Folsom City Council
Staff Report

meeting DATE:	7/27/2021
AGENDA SECTION:	Public Hearing
SUBJECT:	Resolution No. 10672 –A Resolution Approving the Final Engineer's Report, Confirming the Diagram and Assessments, and Ordering the Levy of Assessments for Maintenance and Servicing of Improvements Within Prairie Oaks Ranch No. 2 Landscaping and Lighting District in the City of Folsom for Fiscal Year 2021-22
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council conduct a public hearing to receive testimony and to allow for the submittal of ballots before the close of the public hearing.

Staff recommends that following the close of the public hearing, the item be continued to the end of the meeting while the City Clerk canvasses the ballots.

If the majority of the votes are in favor of the proposed district, staff recommends that the City Council adopt Resolution No. 10672 – A Resolution Approving the Final Engineer's Report, Confirming the Diagram and Assessments, and Ordering the Levy of Assessments for Maintenance and Servicing of Improvements within Prairie Oaks Ranch No. 2 Landscaping and Lighting District in the City of Folsom for Fiscal Year 2021-2022.

BACKGROUND / ISSUE

On May 11, 2021, the City Council approved Resolution No. 10625 – A Resolution Approving the Preliminary Engineers Report, Declaring the Intention to Order the Formation of the Prairie Oaks Ranch No.2 Landscaping and Lighting District, to Levy and Collect Assessments, to Provide Notice of Public Hearing and Direct the Mailing of Assessment Ballots Within the Proposed Prairie Oaks Ranch No.2 Landscaping and Lighting District in the City of Folsom.

on April 12, 2021, the City Council approved Resolution No. 10611 A Resolution Initiating Proceedings for the Formation of a Landscaping and Lighting Assessment District to be Known as Prairie Oaks Ranch No.2 Landscaping and Lighting District.

The attached Final Engineer's Report for Fiscal Year 2021-2022 (Attachment 2) is submitted for City Council review and approval. Included within the report is the following:

A. Plans and specifications for the maintenance of the improvements.

B. Estimate of the cost of maintaining the improvements.

C. Diagram of the assessment district.

D. Assessment of the estimated costs for maintaining the improvements.

Pursuant to Government Code Section 53753, ballots were mailed to all current property owners within the proposed district. Along with the ballot, the property owners received a fact sheet describing the purpose of the new district in addition to a description of the proposed annual assessment. For Fiscal Year 2021-2022 the proposed Prairie Oaks Ranch No. 2 annual assessment will be $313.91 per year as well as an escalator not to exceed 3% that would allow yearly adjustments if needed in the future.

Under the provisions of Proposition 218, a public hearing must be held on the levy of new assessments at least 45 days after notice of the proposed assessment was mailed to record owners of each parcel in the new District. The attached resolution directs the mailing of such notice and sets the public hearing for July 27, 2021, at 6:30 p.m. in the City Council Chambers, 50 Natoma Street, Folsom, California 95630.

At the public hearing, ballots will be counted and, in the absence of a majority protest against the imposition of a new assessment, the City Council may consider approving this resolution to approve the Final Engineer's Report, form the district, and authorize the levy and collection of the new assessments. The proceeding for the formation of a new assessment district shall be abandoned if a majority protest exists.

As part of the formation process, and in order to levy the annual assessment should the district be formed, an Engineer's Report must be prepared in accordance with the requirements of Article XIIID, Section 4 of the California Constitution (also known as Proposition 218) and Article 4 of the Landscaping and Lighting Act of 1972 (Sections 22565 through 22574 of the Streets and Highways Code).

POLICY / RULE

The City Council is required to approve, or modify and approve, the Engineer's Report as part of the formation process pursuant to the Landscaping and Lighting Act of 1972 (Streets and Highways Code § 22586). The City Council is also required to adopt a resolution declaring

the intention to form a new landscaping and lighting district and to levy and collect assessments pursuant to Section 22587 of the Streets and Highways Code.

ANALYSIS

The Prairie Oaks Ranch Landscaping and Lighting District ("District") was formed by Resolution No. 4799 on July 25, 1995 to maintain improvements within the district. These improvements were described as landscape corridors, project entryways, project signage, landscaped medians, streetlights, sound walls/fences, and open space areas. This district was formed prior to Proposition 218 and therefore did not have an escalator built into the annual rate.

The underlying district is one of the oldest districts in the City that has not already gone through the Proposition 218 process. The lack of CPI prevents the district from adjusting with inflation and maintaining its intended level of service. The District maintains the aforementioned improvements along the frontages of Blue Ravine Road, Prairie City Road, Russi Road, Grover Road, and Riley Street, as well as the median on Iron Point Road between Prairie City Road and Barnhill Drive. In addition to maintaining these areas the district is also responsible for servicing costs for irrigation water and electricity to the street and landscape lights.

Revenue from the existing district assessment (approximately $195,000 annually) is allocated yearly to maintain the district's features but is deficient roughly $82,000 annually. Of the $287,000 budgeted last year approximately 70% of the budget currently covers scheduled and unscheduled landscape maintenance; 2.5% to streetlight maintenance and supplies; 30% to water and electricity; and 33% to incidental cost (non-landscape contract services, electrical repairs, vandalism response/repairs, hazard tree removal, sidewalk repair, yearly backflow testing, preparation of Engineer's Reports, publications/mailings, staff, overhead, county auditor fee). The existing budget has been unable to fund the expected day-to-day unscheduled costs such as irrigation repairs and plant/tree replacements, in addition to not being able to set aside funds for life-cycle costs in the district. This in turn puts this district in a deficit annually that one way or another needs to be addressed.

The primary objective of forming a new Landscaping and Lighting District, separate from the existing Prairie Oaks Ranch District, is to address the deferred maintenance items over and above the maintenance and services provided in the existing District, as well as to provide the necessary funds to achieve the intended level of services and maintenance within the L&L District boundaries. These include, but are not limited to, replacing missing or dead plant material; systematically replacing plant material that is over 25 years old which is showing signs of severe decline; centralizing the districts irrigation controllers to conserve water and improve irrigation management; repairing old and non-functioning sprinkler and drip systems; repair / replace broken landscape and entry lighting; supplement the existing scheduled and unscheduled maintenance budget; and allocating funds for future repairs and life-cycle costs. The intent is to allow funds from the existing district to remain in place to continue funding most of the day-to-day costs of the district, while the new district will fund the needed repairs

and set aside for long-term repair and replacements. The district boundary of the new proposed district is identical to the existing district.

