	Connect to Existing Water System – Type 1	EA	20	7,500.00	150,000.00
41	Connect to Existing Water System – Type 2	EA	4	12,500.00	50,000.00
42	Connect to Existing Fire Service	EA	1	5,000.00	5,000.00

Base Bid Total: $ 4,092,992.00

CONTRACTOR

BID ALTERNATE 1 ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	65,000.00	65,000.00
2	Traffic Control System	LS	1	15,000.00	15,000.00
4	Construction Staking & Preservation of Survey Information	LS	1	2,500.00	2,500.00
6	Abandon Existing Appurtenance	EA	3	2,700.00	8,100.00
7	Salvage (E) Valve	EA	1	1,700.00	1,700.00
8	4" PVC C-900 (DR-14) Water Pipe	LF	22	915.00	20,130.00
9	6" PVC C-900 (DR-14) Water Pipe	LF	11	1,815.00	19,965.00
10	8" PVC C-900 (DR-14) Water Pipe	LF	939	270.00	253,530.00
14	Water Service Line - Type 1	EA	15	13,000.00	195,000.00
16	Water Service Line - Type 3	EA	1	15,000.00	15,000.00
18	1" Air Release Valve	EA	2	12,000.00	24,000.00
23	8"x8"x4" Tee	EA	2	2,400.00	4,800.00
24	8"x8"x6" Tee	EA	1	2,300.00	2,300.00
29	8" Cross	EA	1	3,200.00	3,200.00
33	4" Gate Valve	EA	2	4,000.00	8,000.00
34	6" Gate Valve	EA	1	3,500.00	3,500.00
35	8" Gate Valve	EA	4	3,300.00	13,200.00
40	Connect to Existing Water System – Type 1	EA	3	9,500.00	28,500.00
41	Connect to Existing Water System – Type 2	EA	1	14,500.00	14,500.00

Bid Alternate 1 Total: $ 697,925.00

CONTRACTOR

WATER DISTRIBUTION REHABILITATION FY 23/24 PROJECT, CIP 654
BID PROPOSAL

Pursuant to and in compliance with your Notice to Bidders and Contract Documents, relating to the *Water Distribution Rehabilitation FY 23/24 Project*, the undersigned bidder, having become thoroughly familiar with the terms and the conditions of the Contract, including Addendum(s) #1 & #2, agrees to fully perform the work within the time stated and in strict accordance with the Contracts Documents. This includes the furnishing of any and all labor, materials, tools, expendable equipment, and utility and transportation services necessary to fully perform the work and complete it in a workmanlike manner. The Bid sums shall be as follows:

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

The Bid sums shall be as follows:

SCHEDULE OF BID PRICES

All bid items; including lump sums, unit prices, and additive alternates must be filled in completely. Please fill in the base bid unit prices even if there is no estimated quantity. Base bid unit prices shall be the same in the bid alternates.

BASE BID ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	312,890	312,890.00
2	Traffic Control System	LS	1	133,760	133,760.00
3	Water Pollution Control Plan	LS	1	34,170	34,170.00
4	Construction Staking & Preservation of Survey Information	LS	1	13,730	13,730.00
5	Abandon Existing Fire Hydrant	EA	8	3,040	24,320.00
6	Abandon Existing Appurtenance	EA	33	1,520	50,160.00
7	Salvage (E) Valve	EA	5	4,720	23,600.00
8	4" PVC C-900 (DR-14) Water Pipe	LF	46	210	9,660.00
9	6" PVC C-900 (DR-14) Water Pipe	LF	508	203	103,124.00
10	8" PVC C-900 (DR-14) Water Pipe	LF	1,612	172	277,264.00
11	10" PVC C-900 (DR-14) Water Pipe	LF	835	200	167,000.00
12	16" PVC C-900 (DR-14) Water Pipe	LF	3,258	382	1,244,556.00
13	Fire Hydrant Assembly & Lateral	EA	9	20,490	184,410.00
14	Water Service Line - Type 1	EA	70	11,760	823,200.00
15	Water Service Line - Type 2	EA	4	9,960	39,840.00
16	Water Service Line - Type 3	EA	6	12,820	76,920.00
17	Commercial Service Line	EA	2	22,880	45,760.00
18	1" Air Release Valve	EA	7	15,640	109,480.00
19	2" Blow Off	EA	4	13,390	53,560.00
20	4" Blow Off	EA	1	16,600	16,600.00
21	6"x6"x4" Tee	EA	1	750	750.00
22	8" Tee	EA	5	1,630	8,150.00
23	8"x8"x4" Tee	EA	4	940	3,760.00
24	8"x8"x6" Tee	EA	8	940	7,520.00
25	10"x10"x6" Tee	EA	3	1,560	4,680.00
26	10" Tee	EA	3	1,750	5,250.00
27	16"x16"x6" Tee	EA	7	4,290	30,030.00
28	16"x16"x10" Tee	EA	3	11,660	34,980.00
29	8" Cross	EA	0		
30	10"x8" Cross	EA	2	3,560	7,120.00

31	16"x8" Cross	EA	5	12,740.00	63,700.00
32	16"x10" Cross	EA	1	11,740	11,740.00
33	4" Gate Valve	EA	4	2,430	9,720.00
34	6" Gate Valve	EA	20	2,820	56,400.00
35	8" Gate Valve	EA	23	3,560	81,880.00
36	10" Gate Valve	EA	10	4,900	49,000.00
37	16" Butterfly Valve	EA	17	15,600	265,200.00
38	Water Sampling Station	EA	1	13,630	13,630.00
39	Testing, Disinfection, and Flushing	LS	1	24,840	24,840.00
40	Connect to Existing Water System – Type 1	EA	20	8,040	160,800.00
41	Connect to Existing Water System – Type 2	EA	4	9,120	36,480.00
42	Connect to Existing Fire Service	EA	1	9,850	9,850.00

Base Bid Total: $ 4,629,484.00

C & D Contractors, Inc.

CONTRACTOR

BID ALTERNATE 1 ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	40,090	40,090.00
2	Traffic Control System	LS	1	37,120	37,120.00
4	Construction Staking & Preservation of Survey Information	LS	1	4,450	4,450.00
6	Abandon Existing Appurtenance	EA	3	1,520	4,560.00
7	Salvage (E) Valve	EA	1	4,720	4,720.00
8	4" PVC C-900 (DR-14) Water Pipe	LF	22	210	4,620.00
9	6" PVC C-900 (DR-14) Water Pipe	LF	11	240	2,640.00
10	8" PVC C-900 (DR-14) Water Pipe	LF	939	260	244,140.00
14	Water Service Line - Type 1	EA	15	9,460	141,900.00
16	Water Service Line - Type 3	EA	1	13,670	13,670.00
18	1" Air Release Valve	EA	2	17,280	34,560.00
23	8"x8"x4" Tee	EA	2	750	1,500.00
24	8"x8"x6" Tee	EA	1	750	750.00
29	8" Cross	EA	1	2,380	2,380.00
33	4" Gate Valve	EA	2	2,430	4,860.00
34	6" Gate Valve	EA	1	2,820	2,820.00
35	8" Gate Valve	EA	4	3,560	14,240.00
40	Connect to Existing Water System – Type 1	EA	3	10,570	31,710.00
41	Connect to Existing Water System – Type 2	EA	1	8,770	8,770.00

Bid Alternate 1 Total: $ 599,500.00

C & D Contractors, Inc.

CONTRACTOR

2. It is understood that City reserves the right to reject this proposal and that it shall remain open and not be withdrawn for a period of sixty (60) days from the date prescribed for its opening.

3. Attached hereto and incorporated herein are the following documents that shall be included with submission of the Bid Proposal:
   i. Division III Documents:
      a. Designation of Subcontractors form in compliance with sections 4100-4113 of the Public Contract Code of the State of California.
      b. Bidder's Bond or cashier's check for at least 10% of the amount of the base bid total.
      c. Non Collusion Affidavit

   ii. Division IV Documents (For Federal Aid Projects):
   This project is NOT a Federal Aid Project, and Division IV Documents shall NOT apply.

4. It is understood and agreed that if written notice of the acceptance of this proposal is mailed or delivered personally to the undersigned bidder within sixty (60) days after the opening of the proposal, or at any time thereafter before it is withdrawn, the undersigned bidder will execute and deliver the Contract Documents to City in accordance with the proposal as accepted.

5. Notice of acceptance or request for additional information may be addressed to the undersigned bidder at the business address set forth below.

david@cdcon.com

C & D Contractors, Inc.

P.O. Box 822

Nevada City, CA 95959

6. The undersigned bidder declares that this proposal is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization, or corporation; that the proposal is genuine and not collusive or sham; that the undersigned bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham proposal and has not directly or indirectly colluded or agreed with any bidder or anyone else to put in a sham proposal or to refrain from bidding; that the undersigned bidder has not directly or indirectly sought by agreement, communication, or conference with anyone to fix his bid price or the bid price of any other bidder, or to fix any overhead, profit or cost advantage against the City or anyone interested in this proposed contract; that the only persons or parties interested in this proposal as principals are those named herein; that all statements contained in this proposal are true; that the undersigned bidder has not directly, or indirectly, submitted his bid price

or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or the contents thereof, or divulged information or data relative thereto, to any other person, partnership, corporation, or association except to such person or persons as have a direct financial interest in bidder's general business; and that he is aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self insurance in accordance with the provisions of that code, and he will comply with such provisions before commencing the performance of the work of this contract.

7. Wherever in this proposal an amount is stated in both words and figures, in case of discrepancy, the words shall prevail; if all or any portion of the proposal is required to be given in unit prices and totals and a discrepancy exists between any such unit prices and totals so given, the unit prices shall prevail.

8. The names of all persons interested in the foregoing proposal as principals are as follows: (Stockholders and limited partners need not be listed unless they are officers or employees of the corporation or limited partnership. All general partners and corporate officers shall be listed. If a stockholder or partner is a firm, list the principals of that firm, as stated herein.)

(If bidder or other interested person is a corporation, it shall furnish with this bid proposal a certificate attesting to corporate existence and authority of officer(s) to sign contracts and other documents on behalf of the corporation. State legal name of corporation, names of the president, secretary, treasurer, and manager thereof.)

NAME: BUSINESS ADDRESS INTEREST (owner, partner, etc.)

a) Charles Faber- President

b) David Petty - V. President

c) Lorraine Gervas-Faber- Secretary

d) Dianne Petty- Treasurer

e)

(Attach additional sheets if necessary)

9. The undersigned is licensed in accordance with the Contractor's State License Law, Business and Professions Code section 7000 et seq.

License No.: 819680

Type of License: A, B & HAZ

Expiration Date: 5/31/2027

Name and Relationship to Bidder of Licensed Firm or Individual:

License Holder: C & D Contractors, Inc.

Relationship to Bidder: President

I certify under the laws of the State of California that the foregoing is true and correct.

DATED: 03/19/2026

Signature of Bidder:

C & D Contractors, Inc. CONTRACTOR

928 Taylorville Road
Street Address

Grass Valley, CA 95945
City, State and Zip

(530) 272-6938
Telephone (Include Area Code)

Sign here:

By: Charles Faber
Type Name

-AND-

Sign here:

By:
Type Name

NOTE: If bidder is a corporation, the legal name of the corporation shall be set forth above together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation; if bidder is a co partnership, the true names of the firm shall be set forth above together with the signature of the partner or partners authorized to sign contracts on behalf of the co partnership; and if bidder is an individual, his signature shall be placed above.

DESIGNATION OF SUBCONTRACTORS

SECTION 004800
LIST OF
SUBCONTRACTORS

Per Public Contract Code 4104:

"Any officer, department, board, or commission taking bids for the construction of any public work or improvement shall provide in the specifications prepared for the work or improvement or in the general conditions under which bids will be received for the doing of the work incident to the public work or improvement that any person making a bid or offer to perform the work, shall, in his or her bid or offer, set forth:

(a) (1) The **name**, the **location** of the place of business, the **California contractor license number**, and **public works contractor registration number** issued pursuant to Section 1725.5 of the Labor Code of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement, or a subcontractor licensed by the State of California who, under subcontract to the prime contractor, specially fabricates and installs a portion of the work or improvement according to detailed drawings contained in the plans and specifications, in an amount in excess of one-half of 1 percent of the prime contractor's total bid or, in the case of bids or offers for the construction of streets or highways, including bridges, in excess of one-half of 1 percent of the prime contractor's total bid or ten thousand dollars ($10,000), whichever is greater."

Each bidder shall complete the information listed below for each of the Subcontractors who will perform a portion of the Contract work.

Note: In accordance with Agency requirements (Section 1.24 Subcontractor), the Contractor shall not award work valued at more than fifty percent (50%) of the Contract Price to the Subcontractor(s) without the prior written approval of the Owner.

Description of Work	Percent of Total Contract, %	Subcontractor's Name	Subcontract or Location of Business	License Number	DIR Number
1 Paving	2%	S Miller Paving	10143 Chances R Road Penn Valley, CA 95946	761726	1000025971
2					
3					
4					
5					

6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

(Add additional sheets if necessary)

BIDDER: C & D Contractors, Inc.

Signature: _____

Date: 3/19/2026

END OF SECTION

LIST OF SUBCONTRACTORS (004800)

BIDDER'S BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, C & D Contractors, Inc., as Principal, and The Ohio Casualty Insurance Company, as Surety, are held and firmly bound unto the City of Lincoln, State of California, (hereinafter called "City") in the sum of ten percent (10%) of the total aggregate amount of the bid of the Principal above named, submitted by said Principal to City for the work described below, for the payment of which sum in lawful money of the United States, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents. In no case shall the liability of the Surety hereunder exceed the sum of Ten Percent of the Total Amount Bid DOLLARS ($10% of amount bid). The condition of this obligation is such that a bid to City for certain construction specifically described as follows, for which bids are to be opened on March 11th, *2026*, has been submitted by Principal to City:

(Copy here the exact description of work, including location, from bid form):

Water Distribution Rehabilitation FY 23/24 Project

NOW, THEREFORE, if the aforesaid Principal shall not withdraw said bid within the period specified therein after the opening of the same, or, if no period be specified, within sixty (60) days after said opening, and shall within the period specified therefore, or, if no period be specified, within ten (10) days after the prescribed forms are presented to him for signature, enter into a written contract with City, in the prescribed to him for signature, in accordance with the bid as accepted, and file the two bonds with Owner, one to guarantee faithful performance and the other to guarantee payment for labor and materials, as required by the Contract Documents, then this obligation shall be null and void; otherwise, it shall be and remain in full force, virtue, and effect. And the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of said contract or to the work to be performed hereunder or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

In the event suit is brought upon said bond by City and judgment is recovered, the Surety shall pay all costs incurred by City in such suit, including a reasonable attorneys' fee to be fixed by the Court. Death of the Principal shall not relieve Surety of its obligations hereunder.

(Signatures are on the following page.)

IN WITNESS WHEREOF, we have hereunder set our hands and seals on this 4th day of March, 2026.

