

## RESOLUTION NO. 11399

**A RESOLUTION APPROVING THE PRELIMINARY ENGINEER’S REPORT FOR THE FOLLOWING LANDSCAPING AND LIGHTING DISTRICTS FOR FISCAL YEAR 2025-2026 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, PRAIRIE OAKS RANCH NO. 2, 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**

**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 FY 2025-26 are as follows:

District	FY 2025/26 Maximum Authorized Rate	FY 2025/26 Proposed Rate	Maximum Assessment Inflator
American River Canyon North	\$102.94	\$102.94	No Inflator
American River Canyon North No. 2	77.70	77.70	No Inflator
American River Canyon North No. 3	322.35	322.34	CPI NTE 3%
Blue Ravine Oaks	218.60	218.60	No Inflator
Blue Ravine Oaks No. 2	114.26	114.26	CPI NTE 3%
Briggs Ranch	122.28	122.28	No Inflator
Broadstone	164.99	164.98	No Inflator
Broadstone No. 3	42.90	42.89	CPI
Broadstone No. 4-Zone A	43.68	43.68	CPI NTE 3%
Broadstone No. 4-Zone B	41.60	41.60	CPI NTE 3%
Broadstone No. 4-Zone C	41.00	41.00	CPI NTE 3%
Broadstone No. 4-Zone D	40.22	40.22	CPI NTE 3%
Cobble Hills II/Reflections II	113.14	113.14	No Inflator
Cobble Ridge	263.95	114.10	CPI
Folsom Heights	70.88	70.88	No Inflator
Folsom Heights No. 2	248.84	248.84	CPI NTE 3%

District	FY 2025/26 Maximum Authorized Rate	FY 2025/26 Proposed Rate	Maximum Assessment Inflator
Hannaford Cross	195.78	195.78	No Inflator
Lake Natoma Shores	183.58	183.58	No Inflator
Los Cerros	121.18	121.18	No Inflator
Natoma Station	91.71	91.70	No Inflator
Natoma Valley	1,075.00	380.96	CPI NTE 4%
Prairie Oaks Ranch	213.61	213.60	No Inflator
Prairie Oaks Ranch No. 2	353.30	353.30	CPI NTE 3%
Prospect Ridge	1,348.79	1,348.78	CPI NTE 4%
Sierra Estates	456.52	456.52	CPI NTE 4%
Silverbrook	132.32	132.27	No Inflator
Steeplechase	157.68	157.68	No Inflator
The Residences at American River Canyon	773.53	773.52	CPI NTE 4%
The Residences at American River Canyon II	1,606.56	1,606.56	CPI NTE 4%
Willow Creek Estates East	80.40	80.40	No Inflator
Willow Creek Estates No. 2-Zone A&B	114.34	114.34	CPI NTE 4%
Willow Creek Estates No. 2-Zone C	105.11	105.10	CPI NTE 4%
Willow Creek Estates South	109.88	109.88	No Inflator
Willow Springs	28.14	28.14	No Inflator

**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 2025-26. 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 Preliminary Engineer's Report for the City of Folsom Landscaping and Lighting Districts for FY 2025-2026 is hereby approved with the following adjustment: The Engineer of Record shall include a table within the Final Engineer's Report to reflect revenues and expenses to further highlight operational deficits in Districts that have a deficit, as well as the total District account balance as of April 30, 2025.

**PROPOSED ASSESSMENT:** The City Council of the City of Folsom intends to continue to levy and collect assessments during FY 2025-26 within the City of Folsom Landscaping and Lighting Districts.

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 8, 2025, 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 10<sup>th</sup> day of June 2025 by the following vote:

AYES:	Councilmember(s):
NOES:	Councilmember(s):
ABSENT:	Councilmember(s):
ABSTAIN:	Councilmember(s):

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Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK