



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	5/12/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No.10434– A Resolution Approving the Preliminary Engineer’s Report for the following Landscaping and Lighting Districts for Fiscal Year 2020-2021 American River Canyon North, American River Canyon North No. 2, American River Canyon North No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, Prospect Ridge, Sierra Estates, Silverbrook, Steeplechase, The Residences at American River Canyon, The Residences at American River Canyon II, Willow Creek Estates East, Willow Creek Estates East No. 2, Willow Creek Estates South, and Willow Springs
<b>FROM:</b>	Parks and Recreation Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council adopt Resolution No.10434– A Resolution Approving the Preliminary Engineer’s Report for the following Landscaping and Lighting Districts for Fiscal Year 2020-2021 American River Canyon North, American River Canyon North No. 2, American River Canyon North No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, Prospect Ridge, Sierra Estates, Silverbrook, Steeplechase, The Residences at American River Canyon, The Residences at American River Canyon II, Willow Creek Estates East, Willow Creek Estates East No. 2, Willow Creek Estates South, and Willow Springs

### **BACKGROUND / ISSUE**

The City of Folsom has twenty-nine existing Landscaping and Lighting Districts. Each year, as part of the annual assessment process, an Engineer’s Report must be prepared in accordance with

the requirement of Article 4 of Chapter 1 of Part 2 of Division 15 of the *Streets and Highways Code* and the *Landscaping and Lighting Act of 1972*.

The Engineer's Report for Fiscal Year 2020/21 will address all twenty-nine districts in one report and will be submitted for final approval to the City Council.

The City of Folsom has twenty-nine existing Landscaping and Lighting Districts. Each year, as part of the annual assessment process, an Engineer's Report must be prepared for each individual district in accordance with the requirements of the Landscaping and Lighting Act of 1972. On March 10, 2020, the City Council approved Resolution No. 10401 – A Resolution Directing the Preparation of the Engineer's Report for American River Canyon North, American River Canyon North No. 2, American River Canyon North No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, Prospect Ridge, The Residences at American River Canyon, The Residences at American River Canyon II, Sierra Estates, Silverbrook, Steeplechase, Willow Creek Estates East, Willow Creek Estates East No. 2, Willow Creek Estates South, and Willow Springs Landscaping and Lighting Assessment Districts within the City of Folsom for FY 2020/21. The attached resolution approves the Preliminary Engineer's Report for the twenty-nine districts, declares the continued assessment for each district and sets the date of the public hearing for final approval of the Engineer's Report. The attached Preliminary Engineer's Report for FY 2020/21 addresses all twenty-nine districts in one report and is submitted for City Council review and approval. Included within the report are the following for each district:

- A. Plans and specifications for the maintenance of the improvements (on file in the Parks and Recreation Department).
- B. Cost estimates of maintaining the improvements.
- C. Diagram of the assessment districts.
- D. Estimated costs for maintaining the improvements.

Under the provision of Section 54954.6 of the Government Code, each year a public meeting and public hearing are to be held on the levy of assessments. The attached resolution sets the public hearing for the July 14, 2020 City Council meeting.

### **POLICY / RULE**

The City Council is required to adopt a resolution approving the Preliminary Engineer's Report as part of the annual assessment process pursuant to Article 4 of Chapter 1 of Part 2 of Division 15 of the Streets and Highways Code (Landscaping and Lighting Act of 1972). The City Council is also required to adopt a resolution declaring intention to levy and collect assessments pursuant to Section 54954.6 of the Government Code and Section 22624 of the Streets and Highways Code.

### **ANALYSIS**

The attached Preliminary Engineer's Report (Attachment 2) prepared by the Engineer of Record, SCI Consulting Group, is for all twenty-nine Landscaping and Lighting Districts for FY 2020/21. This report (one for each district and combined into one document) is submitted for City Council review and has been prepared in accordance with the Streets and Highways Code and includes the following: plans and specifications, estimated costs and budgets, method of apportionment, the proposed assessment for FY 2020/21, and the assessment diagram.

## Assessment to Properties

Assessments to properties within each district are the same as FY 2019/20, with the exception of two districts. Willow Creek Estates East No. 2, and Broadstone 4 both have assessment reductions built into them that are affective this year and therefore will reduced their assessment rate as follows. Broadstone 4 has four zones, Zone A is going from \$130.39 to \$38.05, Zone B is going from \$124.20 to \$36.24, Zone C is going from \$122.40 to \$35.72 and Zone D is going from 120.08 to \$35.04. Willow Creek Estates No. 2 has three zones, Zone A is going from \$130.63 to \$97.58, Zone B is going from \$130.63 to \$97.58, and Zone C is going from \$120.08 to \$89.70. All these reductions are reflected in the attached assessment matrix in the Financial Impact section of this report. There are another nine districts that have escalators and are eligible for CPI increases that will not be utilized this year. Those districts are American River Canyon North No. 3, Blue Ravine Oaks No. 2, Cobble Ridge, Folsom Heights No.2, Natoma Valley, Prospect Ridge, The Residences, The Residences II, and Sierra Estates.