C & D Contractors, Inc. (SEAL)

(SEAL)

Charlie Faber President (SEAL)

PRINCIPAL

The Ohio Casualty Insurance Company (SEAL)

(SEAL)

Elizabeth Collodi, Attorney-in-Fact (SEAL)

SURETY

175 Berkeley Street

Boston, MA 02116

Address

NOTE:

Signatures of those executing for Surety must be properly acknowledged, and a power of attorney attached.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Butte)

On March 4, 2026 before me, Sara Walliser, Notary Public
(insert name and title of the officer)

personally appeared Elizabeth Collodi,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SARA WALLISER
COMM. # 2449544
NOTARY PUBLIC - CALIFORNIA
COUNTY OF BUTTE
Comm. Expires JUL 6, 2027

Signature _____ (Seal)

POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8215337 - 971829**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Bill Rapp, Brad Espinosa, Breanna Boatright, Cassandra Medina, Deanna Quintero, Dineen Fraser, Elizabeth Collodi, Jason March, Jennifer Lakmann, John Hopkins, John Weber, Kathleen Le, Kris Lopes, Matthew Foster, Mike Taylor, Mindy Whitehouse, Paula Senna, Peggy Trusty, Phil Watkins, R. Kailany, Samantha Watkins, Sara Walliser, Sharon Smith, Steven L. Williams, Tony Clark

all of the city of Chico state of CA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 5th day of January, 2026.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 5th day of January, 2026 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 4th day of March, 2026.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries,

LMS-12873 LMIC OCIC WAIC Multi Co 02/24

NON-COLLUSION AFFIDAVIT

(To be executed by Bidder and submitted with Bid)

STATE OF CALIFORNIA) ss.
COUNTY OF Nevada)

In accordance with Public Contract Code section 7106, *(Name)* DAVID PETTY, being first duly sworn, deposes and says that he/she is *(Title)* Co. Owner of *(Company)* C+D CONTRACTORS, the party making the foregoing bid, that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that Bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding, and that the bidder has not in any manner, directly or indirectly, sought by agreement, communication or conference with anyone to fix the bid price of Bidder or any other bidder, or to fix any overhead, profit or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the City of Lincoln, a municipal corporation, or anyone interested in the proposed contract; that all statements contained in the bid are true; and further, that Bidder has not, directly or indirectly, submitted its bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Executed under penalty of perjury under the laws of the State of California:

C+D CONTRACTORS
Name of Firm

Signature 3-9-26
Date

Signature
Date

NOTE: If Bidder is a partnership or a joint venture, this affidavit must be signed and sworn to by every member of the partnership or venture.

If Bidder [including any partner or venturer of a partnership or joint venture bidder] is a corporation, this affidavit must be signed by the Chairman, President or Vice President and by the Secretary, Assistant Secretary, Chief Financial Officer or Assistant Treasurer.

If Bidder's affidavit on this form is made outside the State of California, the official position of the person taking such affidavit shall be certified according to law.

Subscribed and sworn to this 9TH day of March of 2026.

NOTARY PUBLIC KORET MULDER

MGC1 KORET MULDER MGC1
COMM. # 2542615
NOTARY PUBLIC - CALIFORNIA
NEVADA COUNTY
COMM. EXPIRES DEC. 19, 2029

END OF DOCUMENT

PUBLIC WORKS CONTRACTOR REGISTRATION

(To be submitted no later than 4pm on the next business day following the time and date that bid proposals are due.)

In compliance with the provisions of section 1771.1(B) of the Labor Code of the State of California, no contractor or listed subcontractor may be listed on a bid proposal for a public works project unless they are registered as a Public Works Contractor with the Department of Industrial Relations.

(a) The name, location of the place of business, and registration number of the prime contractor and each subcontractor who will perform work or labor, or render service to the undersigned in or about the construction of the work to be preformed hereunder, or a subcontractor licensed by the State of California, who, under subcontract to the undersigned, will specifically fabricate and install a portion of said work according to detailed drawings contained in the plans and specifications.

PORTION OF THE WORK	PRIME CONTRACTOR NAME	LOCATION OF BUSINESS	CONTRACTOR DIR REGISTRATION NUMBER
PRIME CONTRACTOR	C & D Contractors, Inc.	928 Taylorville Road Grass Valley, CA 95945	1000012704
PORTION OF THE WORK	SUBCONTRACTOR NAME	LOCATION OF BUSINESS	CONTRACTOR DIR REGISTRATION NUMBER
Paving	S. Miller Paving	10143 Chances Road Penn Valley, CA 95946	1000025971

(Attach additional sheets if necessary.)

By: _____

Bidders Signature

City of Lincoln
Live. Life. Lincoln

WATER DISTRIBUTION REHAB FY 23/24
C.I.P. 654
ADDENDUM NO. 1

Dated: March 6, 2026

Dear Plan Holders:

BID OPENING: March 11, 2026 @ 3:00 PM

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents as noted below. Acknowledge receipt of this Addendum by writing "**#1**" in the space provided on the cover sheet of the Bid Form. Failure to do so may subject Bidder to disqualification.

Notice is hereby given that the bid opening date for Water Distribution Rehabilitation C.I.P. 654 has been revised to **March 20th at 3:00 p.m.**

This Addendum is issued to reflect changes, clarifications and additions to the plans and project manual:

1. CLARIFICATIONS

ITEM	
1.1	Please confirm that the abandoned pipe is to remain in place without slurry backfill and is to be capped in accordance with Detail 6 on Sheet C03. Will be addressed next week in Addendum 2.
1.2	Water services will not need to be disconnected from abandoned pipes.
1.3	Directional drilling will not be allowed for new water service installation.
1.4	The modified water trench detail (W-1) on C-03 should be used for the T-trench limits (1' beyond pipe trench limits). Asphalt within the 1' "overhang" portion of the T-trench should match the existing asphalt depth (3" minimum).
1.5	The anticipated start date for construction will be addressed next week in Addendum 2.
1.6	For "Commercial Service Lines" please include the cost to furnish and install new backflow preventers.

1.7	How many fittings should be assumed for Note 1 "Install vertical bend to match (E) water pipe connection if necessary"? Will be addressed next week in Addendum 2

2. SPECIFICATIONS

ITEM	
2.1	**Not Used**

3. DRAWINGS

ITEM	
3.1	**Not used.**

Any bid proposal not in compliance with this Addendum may be rejected.

Jacob Groeser

Jacob Groeser, Project Manager

March 6, 2026

Date of Issuance

END OF ADDENDUM 1

City of Lincoln
Live. Life. Lincoln

WATER DISTRIBUTION REHAB FY 23/24
C.I.P. 654
ADDENDUM NO. 2

Dated: March 11, 2026

Dear Plan Holders:

BID OPENING: March 20, 2026 @ 3:00 PM

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents as noted below. Acknowledge receipt of this Addendum by writing "**#2**" in the space provided on the cover sheet of the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum is issued to reflect changes, clarifications and additions to the plans and project manual:

1. CLARIFICATIONS

ITEM	
1.1	Please confirm that the abandoned pipe is to remain in place without slurry backfill and is to be capped in accordance with Detail 6 on Sheet C03. Abandoned pipes will not be slurry backfilled. They will be cut and capped only.
1.2	Asphalt within the 1' "overhang" portion of the T-trench can be laid on existing A.B.
1.3	The anticipated start date for construction is roughly mid-June.
1.4	How many fittings should be assumed for Note 1 "Install vertical bend to match (E) water pipe connection if necessary"? Contractors are advised to use potholing data and plan sheet elevations to estimate the appropriate number of fittings to be used for bid items Connect to Existing Water System. No change orders will be issued for additional fittings needed to complete this work.
1.5	Incidental work for water services and fire hydrant installation such as concrete restoration, landscape restoration, etc. shall be paid for in the bid in their respective bid items. See sections 4.03 "Fire Hydrant Assembly & Lateral" and 4.04 "Water Service Line" Example from the specification section 4.04:

	"The Contractor shall replace any existing improvements, damaged or displaced, in kind during the installation of the services. Existing improvements shall include, but not be limited to, existing curb, gutter, sidewalk, pedestrian ramp, landscaping, lighting or irrigation lines. No additional compensation will be made for the replacement of existing improvements."

2. SPECIFICATIONS

ITEM	
2.1	**Not Used**

3. DRAWINGS

ITEM	
3.1	**Not used.**

Any bid proposal not in compliance with this Addendum may be rejected.

Jacob Groeser

Jacob Groeser, Project Manager

March 11, 2026

Date of Issuance

END OF ADDENDUM 2

The Bid sums shall be as follows:

SCHEDULE OF BID PRICES

All bid items; including lump sums, unit prices, and additive alternates must be filled in completely. Please fill in the base bid unit prices even if there is no estimated quantity. Base bid unit prices shall be the same in the bid alternates.

BASE BID ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	368,173.00	368,173.00
2	Traffic Control System	LS	1	279,612.00	279,612.00
3	Water Pollution Control Plan	LS	1	1,300.00	1,300.00
4	Construction Staking & Preservation of Survey Information	LS	1	15,598.00	15,598.00
5	Abandon Existing Fire Hydrant	EA	8	1,716.00	13,728.00
6	Abandon Existing Appurtenance	EA	33	2,286.00	75,438.00
7	Salvage (E) Valve	EA	5	2,395.00	11,975.00
8	4" PVC C-900 (DR-14) Water Pipe	LF	46	306.00	14,076.00
9	6" PVC C-900 (DR-14) Water Pipe	LF	508	237.00	120,396.00
10	8" PVC C-900 (DR-14) Water Pipe	LF	1,612	195.00	314,340.00
11	10" PVC C-900 (DR-14) Water Pipe	LF	835	256.00	213,760.00
12	16" PVC C-900 (DR-14) Water Pipe	LF	3,258	281.00	915,498.00
13	Fire Hydrant Assembly & Lateral	EA	9	20,501.00	184,509.00
14	Water Service Line - Type 1	EA	70	8,455.00	591,850.00
15	Water Service Line - Type 2	EA	4	6,814.00	27,256.00
16	Water Service Line - Type 3	EA	6	8,204.00	49,224.00
17	Commercial Service Line	EA	2	27,081.00	54,162.00
18	1" Air Release Valve	EA	7	12,349.00	86,443.00
19	2" Blow Off	EA	4	4,690.00	47,560.00
20	4" Blow Off	EA	1	17,887.00	17,887.00
21	6"x6"x4" Tee	EA	1	2,091.00	2,091.00
22	8" Tee	EA	5	2,229.00	11,145.00
23	8"x8"x4" Tee	EA	4	1,609.00	6,436.00
24	8"x8"x6" Tee	EA	8	2,074.00	16,592.00
25	10"x10"x6" Tee	EA	3	3,025.00	9,075.00
26	10" Tee	EA	3	3,447.00	10,341.00
27	16"x16"x6" Tee	EA	7	9,575.00	67,025.00
28	16"x16"x10" Tee	EA	3	9,705.00	29,115.00
29	8" Cross	EA	0	Ø	Ø
30	10"x8" Cross	EA	2	4,398.00	8,796.00

31	16"x8" Cross	EA	5	13,399.00	66,995.00
32	16"x10" Cross	EA	1	13,481.00	13,481.00
33	4" Gate Valve	EA	4	2,692.00	10,768.00
34	6" Gate Valve	EA	20	2,512.00	50,240.00
35	8" Gate Valve	EA	23	3,235.00	74,405.00
36	10" Gate Valve	EA	10	4,872.00	48,720.00
37	16" Butterfly Valve	EA	17	11,664.00	198,288.00
38	Water Sampling Station	EA	1	13,314.00	13,314.00
39	Testing, Disinfection, and Flushing	LS	1	42,114.00	42,114.00
40	Connect to Existing Water System – Type 1	EA	20	15,499.00	309,980.00
41	Connect to Existing Water System – Type 2	EA	4	13,407.00	53,628.00
42	Connect to Existing Fire Service	EA	1	7,308.00	7,308.00

Base Bid Total: $ 4,452,642.00

Cox and Cox Construction

CONTRACTOR

BID ALTERNATE 1 ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	94,351.00	94,351.00
2	Traffic Control System	LS	1	53,328.00	53,328.00
4	Construction Staking & Preservation of Survey Information	LS	1	6,198.00	6,198.00
6	Abandon Existing Appurtenance	EA	3	4,067.00	12,201.00
7	Salvage (E) Valve	EA	1	5,401.00	5,401.00
8	4" PVC C-900 (DR-14) Water Pipe	LF	22	562.00	12,364.00
9	6" PVC C-900 (DR-14) Water Pipe	LF	11	2,688.00	29,568.00
10	8" PVC C-900 (DR-14) Water Pipe	LF	939	174.00	163,386.00
14	Water Service Line - Type 1	EA	15	7,438.00	111,570.00
16	Water Service Line - Type 3	EA	1	20,354.00	20,354.00
18	1" Air Release Valve	EA	2	11,694.00	23,388.00
23	8"x8"x4" Tee	EA	2	1,964.00	3,928.00
24	8"x8"x6" Tee	EA	1	3,095.00	3,095.00
29	8" Cross	EA	1	4,893.00	4,893.00
33	4" Gate Valve	EA	2	3,443.00	6,886.00
34	6" Gate Valve	EA	1	5,495.00	5,495.00
35	8" Gate Valve	EA	4	3,204.00	12,816.00
40	Connect to Existing Water System – Type 1	EA	3	12,585.00	37,755.00
41	Connect to Existing Water System – Type 2	EA	1	15,203.00	15,203.00

Bid Alternate 1 Total: $ 622,180.00

Cox and Cox Construction

CONTRACTOR

The Bid sums shall be as follows:

SCHEDULE OF BID PRICES

All bid items; including lump sums, unit prices, and additive alternates must be filled in completely. Please fill in the base bid unit prices even if there is no estimated quantity. Base bid unit prices shall be the same in the bid alternates.

BASE BID ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	237,500	237,500
2	Traffic Control System	LS	1	50,000	50,000
3	Water Pollution Control Plan	LS	1	10,000	10,000
4	Construction Staking & Preservation of Survey Information	LS	1	10,000	10,000
5	Abandon Existing Fire Hydrant	EA	8	4,250	34,000
6	Abandon Existing Appurtenance	EA	33	2,500	82,500
7	Salvage (E) Valve	EA	5	2,500	12,500
8	4" PVC C-900 (DR-14) Water Pipe	LF	46	200	9,200
9	6" PVC C-900 (DR-14) Water Pipe	LF	508	200	101,600
10	8" PVC C-900 (DR-14) Water Pipe	LF	1,612	230	370,760
11	10" PVC C-900 (DR-14) Water Pipe	LF	835	260	217,100
12	16" PVC C-900 (DR-14) Water Pipe	LF	3,258	265	863,370
13	Fire Hydrant Assembly & Lateral	EA	9	17,500	157,500
14	Water Service Line - Type 1	EA	70	10,500	735,000
15	Water Service Line - Type 2	EA	4	9,650	38,600
16	Water Service Line - Type 3	EA	6	15,000	90,000
17	Commercial Service Line	EA	2	20,000	40,000
18	1" Air Release Valve	EA	7	10,150	70,050
19	2" Blow Off	EA	4	9,500	38,000
20	4" Blow Off	EA	1	17,500	17,500
21	6"x6"x4" Tee	EA	1	575	575
22	8" Tee	EA	5	1,875	9,375
23	8"x8"x4" Tee	EA	4	1,750	7,000
24	8"x8"x6" Tee	EA	8	1,850	14,800
25	10"x10"x6" Tee	EA	3	2,500	7,500
26	10" Tee	EA	3	2,950	8,850
27	16"x16"x6" Tee	EA	7	3,950	27,650
28	16"x16"x10" Tee	EA	3	8,500	25,500
29	8" Cross	EA	0	0	0
30	10"x8" Cross	EA	2	3,550	7,100

31	16"x8" Cross	EA	5	10,500	52,500
32	16"x10" Cross	EA	1	11,500	11,500
33	4" Gate Valve	EA	4	2,850	11,400
34	6" Gate Valve	EA	20	3,150	63,000
35	8" Gate Valve	EA	23	3,450	83,950
36	10" Gate Valve	EA	10	4,950	49,500
37	16" Butterfly Valve	EA	17	11,950	203,150
38	Water Sampling Station	EA	1	10,950	10,950
39	Testing, Disinfection, and Flushing	LS	1	30,000	30,000
40	Connect to Existing Water System – Type 1	EA	20	6,500	130,000
41	Connect to Existing Water System – Type 2	EA	4	11,500	46,000
42	Connect to Existing Fire Service	EA	1	10,500	10,500

Base Bid Total: $4,002,580

Marques General Engineering, Inc.