As part of the process to form a new assessment district, staff conducted public outreach to educate and inform the Prairie Oaks Ranch property owners about the proposed new assessment. Meetings were held on February 17th, and March 11, 2021. Each property owner was mailed a post card and a letter inviting them to the meetings. In addition, the City's website includes information about the proposed assessment and staff has spoken with numerous residents via phone calls and emails about the proposed measure as well. City Staff as well as the current Landscaping and Lighting District Advisory Committee representative for Prairie Oaks Ranch, has distributed information about the new district via mail, the City Website, and social media. Early feedback from the meetings with residents is most property owners understand the need and value of a supplementary assessment.

In calculating the new district's assessment, the consultant factored in the type and quantity of improvements, the age and condition, the repairs and/or replacements needed, and the funds required to sustain maintenance within the district into future years. In discussions with the property owners at the outreach meetings it became apparent that the majority of the property owners desire is to see the improvements repaired / improved. As such, the City's engineering consultant structured an assessment proposal that would facilitate the renovation of the approved improvements over a 10-year period.

This report and resolution is being submitted for City Council review and approval. The preliminary Engineer's Report is prepared in accordance with Proposition 218 and the Streets and Highways Code and includes the following: plans and specifications, estimated costs and budgets, method of apportionment, the assessment for Fiscal Year 2021-2022, and the assessment diagram.

The property owners of Prairie Oaks Ranch Landscaping and Lighting District were sent a ballot to vote on the proposal to form a new assessment district in early June, meeting the required 45-day period for the District property owners to consider the proposed assessment. At the public hearing, ballots will be counted and, in the absence of a majority protest against the imposition of a new assessment, the City Council may consider approving this resolution to approve the Final Engineer's Report, form the district, and authorize the levy and collection of the new assessments. The formation of a new assessment district shall be abandoned if a majority protest exists.

FINANCIAL IMPACT

There will be no direct fiscal impact to the City of Folsom General Fund. All costs associated with this district will be borne by the district and for the benefit of the district residents.

ENVIRONMENTAL REVIEW

This does not apply as there is no environmental review aspect to the engineer's report.

ATTACHMENTS

1. Resolution No. 10672 – A Resolution Approving the Final Engineer's Report, Confirming the Diagram and Assessments, and Ordering the Levy of Assessments for Maintenance and Servicing of Improvements Within Prairie Oaks Ranch No. 2 Landscaping and Lighting District in the City of Folsom for Fiscal Year 2021-22
2. Final Engineer's Report – Prairie Oaks Ranch No. 2 Landscaping and Lighting Assessment District, July 2021

Submitted,

_____

Lorraine Poggione, Director
Parks & Recreation Department

ATTACHMENT 1

RESOLUTION NO. 10672

A RESOLUTION APPROVING THE FINAL ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ASSESSMENTS, AND ORDERING THE LEVY OF ASSESSMENTS FOR MAINTENANCE AND SERVICING OF IMPROVEMENTS WITHIN PRAIRIE OAKS RANCH NO. 2 LANDSCAPING AND LIGHTING DISTRICT IN THE CITY OF FOLSOM FOR FISCAL YEAR 2021-22

WHEREAS, on April 13, 2021, this City Council adopted Resolution No. 10611, a resolution initiating proceeding for the formation of a Landscaping and Lighting Assessment District to be known as Prairie Oaks Ranch No. 2 Landscaping and Lighting District; and

WHEREAS, on May 11, 2021, this City Council adopted Resolution No. 10624, a resolution Approving the Preliminary Engineer's Report, Declaring the Intention to Order Formation of the Prairie Oaks Ranch No. 2 Landscaping and Lighting District, to Levy and Collect Assessments, to Provide Notice of Public Hearing and Direct the Mailing of Assessment Ballots within the Proposed Prairie Oaks Ranch No. 2 Landscaping and Lighting District in the City of Folsom; and

WHEREAS, on July 27, 2021, ballots were counted and there was no majority protest regarding the formation of the Prairie Oaks Ranch No.2 Landscaping and Lighting District.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FOLSOM DOES HEREBY RESOLVE AS FOLLOWS:

1. Approve as submitted, the Final Engineer's Report filed with the City Clerk for Prairie Oaks Ranch No.2 Assessment District, July 2021 for Fiscal Year 2021-22.

2. Confirm and approve the diagram and assessments as set forth in the Final Engineer's Report for Prairie Oaks Ranch No.2 Assessment District for Fiscal Year 2021-22.

3. Order the maintenance and servicing of improvements as set forth in the Final Engineer's Report for Prairie Oaks Ranch No.2 Assessment District for Fiscal Year 2021-22

4. Declare that the assessments set forth in the Engineer's Report now constitute liens upon the lots or parcels of land described in said report.

5. Direct the City Clerk to file a certified copy of said diagram and assessments with the Auditor of Sacramento County no later than the second Monday in August 2021.

6. Request that the Auditor of Sacramento County enter on the Sacramento County Assessment Roll the assessment for each lot or parcel of land in the amount indicated in the Engineer's Report.

PASSED AND ADOPTED this 27th day of July 2021 by the following roll-call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2

CITY OF FOLSOM

PRAIRIE OAKS RANCH NO. 2

LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT

FINAL ENGINEER'S REPORT

FISCAL YEAR 2021-22

JULY 2021

PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 AND ARTICLE XIIID OF THE CALIFORNIA CONSTITUTION

ENGINEER OF WORK:

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CITY OF FOLSOM

CITY COUNCIL

Mike Kozlowski, Mayor
Sarah Aquino, Vice Mayor
YK Chalamcherla, Member
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Rosario Rodriguez, Member

PARKS & RECREATION DIRECTOR

Lorraine Poggione

MUNICIPAL LANDSCAPE SERVICES MANAGER

Zachary Perras

ENGINEER OF WORK

SCI Consulting Group

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INTRODUCTION

OVERVIEW

The Prairie Oaks Ranch Landscaping and Lighting District ("Prairie Oaks Ranch L&L") was originally formed in 1995. As a special benefit assessment district, the purpose is the maintenance, improvement, and servicing of landscape corridors, streetscapes, and streetlights as well as providing power and water for the aforementioned improvements.

The original District's special assessment does not include an annual "cost of living" increase, and therefore, the assessment rate has remained static for over 26 years, while the cost of maintaining and servicing the Prairie Oaks Ranch improvements has increased. This has made it difficult to continue maintaining and servicing the Prairie Oaks Ranch L&L at the same service level as when the Prairie Oaks Ranch L&L was formed. In addition, common maintenance activities have been reduced and/or deferred. For instance, landscaped areas need significant repairs or replacement. Therefore, this Engineer's Report ("Report") proposes that the Prairie Oaks Ranch No. 2 Landscaping and Lighting Assessment District ("Assessment District") be formed, including a cost-of-living increase provision, to provide additional funding for maintenance, repairs and improvements in the Prairie Oaks Ranch L&L area as time goes on.

ASSESSMENT PROCESS

This Engineer's Report establishes the budget for the improvements ("improvements") and services to be undertaken by the Assessment District that will be funded by the proposed 2021-22 assessments and also determines the benefits received from the maintenance and improvements by property within the District as well as the method of assessment apportionment to lots and parcels. This Report and the proposed assessments have been made pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the "Act") and Article XIIID of the California Constitution (the "Article").

Following the submittal of this Report to the City of Folsom City Council ("Council") for preliminary approval, the Council may, by Resolution, call for an assessment ballot proceeding and Public Hearing on the establishment of the Prairie Oaks Ranch No. 2 Landscaping and Lighting Assessment District.

If the Council approves such Resolution and calls for the mailing of notices and ballots, a notice of assessment and assessment ballot will be mailed to property owners at least 45 days prior to the date of the Public Hearing set by the Council. Such notice would include a description of the assessments as well as an explanation of the method of voting on the assessments. Each notice would include a ballot on which the property owner could mark his or her approval or disapproval of the assessments and a ballot return envelope.

After the ballots are mailed to property owners, a minimum 45-day time period must be provided for the return of the assessment ballots. Following this 45-day time period, a public hearing must be held for the purpose of allowing public testimony regarding the proposed assessments and services. At this hearing, the public would have the opportunity to provide input on this issue and would have a final opportunity to submit ballots. After the conclusion of the public input portion of the hearing, the hearing may be continued to a later time to allow time for the tabulation of ballots.

With the passage of Proposition 218 on November 6, 1996, The Right to Vote on Taxes Act, now Article XIIIC and XIIID of the California Constitution, the proposed assessments can be levied for fiscal year 2021-22 and future years, only if the ballots submitted in favor of the assessments are greater than the ballots submitted in opposition to the assessments. (Each ballot is weighted by the amount of proposed assessment for the property that it represents).

If it is determined, when the tabulation results are announced, that the assessment ballots submitted in opposition to the proposed assessments do not exceed the assessment ballots submitted in favor of the assessments (weighted by the proportional financial obligation of the property for which ballots are submitted) the Council may take action, by resolution, to approve the levy of the assessments for fiscal year 2021-22 and future fiscal years. If the assessments are so confirmed and approved, the levies would be submitted to the Sacramento County Auditor for inclusion on the property tax rolls for fiscal year 2021-22.

If the Assessments are so confirmed and approved, the assessment information will be submitted to the County Auditor/Controller. The County Auditor/Controller will include the Assessments on the property tax roll for Fiscal Year 2021-22. The procedures for levy of the assessments in future years commence with the creation of a budget for the upcoming fiscal year's costs and services, an updated assessment roll listing all parcels and their proposed assessments for the upcoming fiscal year and the preparation of an updated Engineer's Report. After these documents are prepared and submitted, they could be reviewed and preliminarily approved by the Council at a public meeting. At this meeting, the Council could also call for the publication in a local newspaper of the intent to continue the assessment and set the date for a noticed public hearing. At the annual public hearing, members of the public could provide input to the Council prior to the Council's decision on continuing the services and assessments for the next fiscal year.

LEGISLATIVE ANALYSIS

PROPOSITION 218

This assessment is formed consistent with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996, and is now Article XIIIC and XIIID of the California Constitution. Proposition 218 provides procedures and requirements for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses to a public improvement which benefits the assessed property.

Proposition 218 describes a number of important requirements, including a property-owner balloting, for the formation and continuation of assessments, and these requirements are satisfied by the process used to establish this assessment.

SILICON VALLEY TAXPAYERS ASSOCIATION, INC. V SANTA CLARA COUNTY OPEN SPACE AUTHORITY

In July of 2008, the California Supreme Court issued its ruling in Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space Authority ("SVTA vs. SCCOSA"). This ruling is the most significant court case in further legally clarifying the substantive assessment requirements of Proposition 218. Several of the most important elements of the ruling included further emphasis that:

- Benefit assessments are for special, not general, benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the assessment district

DAHMS V. DOWNTOWN POMONA PROPERTY

On June 8, 2009, the 4th District Court of Appeal amended its original opinion upholding a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court denied review. On this date, Dahms became good law and binding precedent for assessments. In Dahms the court upheld an assessment that was 100% special benefit (i.e. 0% general benefit) on the rationale that the services and improvements funded by the assessments were directly provided to property in the assessment district. This Court also upheld discounts and exemptions from the assessment for certain properties.

BONANDER V. TOWN OF TIBURON

On December 31, 2009, the 1st District Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments had been apportioned to assessed property based in part on relative costs within sub-areas of the assessment district instead of proportional special benefits.

BEUTZ V. COUNTY OF RIVERSIDE

On May 26, 2010 the 4th District Court of Appeal issued a decision on the Steven Beutz v. County of Riverside ("Beutz") appeal. This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified and separated from the special benefits.

GOLDEN HILL NEIGHBORHOOD ASSOCIATION V. CITY OF SAN DIEGO

On September 22, 2011, the 4th District Court of Appeal issued a decision on the Golden Hill Neighborhood Association v. City of San Diego appeal. This decision overturned an

assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, like in Beutz, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to record the basis for the assessment on its own parcels.

COMPLIANCE WITH CURRENT LAW

This Engineer's Report is consistent with the requirements of Article XIIIC and XIIID of the California Constitution and with the *SVTA* decision because the assessments are for special, not general, benefit; the improvements to be funded are clearly defined; the improvements are directly available to and will directly benefit property in the Assessment District; and the improvements provide a direct advantage to property in the Assessment District that would not be received in absence of the Assessments.

This Engineer's Report is consistent with *Dahms* because, similar to the Downtown Pomona assessment validated in *Dahms*, the services will be directly provided to property in the Assessment District. Moreover, while *Dahms* could be used as the basis for a finding of 0% general benefits, this Engineer's Report establishes a more conservative measure of general benefits.

This Engineer's Report is consistent with *Beutz, Dahms and Greater Golden Hill* because the improvements will directly benefit property in the Assessment District and the general benefits have been explicitly calculated and quantified and excluded from the Assessments. The Engineer's Report is consistent with *Bonander* because the Assessments have been apportioned based on the overall cost of the improvements and proportional special benefit to each property.