## Installment Summary

The installment summaries describe short-term installments collected pursuant to Section 22660 of the Streets and Highways Code to meet the districts' future repair and replacement needs anticipated to occur within an approximate five-year time frame, as well as long-term installments collected to meet those future needs anticipated to occur within 5 to 30-year time frames.

## Comparison to Last Year

District budgets for this upcoming year will continue focusing on improvements and restorations that enhance each district's commitment to water conservation, prolonging assets life, and drought tolerant landscape improvements. As such, some districts will be retrofitting centralizing irrigation controllers, changing out plant materials to water wise varieties, and converting over to LED Streetlights. American River Canyon North will be having its waterfall's upper basin resealed this year in efforts to prevent water loss, create proper drainage, and prolong the life of the feature. Willow Creek Estates South will be having several of its broken and degraded entry monument signs replaced. Many of the City's districts are over 20 years old and do not have escalators built into their rates to track with cost of living increases and economic changes. As such, districts being monitored for future outreach regarding a new assessment overlay district are Briggs Ranch (29 years old), Natoma Station (29 years old), and Prairie Oaks (24 years old). The City started the first stages of outreach for an increase in Natoma Station and Prairie Oaks in the Fiscal Year 2019/20 and will continue in Fiscal Year 2020/21.

## **FINANCIAL IMPACT**

Each Landscaping and Lighting District levies and collects funds to cover operating and maintenance costs. There is no fiscal impact to the City of Folsom General Fund. Below is a summary of the proposed assessments for FY 2020/21. There are twenty-seven (27) districts in which the assessments remain the same, two (2) districts with decreased assessments, and two (2) districts that are being removed from the tax roll (Union Square because it has an HOA that manages the landscape areas and Silverbrook because there is capacity in the fund balance).

District	Annual Assessment per unit	Credit or increase*	Annual Net Assessment
American River Canyon North	\$102.94	0	\$102.94
American River Canyon North No. 2	\$77.70	0	\$77.70
American River Canyon North No. 3	\$269.86	0	\$269.86
Blue Ravine Oaks	\$218.60	0	\$218.60
Blue Ravine Oaks No. 2	\$213.26	0	\$213.26
Briggs Ranch	\$122.28	0	\$122.28
Broadstone	\$164.99	0	\$164.99
Broadstone Unit No. 3	\$28.07	0	\$28.07
Broadstone No. 4			
• Zone A	\$130.39	<b>(\$92.34)</b>	\$38.05
• Zone B	\$124.20	<b>(\$87.96)</b>	\$36.24
• Zone C	\$122.40	<b>(\$86.68)</b>	\$35.72
• Zone D	\$120.08	<b>(\$85.04)</b>	\$35.04
Cobble Ridge	\$139.64	0	\$139.64
Cobble Hills Ridge II/Reflections II	\$113.14	0	\$113.14
Folsom Heights	\$70.88	0	\$70.88
Folsom Heights No. 2*			
• California Hills	\$196.42	0	\$196.42
• Folsom Heights No. 2 (Enclave)	\$208.38	<b>0</b>	\$208.38
Hannaford Cross	\$195.78	0	\$195.78
Lake Natoma Shores	\$183.58	0	\$183.58
Los Cerros	\$121.18	0	\$121.18
Natoma Station			
• Natoma Station	\$91.71	0	\$91.71
• <b>Union Square</b>	\$228.88	<b>(taking off tax roll)</b>	\$0.00
Natoma Valley	\$856.37	0	\$856.37
Prairie Oaks Ranch	\$213.60	0	\$213.60
Prospect Ridge	\$1,074.97	0	\$1,074.97
The Residences at ARC			
• The Residences at ARC	\$536.67	0	\$536.67
• The Residences at ARC II	\$1169.97	0	\$1169.97
Sierra Estates	\$363.68	0	\$363.68
Silverbrook	\$138.32	<b>(taking off tax roll)</b>	0.00
Steeplechase	\$157.68	0	\$157.68
Willow Creek Estates East	\$80.40	0	\$80.40
Willow Creek Estates East No. 2			
• Zone A	\$130.63	<b>(\$33.05)</b>	\$97.58
• Zone B	\$130.63	<b>(\$33.05)</b>	\$97.58
• Zone C	\$120.08	<b>(\$30.38)</b>	\$89.70
Willow Creek Estates South	\$109.88	0	\$109.88
Willow Springs	\$28.14	0	\$28.14

## ENVIRONMENTAL REVIEW

N/A (This does not apply as there is no environmental review aspect to the engineer's report.)