CONTRACTOR

BID ALTERNATE 1 ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	25,000	25,000
2	Traffic Control System	LS	1	10,000	10,000
4	Construction Staking & Preservation of Survey Information	LS	1	3,500	3,500
6	Abandon Existing Appurtenance	EA	3	2,500	7,500
7	Salvage (E) Valve	EA	1	2,500	2,500
8	4" PVC C-900 (DR-14) Water Pipe	LF	22	250	5,500
9	6" PVC C-900 (DR-14) Water Pipe	LF	11	275	3,025
10	8" PVC C-900 (DR-14) Water Pipe	LF	939	200	187,800
14	Water Service Line - Type 1	EA	15	10,000	150,000
16	Water Service Line - Type 3	EA	1	15,000	15,000
18	1" Air Release Valve	EA	2	10,950	21,900
23	8"x8"x4" Tee	EA	2	1,750	3,500
24	8"x8"x6" Tee	EA	1	1,850	1,850
29	8" Cross	EA	1	2,500	2,500
33	4" Gate Valve	EA	2	2,850	5,700
34	6" Gate Valve	EA	1	3,150	3,150
35	8" Gate Valve	EA	4	3,650	14,600
40	Connect to Existing Water System – Type 1	EA	3	4,500	19,500
41	Connect to Existing Water System – Type 2	EA	1	11,500	11,500

Bid Alternate 1 Total: $494,025

Marques General Engineering, Inc.

CONTRACTOR

The Bid sums shall be as follows:

SCHEDULE OF BID PRICES

All bid items; including lump sums, unit prices, and additive alternates must be filled in completely. Please fill in the base bid unit prices even if there is no estimated quantity. Base bid unit prices shall be the same in the bid alternates.

BASE BID ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	400,000	400,000
2	Traffic Control System	LS	1	250,000	250,000
3	Water Pollution Control Plan	LS	1	10,000	10,000
4	Construction Staking & Preservation of Survey Information	LS	1	20,000	20,000
5	Abandon Existing Fire Hydrant	EA	8	2,500	20,000
6	Abandon Existing Appurtenance	EA	33	5,000	165,000
7	Salvage (E) Valve	EA	5	5,000	25,000
8	4" PVC C-900 (DR-14) Water Pipe	LF	46	150	6,900
9	6" PVC C-900 (DR-14) Water Pipe	LF	508	150	76,200
10	8" PVC C-900 (DR-14) Water Pipe	LF	1,612	180	290,160
11	10" PVC C-900 (DR-14) Water Pipe	LF	835	250	208,750
12	16" PVC C-900 (DR-14) Water Pipe	LF	3,258	300	977,400
13	Fire Hydrant Assembly & Lateral	EA	9	30,000	270,000
14	Water Service Line - Type 1	EA	70	7,500	525,000
15	Water Service Line - Type 2	EA	4	9,500	38,000
16	Water Service Line - Type 3	EA	6	14,500	87,000
17	Commercial Service Line	EA	2	18,000	36,000
18	1" Air Release Valve	EA	7	15,000	105,000
19	2" Blow Off	EA	4	13,000	52,000
20	4" Blow Off	EA	1	17,000	17,000
21	6"x6"x4" Tee	EA	1	3,000	3,000
22	8" Tee	EA	5	3,000	15,000
23	8"x8"x4" Tee	EA	4	3,000	12,000
24	8"x8"x6" Tee	EA	8	3,000	24,000
25	10"x10"x6" Tee	EA	3	5,000	15,000
26	10" Tee	EA	3	5,000	15,000
27	16"x16"x6" Tee	EA	7	10,000	17,000
28	16"x16"x10" Tee	EA	3	10,000	30,000
29	8" Cross	EA	0		0
30	10"x8" Cross	EA	2	5,000	5,000

31	16"x8" Cross	EA	5	10,000	50,000
32	16"x10" Cross	EA	1	10,000	10,000
33	4" Gate Valve	EA	4	2,500	10,000
34	6" Gate Valve	EA	20	2,500	50,000
35	8" Gate Valve	EA	23	3,500	80,500
36	10" Gate Valve	EA	10	5,000	50,000
37	16" Butterfly Valve	EA	17	10,000	17,000
38	Water Sampling Station	EA	1	10,000	10,000
39	Testing, Disinfection, and Flushing	LS	1	25,000	25,000
40	Connect to Existing Water System – Type 1	EA	20	24,000	480,000
41	Connect to Existing Water System – Type 2	EA	4	20,000	80,000
42	Connect to Existing Fire Service	EA	1	15,000	15,000

Base Bid Total: $ 4,594,410

Rankes Engineering, Inc.
CONTRACTOR

BID ALTERNATE 1 ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	50,000	50,000
2	Traffic Control System	LS	1	50,000	50,000
4	Construction Staking & Preservation of Survey Information	LS	1	10,000	10,000
6	Abandon Existing Appurtenance	EA	3	3,000	9,000
7	Salvage (E) Valve	EA	1	3,000	3,000
8	4" PVC C-900 (DR-14) Water Pipe	LF	22	150	3,300
9	6" PVC C-900 (DR-14) Water Pipe	LF	11	150	1,650
10	8" PVC C-900 (DR-14) Water Pipe	LF	939	180	169,020
14	Water Service Line - Type 1	EA	15	7,500	112,500
16	Water Service Line - Type 3	EA	1	14,500	14,500
18	1" Air Release Valve	EA	2	15,000	30,000
23	8"x8"x4" Tee	EA	2	3,000	6,000
24	8"x8"x6" Tee	EA	1	3,000	3,000
29	8" Cross	EA	1	3,000	3,000
33	4" Gate Valve	EA	2	3,000	3,000
34	6" Gate Valve	EA	1	3,000	3,000
35	8" Gate Valve	EA	4	5,000	20,000
40	Connect to Existing Water System – Type 1	EA	3	25,000	75,000
41	Connect to Existing Water System – Type 2	EA	1	15,000	15,000

Bid Alternate 1 Total: $ 592,970.00

CONTRACTOR

survey

The Bid sums shall be as follows:

SCHEDULE OF BID PRICES

All bid items; including lump sums, unit prices, and additive alternates must be filled in completely. Please fill in the base bid unit prices even if there is no estimated quantity. Base bid unit prices shall be the same in the bid alternates.

BASE BID ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	364,000	364,000
2	Traffic Control System	LS	1	90,000	90,000
3	Water Pollution Control Plan	LS	1	25,000	25,000
4	Construction Staking & Preservation of Survey Information	LS	1	29,000	29,000
5	Abandon Existing Fire Hydrant	EA	8	5,800	46,400
6	Abandon Existing Appurtenance	EA	33	1,740	57,420
7	Salvage (E) Valve	EA	5	3,480	17,400
8	4" PVC C-900 (DR-14) Water Pipe	LF	46	580	26,680
9	6" PVC C-900 (DR-14) Water Pipe	LF	508	156.60	79,552.80
10	8" PVC C-900 (DR-14) Water Pipe	LF	1,612	168.20	271,138.40
11	10" PVC C-900 (DR-14) Water Pipe	LF	835	232	193,720
12	16" PVC C-900 (DR-14) Water Pipe	LF	3,258	245.92	801,207.36
13	Fire Hydrant Assembly & Lateral	EA	9	16,240	146,160
14	Water Service Line - Type 1	EA	70	11,600	812,000
15	Water Service Line - Type 2	EA	4	10,440	41,760
16	Water Service Line - Type 3	EA	6	14,500	87,000
17	Commercial Service Line	EA	2	29,000	58,000
18	1" Air Release Valve	EA	7	13,920	97,440
19	2" Blow Off	EA	4	9,860	39,440
20	4" Blow Off	EA	1	17,400	17,400
21	6"x6"x4" Tee	EA	1	928	928
22	8" Tee	EA	5	1,740	8,700
23	8"x8"x4" Tee	EA	4	1,160	4,640
24	8"x8"x6" Tee	EA	8	1,160	9,280
25	10"x10"x6" Tee	EA	3	1,740	5,220
26	10" Tee	EA	3	1,740	5,220
27	16"x16"x6" Tee	EA	7	4,640	32,480
28	16"x16"x10" Tee	EA	3	9,860	29,580
29	8" Cross	EA	0	0	0
30	10"x8" Cross	EA	2	4,060	8,120