PLANS AND SPECIFICATIONS

The formula below describes the relationship between the final level of services, the baseline level of service based on existing funding, and the enhanced level of services funded by the assessment if it is approved. It should be noted, due to the fact that current operating costs are increasing at a faster rate than current funding sources, the baseline level of services is diminishing over time.

Final Level of Service	=	*Current Baseline Level of Service*	+	*Proposed Enhanced Level of Service*

Below is a more detailed description of these improvements that are provided for the special benefit of property in the Assessment District.

The existing Prairie Oaks Ranch Landscaping and Lighting Assessment District maintains improvements in locations throughout its boundaries. The work and improvements to be undertaken by the new formation of Prairie Oaks Ranch No. 2 Assessment District, and the cost thereof paid from the levy of the annual assessment, will provide special benefit to Assessor Parcels within the District as defined in the Method of Assessment herein. Consistent with the Landscaping and Lighting Act of 1972, (the "Act") the improvements, maintenance and services are generally described as follows in the section below.

DESCRIPTION OF IMPROVEMENTS

Within the Prairie Oaks Ranch No. 2 Landscaping and Lighting District, the improvements to be maintained from this new assessment are generally described as including, but not limited to monument sign repair and/or replacement, including the installation, maintenance and servicing of landscaping, turf renovation, shrubs and trees, irrigation systems, drainage systems, street lighting and all necessary appurtenances, and labor, materials, supplies, utilities and equipment, as applicable, for specified public property within the District boundaries that convey special benefits to private properties within the District.

As applied herein, "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of the improvements, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping including cultivation, irrigation, trimming, spraying, fertilization, or treating for diseases or injury; removal of trimmings, rubbish, debris, and other solid waste and the cleaning, sandblasting, and painting and other improvements to remove or cover graffiti.

"Servicing" means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any improvements maintaining, operating and servicing street and traffic safety lighting, and water for irrigation of any landscaping; maintaining, operating and servicing street and traffic safety lighting, or

the maintenance of any other improvements not covered by the original Prairie Oaks Landscaping and Lighting District.

"Maintenance and Improvements" ("M&I") identifies the type of improvement (e.g., re-landscaping a corridor); the estimated cost; any installments required for short-term (less than five years) and long term (not greater than 30 years) improvements, and the approximate schedule for completion of the improvements. These M&I are funded by fund balance monies. Fund balance monies are monies that have been collected in prior years in anticipation of being used for specific improvements and/or are intended for replacement or improvement of capital items (e.g. walls, monument, fence) within a district.

Incidental expenses include all of the following: (a) The costs of preparation of the report, including plans, specifications, estimates, diagram, and assessment; (b) the costs of printing, advertising, and the giving of published, posted, and mailed notices; (c) compensation payable to the County for collection of assessments; (d) compensation of any engineer or attorney employed to render services in proceedings pursuant to this part; (e) any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; (f) any expenses incidental to the issuance of bonds or notes pursuant to Streets & Highways Code Section 22662.5; and (g) costs associated with any elections held for the approval of a new or increased assessment (Streets & Highways Code §22526).

ESTIMATE OF COST AND BUDGET FISCAL YEAR 2021-22

Figure 1 – Estimate of Cost and Budget

Prairie Oaks Ranch No. 2
Estimated Budget 2021-22

General Maintenance	
Scheduled	$6,600.00
Unscheduled	$10,000.00
Proposed Projects	
Irrigation repairs and replacements	$2,500.00
Landscape replacement	$112,500.00
Tree maintenance	$15,000.00
LED Streetlight retrofits	$10,743.06
Landscape lights retrofit	$5,000.00
Monument sign maintenance and repair	$4,500.00
Fence/Soundwall replacement and repair	$17,500.00
Open Space maintenance	$22,500.00
Misc.	$2,000.00
Service Costs	
Streetlights/Electrical/Water	$10,000.00
Repay Overage	$25,000.00
Incidental Costs	
Administration/Contracts/others	$38,487.59
Total	$282,330.65

Assessment to Property

	Total SFE Units	Assessment per SFE	Assessment Total
	899.4	$313.91	$282,330.65
Total			$282,330.65

METHOD OF APPORTIONMENT

This section of the Engineer's Report includes an explanation of the benefits to be derived from the proposed additional maintenance and servicing of the improvements and the methodology used to apportion the total assessment to properties within the Assessment District.

The Assessment District consists of all Assessor Parcels within the boundaries defined by the Assessment Diagram included within this report and the Assessor Parcel Numbers listed within the included Levy Roll. The parcels include all privately or publicly owned parcels within the boundaries. The method used for apportioning the assessment is based upon the proportional special benefits to be derived by the properties in the Assessment District over and above general benefits conferred on real property or to the public at large. The apportionment of special benefit is a two-step process: the first step is to identify the types of special benefit arising from the improvements, and the second step is to allocate the assessments to property based on the estimated relative special benefit for each type of property.

DISCUSSION OF BENEFIT

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. Moreover, such benefit is not based on any one property owner's use of the Assessment District's other improvements covered by the Assessment or a property owner's specific demographic status. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 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 benefits to be received by each such lot or parcel from the improvements."*

Proposition 218, as codified in Article XIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

> *"The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, of the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

Below is a summary of the types of special benefit to residential and other lots and parcels resulting from the installation, maintenance and servicing of landscaping and other improvements to be provided with the assessment proceeds. These categories of special

benefit are derived from the statutes passed by the California Legislature and other studies which describe the types of special benefit received by property from maintenance and servicing of improvements such as those proposed by the Assessment District. These types of special benefit are summarized as follows:

1. Proximity to improved landscaped areas within the Assessment District.
2. Access to improved landscaped areas within the Assessment District.
3. Improved views within the Assessment District.
4. Improved nighttime visibility and safety from streetlights

In this case, the SVTA v. SCCOSA decision provides enhanced clarity to the definitions of special benefits to properties in three distinct areas:

- Proximity
- Expanded or improved access
- Views

The SVTA v. SCCOSA decision also clarifies that a special benefit is a service or improvement that provides a direct advantage to a parcel and that indirect or derivative advantages resulting from the overall public benefits from a service or improvement are general benefits. The SVTA v. SCCOSA decision also provides specific guidance that park improvements are a direct advantage and special benefit to property that is proximate to a park that is improved by an assessment:

> *the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g. proximity to a park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g. general enhancement of the district's property values).*

Proximity, improved access and views, in addition to the other special benefits listed above further strengthen the basis of these assessments.