## ATTACHMENTS

1. Resolution No. 10434 – A Resolution Approving the Preliminary Engineer's Report for the following Landscaping and Lighting Districts for Fiscal Year 2020-2021 American River Canyon North, American River Canyon North No. 2, American River Canyon North No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, Prospect Ridge, Sierra Estates, Silverbrook, Steeplechase, The Residences at American River Canyon, The Residences at American River Canyon II, Willow Creek Estates East, Willow Creek Estates East No. 2, Willow Creek Estates South, and Willow Springs
2. Preliminary Engineer's Report – The City of Folsom Landscaping and Lighting Districts, April 2020

Submitted,

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Lorraine Poggione, Parks & Recreation Director

**ATTACHMENT 1**

Resolution No. 10434

**RESOLUTION NO. 10434**

**A RESOLUTION APPROVING THE PRELIMINARY ENGINEER’S REPORT, DECLARING THE INTENTION TO CONTINUE TO LEVY AND COLLECT FISCAL YEAR 2020-2021 ANNUAL ASSESSMENTS IN THE CITY OF FOLSOM LANDSCAPING AND LIGHTING ASSESSMENT DISTRICTS AND SETTING PUBLIC HEARING FOR AMERICAN RIVER CANYON NORTH, AMERICAN RIVER CANYON NORTH NO. 2, AMERICAN RIVER CANYON NORTH NO. 3, BLUE RAVINE OAKS, BLUE RAVINE OAKS NO. 2, BRIGGS RANCH, BROADSTONE, BROADSTONE NO. 4, BROADSTONE UNIT NO. 3, COBBLE RIDGE, COBBLE HILLS RIDGE II/REFLECTIONS II, FOLSOM HEIGHTS, FOLSOM HEIGHTS NO. 2, HANNAFORD CROSS, LAKE NATOMA SHORES, LOS CERROS, NATOMA STATION, NATOMA VALLEY, PRAIRIE OAKS RANCH, PROSPECT RIDGE, THE RESIDENCES AT AMERICAN RIVER CANYON, THE RESIDENCES AT AMERICAN RIVER CANYON II, SIERRA ESTATES, SILVERBROOK, STEEPLECHASE, WILLOW CREEK ESTATES EAST, WILLOW CREEK ESTATES EAST NO. 2, WILLOW CREEK ESTATES SOUTH, AND WILLOW SPRINGS**

**WHEREAS**, the City Council of the City of Folsom, County of Sacramento, California, is the governing body for the following Assessment Districts (collectively the “Assessment Districts”). The proposed assessment rates for Fiscal Year 2020/21 are as follows:

District	Annual Assessment per unit	Credit or increase*	Annual Net Assessment
American River Canyon North	\$102.94	0	\$102.94
American River Canyon North No. 2	\$77.70	0	\$77.70
American River Canyon North No. 3	\$269.86	0	\$269.86
Blue Ravine Oaks	\$218.60	0	\$218.60
Blue Ravine Oaks No. 2	\$213.26	0	\$213.26
Briggs Ranch	\$122.28	0	\$122.28
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Broadstone No. 4			
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• Zone D	\$120.08	<b>(\$85.04)</b>	\$35.04
Cobble Ridge	\$139.64	0	\$139.64
Cobble Hills Ridge II/Reflections II	\$113.14	0	\$113.14
Folsom Heights	\$70.88	0	\$70.88

Folsom Heights No. 2*			
• California Hills	\$196.42	0	\$196.42
• Folsom Heights No. 2 (Enclave)	\$208.38	0	\$208.38
Hannaford Cross	\$195.78	0	\$195.78
Lake Natoma Shores	\$183.58	0	\$183.58
Los Cerros	\$121.18	0	\$121.18
Natoma Station			
• Natoma Station	\$91.71	0	\$91.71
• <b>Union Square</b>	\$228.88	<b>(taking off tax roll)</b>	\$0.00
Natoma Valley	\$856.37	0	\$856.37
Prairie Oaks Ranch	\$213.60	0	\$213.60
Prospect Ridge	\$1,074.97	0	\$1,074.97
The Residences at ARC			
• The Residences at ARC	\$536.67	0	\$536.67
• The Residences at ARC II	\$1169.97	0	\$1169.97
Sierra Estates	\$363.68	0	\$363.68
Silverbrook	\$138.32	<b>(taking off tax roll)</b>	0.00
Steeplechase	\$157.68	0	\$157.68
Willow Creek Estates East	\$80.40	0	\$80.40
Willow Creek Estates East No. 2			
• Zone A	\$130.63	<b>(\$33.05)</b>	\$97.58
• Zone B	\$130.63	<b>(\$33.05)</b>	\$97.58
• Zone C	\$120.08	<b>(\$30.38)</b>	\$89.70
Willow Creek Estates South	\$109.88	0	\$109.88
Willow Springs	\$28.14	0	\$28.14