31	16"x8" Cross	EA	5	14,500	72,500
32	16"x10" Cross	EA	1	13,050	13,050
33	4" Gate Valve	EA	4	1,856	7,424
34	6" Gate Valve	EA	20	2,320	46,400
35	8" Gate Valve	EA	23	2,900	66,700
36	10" Gate Valve	EA	10	4,060	40,600
37	16" Butterfly Valve	EA	17	15,950	271,150
38	Water Sampling Station	EA	1	15,080	15,080
39	Testing, Disinfection, and Flushing	LS	1	34,800	34,800
40	Connect to Existing Water System – Type 1	EA	20	17,400	348,000
41	Connect to Existing Water System – Type 2	EA	4	15,080	60,320
42	Connect to Existing Fire Service	EA	1	11,600	11,600

Base Bid Total: $4,392,510.56

Soracco, Inc.

CONTRACTOR

BID ALTERNATE 1 ITEMS

Item No.	Item Description	Unit of Measure	Estimated Quantity	Unit Price	Total Cost
1	Mobilization/Demobilization	LS	1	60,000	60,000
2	Traffic Control System	LS	1	36,000	36,000
4	Construction Staking & Preservation of Survey Information	LS	1	5,400	5,400
6	Abandon Existing Appurtenance	EA	3	1,740	5,220
7	Salvage (E) Valve	EA	1	3,480	3,480
8	4" PVC C-900 (DR-14) Water Pipe	LF	22	696	15,312
9	6" PVC C-900 (DR-14) Water Pipe	LF	11	812	8,932
10	8" PVC C-900 (DR-14) Water Pipe	LF	939	168.20	157,939.80
14	Water Service Line - Type 1	EA	15	17,400	261,000
16	Water Service Line - Type 3	EA	1	17,400	17,400
18	1" Air Release Valve	EA	2	13,920	27,840
23	8"x8"x4" Tee	EA	2	1,160	2,320
24	8"x8"x6" Tee	EA	1	1,160	1,160
29	8" Cross	EA	1	2,900	2,900
33	4" Gate Valve	EA	2	1,856	3,712
34	6" Gate Valve	EA	1	2,320	2,320
35	8" Gate Valve	EA	4	2,900	11,600
40	Connect to Existing Water System – Type 1	EA	3	17,400	52,200
41	Connect to Existing Water System – Type 2	EA	1	15,080	15,080

Bid Alternate 1 Total: $689,815.80

Soracco, Inc.

CONTRACTOR

STAFF REPORT

Item Number 14.B

SUBJECT: Update on Lincoln's Unhoused Services and Support Initiatives. (Sean Scully)

SUBMITTED BY: City Clerk

DEPARTMENT: City Manager's Office

DATE: May 12, 2026

STAFF RECOMMENDATION:
Staff recommends that Council receive an update on Lincoln Unhoused Services and Support Initiatives and provide any relevant feedback, requests for additional information or provide any direction for future Council consideration.

BACKGROUND/INTRODUCTION:
The City of Lincoln has traditionally had a relatively low unhoused population when compared against its total population. Slightly prior to and increasingly post COVID Lincoln's unhoused population increased and subsequently that population concentrated along the Auburn Ravine creek adjacent to Lincoln Blvd and Gateway. During COVID and in the years since the City of Lincoln and a variety of critically important non profits, community groups, faith based institutions and other governmental entities have partnered to develop a unique variety of braided programs (many established as pilot projects) to find ways to serve Lincoln's unhoused community.

Staff intends to provide a detailed public presentation at the time of the Council meeting to share the history and variety of successes that have been the restful of these efforts, as well as the associated investments to make that happen. In addition, staff will identify the needs to continue the efforts to ensure the system remains in place to meet future needs.

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CONTRACT FOR THE SALE OF GOODS BETWEEN THE CITY OF LINCOLN AND TOTER, LLC

This Contract for the Sale of Goods ("Contract") is made and entered into this 12th day of May, 2026 ("Effective Date") by and between the City of Lincoln, a municipal corporation ("City" or "Buyer"), and Toter, LLC ("Seller").

RECITALS

A. City is in need of 96-gallon garbage and greenwaste cans for the Solid Waste department ("Goods"), a more detailed description of which is attached hereto as Exhibit A and incorporated herein by reference; and

B. City has determined that Seller is capable of providing the Goods at a reasonable price and in a timely manner; and

C. City agrees to purchase the Goods from Seller, subject to the terms and conditions of this Contract.

NOW, THEREFORE, in consideration of the mutual covenants and promises of City and Seller contained herein and the receipt of good and valuable consideration, the receipt of which is hereby acknowledged, City and Seller hereby agree as follows:

AGREEMENT

1. Recitals. The above Recitals are true and correct and incorporated herein by reference.

2. Purchase and Sale. Seller agrees to sell and City agrees to buy the Goods pursuant to the terms and conditions set forth in this Contract.

3. Term of Contract. This Contract shall be effective as of the date executed by the Parties and approved as to form by the City Attorney and shall terminate no later than June 30th, 2026, unless earlier terminated as provided for herein.

4. Purchase Price for Goods. The total price of the Goods, as further summarized in Exhibit B, attached hereto and incorporated herein by reference, shall not exceed **$82,500.00** without City's prior written approval, signed by the City Manager.

5. Time of Payment. Seller shall invoice the City within thirty (30) calendar days of the date of acceptance for the Goods as defined below. The City shall pay Seller for all accepted Goods invoiced within thirty (30) calendar days of receipt of invoice.

6. Delivery of Goods. Seller shall deliver the Goods F.O.B. to the City's offices at 600 Sixth Street, Lincoln, CA, with shipping charges included in the price, after execution of this Contract by all parties. Delivery is to be within thirty (30) calendar days of the request for Goods. The Goods shall be delivered by Seller to City free of any liens or encumbrances.

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7. Inspection and Acceptance. The Goods shall be received by City subject to City's reasonable inspection, testing, approval, and acceptance of the Goods. If the Goods are rejected by the City as nonconforming, City may return the Goods to Seller at Seller's risk and expense, and the Goods shall not be replaced or repaired by Seller without written authorization from City. If City does not provide written acceptance or a list of deficiencies within the thirty (30) calendar days, the Goods shall be deemed accepted.

8. Title/Ownership/Risk of Loss. Title, ownership, and risk of loss or damage of the Goods shall remain with Seller until the Goods are delivered to, inspected and accepted by City, except when such loss or damage is due to the fault or negligence of City. Once accepted by City, title, ownership, and risk of loss shall transfer to City.

9. Termination and Suspension. This Contract may be terminated by City, with or without cause, provided that City gives not less than thirty (30) calendar days' written notice to Seller of City's intent to terminate. Upon termination, City shall be entitled to all Goods received as of the date of termination, unless otherwise returned or rejected by the City and the City shall pay to Seller for all Goods: (a) delivered to the City on or before the termination date; (b) in shipment to the City on or before the termination date; and (c) all completed Goods and Goods in process on or before the termination date. The City may temporarily suspend this Contract, with or without cause, at no additional cost to City, provided that Seller is given written notice of temporary suspension. If City gives such notice of temporary suspension, Seller shall immediately suspend its activities under this Contract. Notwithstanding any provisions of this Contract, Seller shall not be relieved of liability to City for damages sustained by City by virtue of any breach of this Contract by Seller, and City may withhold any payments due to Seller until such time as the exact amount of damages, if any, due City from Seller is determined. In the event of termination, Seller shall be compensated as provided for in this Contract.