BENEFIT FACTORS

The special benefits from the improvements are further detailed below:

PROXIMITY TO IMPROVED LANDSCAPED AREAS WITHIN THE ASSESSMENT DISTRICT

Only the specific properties within close proximity to the improvements are included in the Assessment District. Therefore, property in the Assessment District enjoys unique and valuable proximity and access to the improvements that the public at large and property outside the Assessment District do not share.

In absence of the assessments, the improvements and the landscaping areas in the Assessment District would be degraded due to insufficient funding for maintenance, upkeep and repair. Therefore, the assessments provide improvements that are over and above what

otherwise would be provided. Improvements that are over and above what otherwise would be provided do not by themselves translate into special benefits but when combined with the unique proximity and access enjoyed by parcels in the Assessment District, they provide a direct advantage and special benefit to property in the Assessment District.

ACCESS TO IMPROVED OPEN SPACE AND LANDSCAPED AREAS WITHIN THE ASSESSMENT DISTRICT

Since the parcels in the Assessment District are nearly the only parcels that enjoy close access to the improvements, they directly benefit from the unique close access to improved landscaping areas that are provided by the Assessments. This is a direct advantage and special benefit to property in the Assessment District.

IMPROVED VIEWS WITHIN THE ASSESSMENT DISTRICT

The City, by maintaining these landscaped areas, provides improved views to properties in the Assessment District. The properties in the Assessment District enjoy close and unique proximity, access and views of the improvements; therefore, the improved and protected views provided by the Assessments are another direct and tangible advantage that is uniquely conferred upon property in the Assessment District.

IMPROVED NIGHTTIME VISIBILITY AND SAFETY FROM STREETLIGHTS

Well maintained, effective street lighting provides special benefit to proximate parcels, within the range of the light, because it allows for use of the property in the evenings and night. Street lighting also provides special benefit as it increases safety and reduces the likelihood of crime on the proximate parcels. Switching to LED lights is more appealing to residents as this new system will help reduce the cost of providing lighting in the District in the long term.

GENERAL VERSUS SPECIAL BENEFIT

The proceeds from the proposed Assessment District would be used to fund increased levels of maintenance and improvement to the grounds and public resources proximate to the properties in the Assessment District. The Assessment District is specifically proposed for formation to provide additional resources in the Assessment District. In absence of the new assessments from the proposed Assessment District, the current revenues are not sufficient for the proper and adequate maintenance of the landscaping, lighting and other public resources in the Prairie Oaks L&L and the public resources in the Prairie Oaks L&L would continue to deteriorate further, which would clearly adversely affect the value and desirability of properties in the Assessment District. Therefore, the assessments solely provide special benefit to property in the Assessment District over and above the general benefits conferred by the general facilities of the City.

Although these improvements may be available to the general public at large, the landscaping within the Assessment District is specifically designed, located and created to provide additional and improved public resources for property inside the Assessment District, and not the public at large. Other properties that are either outside the Assessment District or within the Assessment District and not assessed, do not enjoy the unique proximity, access, views and other special benefit factors described previously. These

improvements are of special benefit to properties located within the Assessment District because they provide a direct advantage to properties in the Assessment District that would not be provided in absence of the Assessments.

> *Special Note Regarding General Benefit and the SVTA v. SCCOSA Decision:*
> *There is no widely-accepted or statutory formula for calculating general benefit. General benefits are benefits from improvements or services that are not special in nature, are not "particular and distinct" and are not "over and above" benefits received by other properties. The SVTA vs. SCCOSA decision provides some clarification by indicating that general benefits provide "an indirect, derivative advantage" and are not necessarily proximate to the improvements.*
>
> *Although the analysis used to support these assessments concludes that the benefits are solely special (i.e., benefits are 100% special and 0% general), as described above, consideration is made for the suggestion that a portion of the benefits are general. General benefits cannot be funded by these assessments - the funding must come from other sources.*
>
> *The maintenance and servicing of these improvements is also partially funded, directly and indirectly from other sources including City of Folsom, the County of Sacramento and the State of California. This funding comes in the form of grants, development fees, special programs, and general funds, as well as direct maintenance and servicing of facilities (e.g. streets, drainage systems, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the assessments district.*

In the 2009 Dahms case, the court upheld an assessment that was 100% special benefit on the rationale that the services funded by the assessments were directly provided within the assessment district. It is also important to note that the improvements and services funded by the assessments in Pomona are similar to the improvements and services funded by the Assessments described in this Engineer's Report and the Court found these improvements and services to be 100% special benefit. Also similar to the assessments in Pomona, the Assessments described in this Engineer's Report fund improvements and services directly provided within the Assessment District and every benefiting property in the Assessment District enjoys proximity and access to the improvements. Therefore, Dahms establishes a basis for minimal or zero general benefits from the Assessments.

Step 1: Calculation of the General Benefit
The general benefits from this assessment for Prairie Oaks Ranch No. 2 may be quantified as the following:

Motorists traveling along Prairie City Road, Iron Point Road, Riley Street and Blue Ravine Road who are not property owners do not interact with Prairie Oaks Ranch No. 2 properties in any way (for example, delivery trucks to properties within the boundary do not contribute to general benefit) may receive some benefit from the improved landscaping, lighting and views funded from this proposed assessment. This benefit can be described as general benefit and should not be funded from the new proposed assessment. However, the majority of benefit from the improved landscaping and lighting is conferred to the properties within the assessment district who enjoy the improvements along these major thoroughfares and the improvements to the interior of Prairie Oaks Ranch No. 2 and for much longer periods of time. A liberal estimate of the general benefit conferred to motorists and other travelers along the exterior thoroughfares who do not own property or engaged the properties in any way, considering the number of daily trips to the properties and the duration of time enjoying the improvements is 20%. Therefore, 20% of the funding for the proposed improvements must come from a source other than this proposed assessment.

Step 2: Calculation of Current General Benefit Contribution from City
The general benefit contribution is satisfied from the sum of the following components:

The City of Folsom owns, maintains, rehabilitates and replaces curb and gutter along the border of the Assessment Districts improvements. This curb and gutter services to support, contain, retain, manage irrigation flow and growth, and provide a boundary for the improvements. The contribution from the City of Folsom toward general benefit from the maintenance, rehabilitation and replacement of the curb gutter is conservatively estimated to be 1%.

The City of Folsom owns and maintains storm drainage systems along the border of the Assessment District's improvements. This system serves to prevent flooding and associated damage to the improvements, and manage urban runoff including local pollutants loading from the improvements. The contribution from the City of Folsom towards general benefit from the maintenance and operation of the local storm drainage systems is conservatively estimated to be 1%.