**WHEREAS**, the Engineer's Report for the Assessment Districts has been made, filed with the City Clerk and duly considered by the Council and is hereby deemed sufficient and preliminarily approved. The Engineer's Report shall stand as the Engineer's Report for all subsequent proceedings under and pursuant to this Resolution, Section 22565, et. seq., of the California Streets and Highways Code and Article XIID of the California Constitution; and

**WHEREAS**, it is the intention of the City Council to levy and collect assessments within the Assessment Districts for FY 2020-21. Within the Assessment Districts, the existing and proposed improvements are generally described as follows:

The improvements to be undertaken by the Assessment Districts are described as installation, maintenance and servicing of public facilities, including but not limited to, turf, ground cover, shrubs and trees, irrigation systems, drainage systems, street lighting, fencing, sound walls, sidewalks, monuments, statuary, fountains, water quality ponds, park facilities, open space, bike trails, walkways, drainage swales and other ornamental structures and facilities, entry signage, street pavers, art work, and all necessary appurtenances, and labor, materials, supplies, utilities and equipment, as



applicable, for property owned or maintained by the City of Folsom. Services provided include all necessary service, operations and maintenance of the above-mentioned improvements, as applicable, for any property owned or maintained by the City of Folsom.

**WHEREAS**, the Assessment Districts consist of the lots and parcels shown on the boundary maps of the Assessment Districts on file with the City Clerk of the City of Folsom, and reference is hereby made to such maps for further particulars; and

**WHEREAS**, reference is hereby made 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 districts and any zones therein, and the estimated cost of the improvements and the proposed assessments upon assessable lots and parcels of land within the Assessment Districts; and

**WHEREAS**, prior to the conclusion of the hearing, any interested person may file a written protest with the City Clerk, or, having previously filed a protest, may file a written withdrawal of that protest. A written protest shall state all grounds of objection. A protest by a property owner shall contain a description sufficient to identify the property owned by such owner; and

**WHEREAS**, the City Clerk shall cause a notice of the hearing to be given by publishing a notice once, at least ten (10) days prior to the date of the hearing above specified, in a newspaper circulated in the City of Folsom.

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

1. **APPROVAL OF PRELIMINARY ENGINEER'S REPORT:** The City Council of the City of Folsom hereby approves, as submitted, the preliminary Engineer's Report for the City of Folsom Landscaping and Lighting Districts for FY 2020-21.

**PROPOSED ASSESSMENT:** The City Council of the City of Folsom intends to continue to levy and collect assessments during FY 2020-21 within the City of Folsom Landscaping and Lighting Districts. Annual Assessments are the same as FY 2019-20 for all Assessments Districts, with the exception of Broadstone No. 4, and Willow Creek Estates East No. 2. who will have reductions in their assessments as shown in Annual Assessment Table above. Two districts, Natoma Station-Union Square and Silverbrook are being taken off the tax rolls for Fiscal Year 2020-21.

2. **REVIEW OF PRELIMINARY ENGINEER’S REPORT:** Affected property owners and interested persons may review the Engineer’s Report, which contains a full and detailed description of each of the Assessment District boundaries, within the City of Folsom Landscaping and Lighting Districts, the improvements, and the proposed maintenance budget and assessments upon each parcel within each Assessment District, at the City of Folsom located at 50 Natoma Street, Folsom, California 95630 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
  
3. **PUBLIC HEARING:** The City Council has scheduled a public hearing on the proposed assessments within each Assessment District on July 14, 2020 , at 6:30 p.m., at the City of Folsom, City Council Chambers, 50 Natoma Street, Folsom, California 95630, for the purpose of allowing public testimony regarding the proposed assessments and for the Council’s final action upon the Engineer’s Report and proposed assessments.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of May 2020 by the following vote:

**AYES:** Council Members:

**NOES:** Council Members:

**ABSENT:** Council Members:

**ABSTAIN:** Council Members:

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Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

## **ATTACHMENT 2**

Preliminary Engineer's Report