10. To the greatest extent allowed by law, Consultant/Contractor shall indemnify, defend, and hold harmless the City, its officers, officials, agents, employees and volunteers (the "indemnified parties") from and against any and all third-party claims, damages, demands, liability, costs, losses and expenses, including court costs and reasonable attorneys' fees, arising in any manner out of its performance of this Contract or by reason of negligent acts or omissions, recklessness, errors, or willful misconduct incident to the performance of this Contract on the part of Consultant/Contractor except such loss or damage which was caused by the active negligence**,** sole negligence, or willful misconduct of the City. Without limiting the foregoing indemnity obligation, Consultant/Contractor further shall indemnify, defend and hold harmless the indemnified parties from and against any and all damages, liability, costs, losses, expenses, contributions and penalties, including court costs and reasonable attorneys' fees, arising from Consultant/Contractor's misclassification of itself or its employees' status as an independent contractor. Notwithstanding anything to the contrary herein, Consultant/Contractor shall not be liable for any claims by any indemnified party under any Workers' Compensation Act, Employee Disability Act, or other Employee Benefits Act. The provisions of this paragraph shall survive termination or suspension of this Contract.

11. Warranties. Seller's limited product warranty applies. Notwithstanding any limitation of warranty or disclaimer of implied warranties set forth in Seller's limited warranty or elsewhere in this Agreement, Seller warrants that the goods shall be fit for the particular purpose for which Buyer intends to use them, as communicated to Seller prior to or at the time of

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contracting. This warranty of fitness for a particular purpose shall survive any purported limitation and shall not be waived except by express written agreement signed by both parties.

12. Remedies. In the event of a material breach of this Contract by either party, the aggrieved party may avail itself of any other right and remedies available at law or in equity. Nothing herein shall limit either party's rights to seek any available remedy including, but not limited to, damages and/or equitable relief, in a court of competent jurisdiction.

13. Compliance with Laws. Both parties shall comply with all applicable governmental laws, ordinances, codes, rules, regulations, programs, plans, and orders in the performance of this Contract.

14. Notice of Material Change in Business. Seller agrees that, if it experiences a material change in its business during the term of this Contract, including, without limitation, a reorganization, restructuring, leveraged buyout, and/or bankruptcy, Seller will immediately notify City of the change in writing.

15. Attorneys' Fees. If any party to this Contract shall take any action to enforce this Contract or for any relief against any other party, declaratory or otherwise, arising out of this Contract, the prevailing party shall be entitled to reasonable attorneys' fees and costs incurred in such action, suit and/or enforcement of any judgment granted therein, all of which shall be deemed to have accrued upon the commencement of such action and shall be paid by the losing party whether or not such action is prosecuted to judgment. Any judgment or order entered in such action shall contain a specific provision providing for the recovery of attorneys' fees and costs incurred in enforcing such judgment. For purposes of this section, attorneys' fees shall also include, but not be limited to, fees incurred in the following: (a) appeals or post-judgment motions and collection actions; (b) contempt proceedings; (c) garnishment, levy, and debtor and third party examinations; (d) discovery; and (e) bankruptcy litigation. The provisions of this section shall survive any termination of the Contract as provided for herein.

16. Notices. All notices, requests, demands, and other communications required to or permitted to be given under this Contract shall be in writing and shall be conclusively deemed to have been duly given (a) when hand delivered to the other party; (b) when received if sent by fax or e-mail at the number or e-mail address set forth below; (c) three (3) business days after the same have been deposited in a United States Post Office with certified mail, return receipt requested, postage prepaid and addressed to the parties as set forth below; or (d) the next business day after same have been deposited with a national overnight delivery service reasonably approved by the parties (Federal Express, Golden State Couriers, and DHL WorldWide Express being deemed approved by the parties), postage prepaid, addressed to the parties as set forth below with next-business-day delivery guaranteed:

TO SELLER: Toter, LLC
841 Meacham Rd.
Statesville, NC 28677
Telephone: 980-987-7602 Ext. 9584
Email: kclark@wastequip.com

With a copy to:

Docusign Envelope ID: B5B8B156-8493-8478-8293-19CFD933CBB1

Richard Sedory, General Counsel

6525 Carnegie Blvd.
Ste. 300
Charlotte, NC 28211
Telephone: 980-987-7602 ext. 27609

Email: rsedory@wastequip.com

TO CITY: City of Lincoln
ATTN: Solid Waste
600 Sixth Street
Lincoln, CA 95648
Telephone: (916) 434-2450
Fax: (916) 543-8516
E-mail: *publicservices@lincolnca.gov*

A party may change or supplement the addresses given above, or designate additional addresses, for purposes of this section by giving the other parties written notice of the new address in the manner set forth above.

17. Entire Agreement. This Contract contains the entire agreement between City and Seller in connection with the transaction contemplated hereby and the subject matter hereof and this Contract supersedes and replaces any and all prior and contemporaneous agreements, understandings, and communications between the parties, whether oral or written, with regard to the subject matter hereof or any course of dealing, course of performance, or usage of the trade. Parol evidence shall be inadmissible to show agreement by and between City or Seller to any term or condition contrary to or in addition to the terms and conditions contained in this Contract. Both parties acknowledge that each has not relied on any promise, representation or warranty, express or implied, not contained in this Contract.

18. Modification. This Contract shall not be modified in any manner except by a writing signed by both City and Seller.

19. Assignment. Seller shall not delegate or subcontract any duties or assign any rights or claims under this Contract without City's prior written consent.

20. Severability. If any term or provision of this Contract shall, to any extent, be held invalid or unenforceable, the remainder of this Contract shall not be affected.

21. Waivers. A waiver or breach of a covenant or provision in this Contract shall not be deemed a waiver of any other covenant or provision in this Contract and no waiver shall be valid unless in writing and executed by the waiving party. An extension of time for performance of any obligation or act shall not be deemed an extension of the time for performance of any other obligation or act.

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22. Construction. The section headings and captions of this Contract are, and the arrangement of this instrument is, for the sole convenience of the parties to this Contract. The section headings, captions, and arrangement of this instrument do not in any way affect, limit, amplify, or modify the terms and provisions of this Contract. The singular form shall include plural, and vice versa. Unless otherwise indicated, all references to sections are to this Contract. All exhibits referred to in this Contract are attached hereto and incorporated herein by this reference.

23. Drafting. City and Seller acknowledge and agree that this Contract has been negotiated at arms-length, that each party has been represented by independent counsel and/or has had an opportunity to consult with and be represented by independent counsel, that this Contract is deemed to be drafted by both parties, that no one party shall be construed as the drafter of this Contract, and that any rule of construction that ambiguities are to be construed against the drafter shall not apply in the interpretation or construction of this Contract.

24. Counterparts. This Contract may be executed in one or more counterparts. Each shall be deemed an original and all, taken together, shall constitute one and the same instrument.

25. Time of the Essence. Seller and City hereby acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, obligation, and provision hereof, particularly, and without limitation of factors contributing to the need for timely compliance of this Contract.

26. Successors. This Contract shall inure to the benefit of and shall be binding upon the parties to this Contract and their respective heirs, successors in interest, and assigns. This Contract may only be assigned upon written approval and agreement of the parties, which approval will not be unreasonably withheld. Any purported assignment of this Contract without the prior written approval of all parties shall be null and void.

27. Governing Law. The parties acknowledge that this Contract has been negotiated and entered into in the State of California, County of Placer. The parties agree that this Contract shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California. Venue for any action or proceeding relating to or arising out of this Contract shall be in a court of competent jurisdiction in the County of Placer, or, if no such court can be found in Placer County, a court of competent jurisdiction closest to Placer County.