The City of Folsom owns and maintains local public streets along the border of the Assessment District improvements. These public streets provide access to the improvements for its enjoyment as well as efficient maintenance. The contribution from the City of Folsom towards general benefit from the maintenance of local public streets is conservatively estimated to contribute 1%.

Many of the improvements to be serviced by the proposed Assessment District were constructed by the original owner/developer(s) as a condition of development. The value of the construction of the improvements can be quantified and monetized as an annuity. Since this construction was performed and paid by non-assessment funds, this "annuity" can be used to offset general benefit costs, and is conservatively estimated to contribute 25%.

Therefore, the total General Benefit that is conservatively quantified at 20% is more than offset by the total non-assessment contribution towards general benefit of 28%.

ZONES OF BENEFIT

The creation of zones of benefit, corresponding to these various areas, are routinely considered in the development of an assessment district. As part of the engineering work for this assessment, an analysis was conducted on the relationship (including proximity, level of service, etc.), between properties and the primary improvements located throughout the Assessment District.

The geography, topography, and the access and proximity to the improvements within the District is relatively consistent, and hence different zones of benefit are not appropriate.

Moreover, the *SVTA* decision indicates:

> *In a well-drawn district — limited to only parcels receiving special benefits from the improvement — every parcel within that district receives a shared special benefit. Under section 2, subdivision (i), these benefits can be construed as being general benefits since they are not "particular and distinct" and are not "over and above" the benefits received by other properties "located in the district."*
>
> *We do not believe that the voters intended to invalidate an assessment district that is narrowly drawn to include only properties directly benefiting from an improvement. Indeed, the ballot materials reflect otherwise. Thus, if an assessment district is narrowly drawn, the fact that a benefit is conferred throughout the district does not make it general rather than special. In that circumstance, the characterization of a benefit may depend on whether the parcel receives a direct advantage from the improvement (e.g., proximity to park) or receives an indirect, derivative advantage resulting from the overall public benefits of the improvement (e.g., general enhancement of the district's property values).*

In the proposed Assessment District, the advantage that each assessed parcel receives from the improvements is direct, and the boundaries include only parcels that benefit from the assessment, other than the parcels that provide the benefit to the properties. Both the park and open space provide more special benefit than they receive regardless of how their maintenance is funded. Therefore, the even spread of assessment throughout is indeed consistent with the SVTA decision and satisfies the "direct relationship to the "locality of the improvement" standard.

METHOD OF ASSESSMENT

As previously discussed, the proposed assessments will provide additional maintenance and servicing of existing improvements that will clearly confer special benefits to properties in

the Assessment District. The allocation of special benefits to property is partially based on the type of property and the size of property. These benefits can also partially be measured by the occupants on property in the Assessment District because such parcel population density is a measure of the relative benefit a parcel receives from the improvements. It should be noted that many other types of "traditional" assessments also use parcel population densities to apportion the assessments. For example, the assessments for sewer systems, roads and water systems are typically allocated based on the population density of the parcels assessed. Therefore, the apportionment of benefit is reasonably based the type of parcel, the size of parcels and the population density of parcels.

The primary step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a single-family home, or, in other words, on the basis of Single Family Equivalents (SFE). This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefit and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. For the purposes of this Engineer's Report, all properties are designated an SFE value, which is each property's relative benefit in relation to a single-family home on one parcel. In this case, the "benchmark" property is the single-family detached dwelling which is one Single Family Equivalent or one SFE that currently total to 899.4.

Moreover, a fixed or flat assessment for all commercial properties of similar type was deemed to be inappropriate because larger commercial properties receive a higher degree of benefit than other similarly used properties that are significantly smaller. (For two properties used for commercial purposes, there is clearly a higher benefit provided to the larger property in comparison to a smaller commercial property because the larger property generally supports a larger building and has higher numbers of employees, customers and guests that would benefit from proximity and improved access to well maintained and improved landscaped areas. So the potential population of employees or residents is a measure of the special benefits received by the property.) Larger parcels, therefore, receive an increased benefit from the assessments.

Finally, the special benefits to be derived from the proposed assessments will be conferred on property and are not based on a specific property owner's use of the improvements, or a specific property owner's occupancy of property or the property owner's demographic status such as age or number of dependents. However, it is ultimately people who value the special benefits described above and use and enjoy the Assessment District's landscaped areas. In other words, the benefits derived to property are related to the average number of people who could potentially live on, work at, or otherwise could use a property, not how the property is currently used by the present owner. Therefore, the number of people who could or potentially live on, work at or otherwise use a property is one indicator of the relative level of benefit received by a property.

In conclusion, the Assessment Engineer determined that the appropriate method of assessment apportionment should be based on the type and use of property, the relative

size of the property, its relative population and usage potential and its proximity to landscaped areas. This method is further described below.

RESIDENTIAL PROPERTIES

Certain residential properties in the Assessment District that contain a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Detached or attached houses, zero-lot line houses and town homes are included in this category of single-family residential property. If there is more than one single-family detached dwelling on a parcel, it will be charged one SFE per single-family detached dwelling.

Properties with more than one residential unit (other than parcels with more than one detached single-family dwelling as described above) are designated as multi-family residential properties. These properties benefit from the improvements in proportion to the number of dwelling units that occupy each property, the average number of people who reside in multi-family residential units versus the average number of people who reside in a single-family home and the relative size of each type of residential dwelling unit. The population density factors for the area in Sacramento County encompassing the Assessment District, as depicted in the following table, provide the basis for determining the SFE factors for residential properties. Using the total population in a certain property type in the area from the 2019 ACS 5Year estimate and dividing it by the total number of such households, finds that approximately 2.66 persons occupy each single-family residence, whereas an average of 1.94 persons occupy each condominium. The ratio of 2.66 people on average for a single-family residence and 1.94 people per dwelling unit in a condominium unit results in a population density equivalent of 0.73 for condominiums. Next, the relative building areas are factored into the analysis because special benefits are related to the average size of a property, in addition to average population densities. For a condominium, this calculation results in an SFE factor of 0.42 per dwelling unit. Should ADUs be developed within Prairie Oaks Ranch No. 2, the assessment would be 1 SFE for the primary SFR and .42 for the ADU. A similar calculation is used for the SFE Rates for other residential property types.