28. No Third Party Beneficiary Rights. This Contract is entered into for the sole benefit of City and Seller. No other parties are intended to be direct or incidental beneficiaries of this Contract and no third party shall have any right in, under or to this Contract.

29. No Joint Venture, Partnership or Other Relationship Created. The relationship between City and Seller is that solely of a seller and a buyer and no joint venture, partnership or other relationship is created or implied by this Contract.

IN WITNESS WHEREOF, the parties hereto have executed this Contract in Lincoln, California, by affixing their signatures below, and this Contract shall be deemed effective as of the date on which each of the parties execute this Contract as indicated by the dates below. In the event that the parties do not execute this Contract on the same date, the effective date of this Contract shall be the latest date on which one of the parties executes this Contract.

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"SELLER"
Toter, LLC

Dated: 4/24/2026, 2026

By (Sign): DocuSigned by: Laura P. Hubbard 834FF567BB0940B...
Print Name: Laura P. Hubbard
Title: Director of Municipal Sales
Email: kclark@toter.com, lhubbard@wastequip.com

"CITY OF LINCOLN"

Dated: _____, 2026

By: _____
Sean Scully, City Manager

APPROVED AS TO FORM:

_____
City Attorney (Sign) Date

_____
City Attorney (Print Name) Date

ATTEST:

_____
Hope Ithurburn, City Clerk Date

City Accountability - Department responsible for contract:

Public Works – Solid Waste

Staff responsible for contract:

Jason Duckworth

ATTACHMENTS:
☐ CONTRACT FOR GOODS (*signed by Consultant/Contractor*) N/A Current Insurance Certificate *(applicable to the contract)*
☐ Detailed Scope of Work & Specifications, including hourly rates, etc.
☐ **Amount: $82,500 & Account/Fund: 73508030-50140: $41,250 // 73108030-50140: $41,250**
N/A Current City Business License (required if working in Lincoln)
☐ Cooperative Purchase Documentation

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EXHIBIT A

1661 Frontera Rd, Del Rio, TX, 78840 PHONE: 800-424-0422 FAX: 833-930-1124 WQ-10378793

Sourcewell Awarded Contract
Contract # 120324-TOT

Sell To:			
Contact Name Bill To Name	Angela Frost City of Lincoln CA 600 6th St	Ship To Name	City of Lincoln CA
Bill To	Lincoln, CA 95648-1825 USA	Ship To	2100 Flightline Dr Lincoln, CA 95648-9484 USA
Email	angela.frost@lincolnca.gov (916) 434-2452	Quick Ship	☐
Phone	(916) 899-0385		
Mobile			

Quote Information			
Salesperson	Michael Lynn	Expiration Date	4/14/2026
Salesperson Email	mlynn@wastequip.com	Quote Number	WQ-10378793
Salesperson Phone	(916) 203-9640		Please Reference Quote Number on all Purchase Orders

Product	Product Description	Description	Selected Option	Quantity	Sales Price	Total Price

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**Plastics - 79296 - Sourcewell	Model 79296 - Toter 96 Gallon EVR II Universal/Nestable Cart-Sourcewell	Body Hot Stamp x 2 Lid Hot Stamp x 1 No Stop Bar	---Body Color - (200) Black ---Lid Color - (200) Black ---Body Hot Stamp on Both Sides (Existing) in White ---Lid Hot Stamp Insert - Read from Street (Existing) in White ---Wheels - 10in Snap-on ---No Stopbar ---Customer Serial Number Hot Stamped on Front of Cart Body in White ---2/3 Assembled with Lid (down), Stop Bar and Axle Factory Installed ---Warranty – 12 Yrs Cart Body, All other components 10 Yrs	624.00	$56.50	$35,256.00
**Plastics - 79296 - Sourcewell	Model 79296 - Toter 96 Gallon EVR II Universal/Nestable Cart-Sourcewell	Body Hot Stamp x 2 Lid Hot Stamp x 1 No Stop Bar	---Body Color - (940) Green ---Lid Color - (940) Green ---Body Hot Stamp on Both Sides (Existing) in White ---Lid Hot Stamp Insert - Read from Street (Existing) in White ---Wheels - 10in Snap-on ---No Stopbar ---Toter Serial Number Hot Stamped on Front of Cart Body in Custom Color ---2/3 Assembled with Lid (down), Stop Bar and Axle Factory Installed ---Warranty – 12 Yrs Cart Body, All other components 10 Yrs	624.00	$56.50	$35,256.00

Docusign Envelope ID: B5B8B156-8493-8478-8293-19CFD933CBB1

EXHIBIT A

1661 Frontera Rd, Del Rio, TX, 78840 PHONE: 800-424-0422 FAX: 833-930-1124 WQ-10378793

Sourcewell Awarded Contract

Contract # 120324-TOT

Payment Terms	Net 30 Days if credit has been established FOB Origin
Shipping Terms	

Subtotal	$70,512.00
Shipping	$6,000.00
Tax	$5,112.12
Grand Total	$81,624.12

Additional Information

Additional Terms	Contract Information
Additional Information	
Special	

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Our Quote serves as an offer to provide Products and/or services at the quantities and prices shown and is a good faith estimate, based on our understanding of your needs. By signing below, you indicate your acceptance of our offer which is expressly subject to the Wastequip Terms & Conditions of Sale ("Wastequip's Terms"") located at: https://www.wastequip.com/terms-conditions-sale, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. Wastequip's Terms may be updated from time to time and are available by hard copy upon request. Any changes or deviations to the terms of this Quote, including any different terms in an Order submitted by you, must be agreed upon in writing by both parties.

Pricing is based on your acceptance prior to the expiration of this Quote, including product specifications, quantities, and timing. Any differences to your Order may result in different pricing, freight or other costs. Due to volatility in petrochemical, steel and related Product material markets, actual prices and freight, are subject to change. We reserve the right, by providing notice to you at any time before beginning Product manufacturing, to increase the price of the Product(s) to reflect any increase in the cost to us which is due to any factor beyond our control (such as, without limitation, any increase in the costs of labor, materials, or other costs of manufacture or supply). Unless otherwise stated, materials and container sizes indicated on sales literature, invoices, price lists, quotations and delivery tickets are nominal sizes and representations – actual volume, Products and materials are subject to manufacturing and commercial variation and Wastequip's practices, and may vary from nominal sizes and materials. All prices are in US dollars; this Quote may not include all applicable taxes, brokerage fees or duties. If customer is not tax exempt, final tax calculations are subject to change. Pursuant to California Section 26275 of the Health and Safety Code, certain trash receptacles and storage containers must be marked with reflectors. Customers must disclose if such receptacles and containers are intended for use in California – if not disclosed, the receptacles and containers are not intended for use in California.

Sourcewell – Pricing and Products/Services offerings are based on the Sourcewell Co-Operative Contract with Toter, LLC (#120324-TOT, eff. 4/4/2025), and such Contract terms and conditions are incorporated herein by reference. Pricing and Products/Services changes may occur at any time with proper documentation, and subject to Sourcewell approval; therefore, offerings may change without written prior notice. Wastequip Product Limited Warranties, Disclaimers, Limitation of Liability and Remedies, and Limited Warranty Provisions apply to all purchases thereunder.

Signatures

Accepted By:_____

Company Name: _____

Date: _____

Purchase Order: _____

Docusign Envelope ID: B5B8B156-8493-8478-8293-19CFD933CBB1

Please Reference Quote Number on all Purchase Orders

Docusign Envelope ID: B5B8B156-8493-8478-8293-19CFD933CBB1

EXHIBIT B

PRICE

Cost of Goods:	$70,512.00
Shipping:	$6,000.00
Tax:	$5,112.12
Total:	$81,624.12

Note: The contract is being written for an amount not to exceed $82,500 to cover any unforeseen price increases due to eventualities or inconsistencies in the cost of materials, labor, processing, manufacturing, taxes and tariffs, shipping, or any other costs necessary to manufacture and ship the product.