Table 1 – Residential Density and Assessment Factors

Type of Residential Property	Pop. Density Equivalent	SqFt Factor	SFE Factor
Single Family Residential	1.00	1.00	**1.00**
Condominium	0.73	0.58	**0.42**
Duplex, Triplex, Fourplex	0.77	0.42	**0.32**
Multi-Family Residential (5+ Units)	0.72	0.30	**0.22**
Mobile Home on Separate Lot	0.58	0.43	**0.25**

The single-family equivalency factor of 0.22 per dwelling unit for multi-family residential properties applies to such properties with 20 or fewer units. Properties in excess of 20 units typically offer on-site recreational amenities and other facilities that tend to offset some of the benefits provided by the improvements. Therefore, the benefit for properties in excess of 20 units is determined to be 0.22 SFE per unit for the first 20 units and 0.10 SFE per each additional unit in excess of 20 dwelling units.

COMMERCIAL/INDUSTRIAL PROPERTIES

SFE values for commercial and industrial land uses are based on the equivalence of special benefit on a land area basis between single-family residential property and the average commercial/industrial property. The SFE values for various commercial and industrial land uses are further defined by using average employee densities because the special benefit factors described previously can be measured by the average number of people who work at commercial/industrial properties.

In order to determine employee density factors, the findings from the San Diego Association of Governments Traffic Generators Study (the "SANDAG Study") are used because these findings were approved by the State Legislature as being a good representation of the average number of employees per acre of land area for commercial and industrial properties. As determined by the SANDAG Study, the average number of employees per acre for commercial and industrial property is 24.

In comparison, Census data shows that the average number of people residing in a single-family home in the area is 2.66. Since the average lot size for a single-family home in the Assessment District is approximately 0.20 acres, the average number of residents per acre of residential property is 13.30.

The employee density per acre is generally 1.80 times the population density of single-family residential property per acre (24 employees per acre / 13.30 residents per acre). Therefore, the average employee density can be used as the basis for allocating benefit to commercial or industrial property since a commercial/industrial property with 4.8 employees receives generally similar special benefit to a residential property with 1 resident. This factor of equivalence of benefit between 1 resident to 4.8 employees is the basis for allocating

commercial/industrial benefit. Table 2 below shows the average employees per acre of land area or portion thereof for commercial and industrial properties and lists the relative SFE factors per quarter acre for properties in each land use category.

Commercial and industrial properties in excess of 5 acres generally involve uses that are more land intensive relative to building areas and number of employees (lower coverage ratios). As a result, the benefit factors for commercial and industrial property land area in excess of 5 acres is determined to be the SFE rate per quarter acre for the first 5 acres and the relevant SFE rate per each additional acre over 5 acres.

Institutional properties that are used for residential, commercial or industrial purposes are also assessed at the appropriate residential, commercial or industrial rate.

Table 2 – Commercial/Industrial Density and Assessment Factors

Type of Commercial/Industrial Land Use	*Average Employees Per Acre* [1]	*SFE Units per Quarter Acre* [2]	*SFE Units per Acre After 5*
Commercial	24	0.500	0.500
Office	68	1.420	1.420
Shopping Center	24	0.500	0.500
Office	24	0.500	0.500
Self Storage or Parking Lot	1	0.021	
Golf Course	0.80	0.033	
Cemeteries	0.10	0.004	
Agriculture	0.05	0.002	

1. Source: San Diego Association of Governments Traffic Generators Study.
2. The SFE factors for commercial and industrial parcels are applied by the quarter acre of land area or portion thereof. (Therefore, the minimum assessment for any assessable parcel in these categories is the SFE Units listed herein.) The rates apply up to first 5 acres of parcel size. Additional acreage is benefited at the rate shown above per acre or portion thereof.

VACANT PROPERTIES

The benefit to undeveloped properties is determined to be proportional to the corresponding benefits for similar type developed properties, but at a lower rate due to the lack of improvements on the property. A measure of the benefits accruing to the underlying land is the average value of land in relation to improvements for developed property. An analysis of the assessed valuation data from the County of Sacramento found that approximately 25% of the assessed value of improved properties is classified as the land value. It is reasonable to assume, therefore, that approximately 25% of the benefits are related to the underlying land and 75% are related to the improvements and the day-to-day use of the property. Using this ratio, the SFE factor for vacant/undeveloped parcels is 0.25 per parcel.

OTHER PROPERTIES

Article XIIID stipulates that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

All properties that are specially benefited are assessed. Other publicly owned property that is used for purposes similar to private residential, commercial, industrial or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, public right-of-way parcels, well, reservoir or other water rights parcels, limited access open space parcels, watershed parcels and common area parcels typically do not generate employees, residents, customers or guests. Moreover, many of these parcels have limited economic value and, therefore, do not benefit from specific enhancement of property value. Such parcels are, therefore, not specially benefited and are not assessed.

SPECIAL NOTE ON EXISTING PARK AND OPEN SPACE PARCEL

There are 2 parcels within the boundary of the proposed Assessment District that require additional discussion: A park parcel and a City of Folsom-owned open space parcel. Although, the open space parcel is maintained with funding from the existing assessment and from the proposed Assessment District, the park parcel is not funded by either source of revenue. They provide special benefit to the other parcels within the proposed Assessment District by providing a higher level of proximity, access, and views of improved landscaping and open space. In fact, both the park and open space provide more special benefit to the district parcels than they receive – hence no assessment on these parcels is appropriate.

CONSUMER PRICE INDEX ADJUSTMENTS

The maximum assessment rate within the Assessment District may be increased by an amount equal to the annual change in the San Francisco Bay Area Consumer Price Index, not to exceed 3% per year. In the event that the annual change in the CPI exceeds 3%, any percentage change in excess of 3% can be cumulatively reserved and can be added to the annual change in the CPI for years in which the CPI change is less than 3%.

ASSESSMENT STATEMENT

The City Council of the City of Folsom, County of Sacramento, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIIID of the California Constitution (collectively "the Act"), directed the formation of Prairie Oaks Ranch No. 2 Landscaping and Lighting District;

The Council directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Assessment District and an assessment of the estimated costs of the improvements upon all assessable parcels within the Assessment District, to which the description of the proposed improvements is therein contained, reference is hereby made for further particulars;

The undersigned, by virtue of the power vested in me under the Act and the order of the City Council of the City of Folsom, hereby make the following assessment to cover the portion of the estimated cost of the improvements, and the costs and expenses incidental thereto to be paid by the Assessment District.

The amount to be paid for the improvements and the expense incidental thereto, to be paid by the Prairie Oaks Ranch No. 2 Landscaping and Lighting District for the fiscal year 2021-22 is generally as follows:

Figure **2** – Summary of Combined Cost Estimate

General Maintenance	$16,600.00
Proposed New Projects	$192,243.06
Service Costs	$10,000.00
Repay Overage	$25,000.00
Incidential Costs	$38,487.59
Net Amount to Assessment	$282,330.65

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of the Prairie Oaks Ranch No. 2 Landscaping and Lighting District. The distinctive number of each parcel or lot of land in the District is its Assessor Parcel Number appearing on the Assessment Roll.

And I do hereby assess and apportion the net amount of the cost and expenses of the improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within the City of Folsom, Prairie Oaks Ranch No. 2 Landscaping and Lighting District, in accordance with the special benefits to be received by each parcel or lot, from the improvements, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessment is made upon the parcels or lots of land within the Prairie Oaks Ranch No. 2 Landscaping and Lighting District in proportion to the special benefits to be received by the parcels or lots of land, from the improvements.

The assessment is subject to an annual adjustment tied to the Consumer Price Index for the San Francisco Bay Area as of December of each succeeding year (the CPI), with the maximum annual adjustment not to exceed 3%. In the event that the actual assessment rate for any given year is not increased by an amount equal to the CPI change, any such deferred assessment increase may be added to the total amount assessed in any subsequent year. In such event, the maximum authorized assessment amount shall be equal to the base year assessment as adjusted by the increase to the CPI, plus any and all CPI adjustments deferred in any and all prior years. (This mechanism may be applied to the capital improvements and deferred and ongoing maintenance portions of the assessment.)

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of the County of Sacramento for the fiscal year 2021-22. For a more particular description of the property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of the County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2021-22 for each parcel or lot of land within the Prairie Oaks Ranch No. 2 Landscaping and Lighting District.

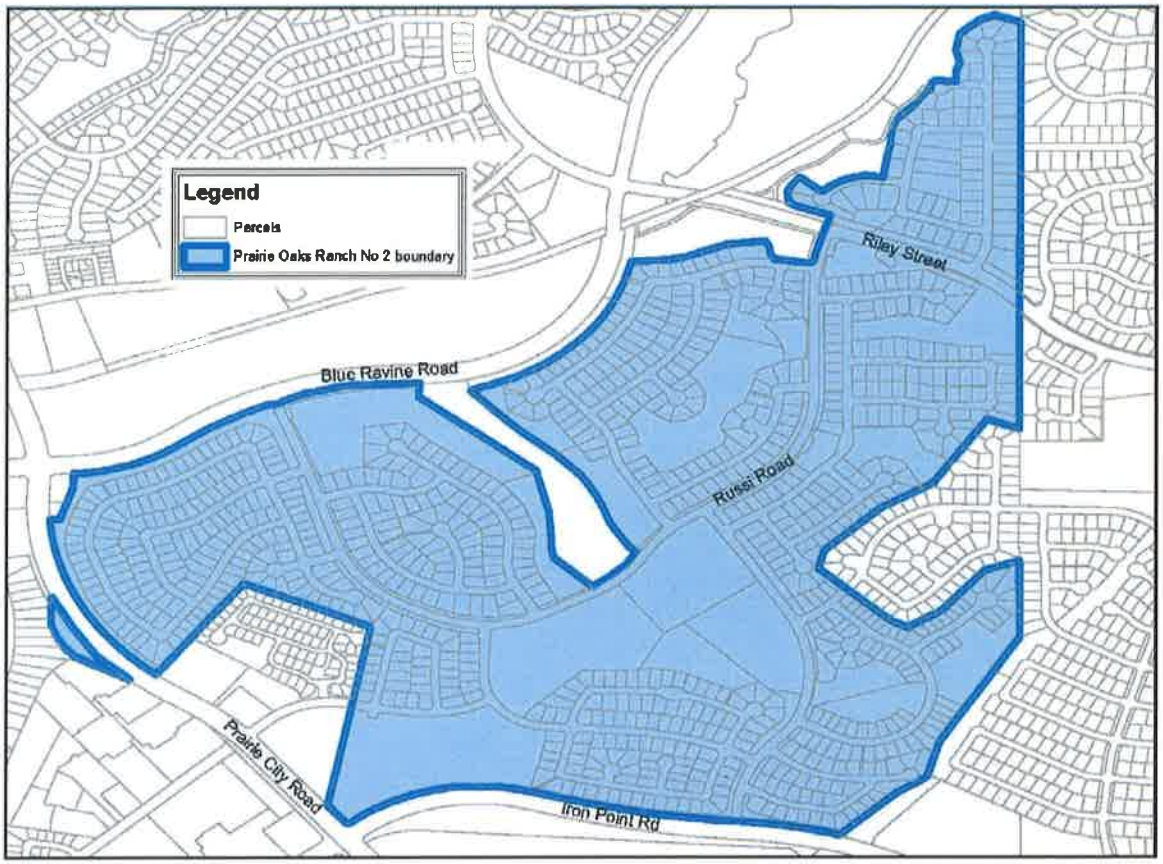
Dated: July 12, 2021

Engineer of Work

By _____
John W. Bliss, License No. C52091

ASSESSMENT DIAGRAM

The boundaries of the Prairie Oaks Ranch No. 2 Landscaping and Lighting District in the City of Folsom are displayed on the following Assessment Diagram.



RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, CALIFORNIA, THIS _____ DAY OF _____, 2021.

_____
CITY CLERK

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM COUNTY OF SACRAMENTO CALIFORNIA, THIS _____ DAY OF _____, 2021.

_____
CITY CLERK

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE CITY COUNCIL OF THE CITY OF FOLSOM ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 2021 FOR FISCAL YEAR 2021-22 AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF SACRAMENTO ON THE _____ DAY OF _____, 2021. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

_____
CITY CLERK

NORTH

FILED THIS _____ DAY OF _____, 2021, AT THE HOUR OF _____O'CLOCK ___. M. IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF SACRAMENTO STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF FOLSOM CITY COUNCIL.

_____
COUNTY AUDITOR, COUNTY OF SACRAMENTO

Note
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF SACRAMENTO FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

SCI Consulting Group
4745 Mangels Blvd
Fairfield, CA 94534

CITY OF FOLSOM
PRAIRIE OAKS NO. 2
LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT
ASSESSMENT DIAGRAM

ASSESSMENT ROLL

An Assessment Roll (a listing of all parcels assessed within the Landscaping and Lighting Assessment District and the amount of the assessment) has been filed with the City Clerk and is, by reference, made part of this report and will be available for public inspection during normal office hours.

Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference made part of this report. These records shall govern for all details concerning the description of the lots or parcels.

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