



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

# Agenda

## City Council Regular Meeting

City Council Chambers | 50 Natoma Street, Folsom CA 95630

May 12, 2020

6:30 PM

## Welcome to Your City Council Meeting

We welcome your interest and involvement in the city’s legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

### Participation

If you would like to provide comments to the City Council, please:




- Fill out a blue speaker request form, located at the back table.
- Submit the form to the City Clerk before the item begins.
- When it’s your turn, the City Clerk will call your name and invite you to the podium.
- Speakers have three minutes, unless the presiding officer (usually the mayor) changes that time.

### Reasonable Accommodations

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk’s Office at (916) 461-6035, (916) 355-7328 (fax) or [cfreemantle@folsom.ca.us](mailto:cfreemantle@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.

### How to Watch

The City of Folsom provides three ways to watch a City Council meeting:

In Person	Online	On TV
		
City Council meetings take place at City Hall, 50 Natoma Street	Watch the livestream and replay past meetings on the city website, <a href="http://www.folsom.ca.us">www.folsom.ca.us</a>	Watch live and replays of meetings on Sac Metro Cable TV, Channel 14

**More information about City Council meetings is available at the end of this agenda**



CITY OF  
**FOLSOM**  
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## City Council Regular Meeting

**Folsom City Council Chambers**  
**50 Natoma Street, Folsom, CA**  
[www.folsom.ca.us](http://www.folsom.ca.us)

**Tuesday, May 12, 2020 6:30 PM**

*Sarah Aquino, Mayor*

*Ernie Sheldon, Vice Mayor*  
*Kerri Howell, Council Member*

*Roger Gaylord, Council Member*  
*Mike Kozlowski, Council Member*

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### REGULAR CITY COUNCIL AGENDA

*Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom City Council and staff may participate in this meeting via teleconference.*

*Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing for remote public input during City Council meetings. Members of the public are encouraged to participate by emailing comments to [CityClerkDept@folsom.ca.us](mailto:CityClerkDept@folsom.ca.us). Emailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at City Council meetings. Members of the public wishing to participate in this meeting via teleconference may email [CityClerkDept@folsom.ca.us](mailto:CityClerkDept@folsom.ca.us) no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at City Council meetings.*

*Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom, CA while maintaining appropriate social distancing.*

#### **CALL TO ORDER**

#### **ROLL CALL:**

**Council Members:** **Gaylord, Howell, Kozlowski, Sheldon, Aquino**

The City Council has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Council Meeting.

#### **PLEDGE OF ALLEGIANCE**

#### **AGENDA UPDATE**

## **BUSINESS FROM THE FLOOR:**

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda.

## **SCHEDULED PRESENTATIONS:**

1. Presentation of the City Manager's FY 2020-21 Proposed Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority

## **CONSENT CALENDAR:**

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. City Council Members may pull an item for discussion.

2. Approval of the April 28, 2020 Special and Regular Meeting Minutes
3. Resolution No. 10425 - A Resolution Calling and Giving Notice of the Holding of a General Municipal Election to be Held on Tuesday, November 3, 2020, Requesting the Board of Supervisors of the County of Sacramento Consolidate the General Municipal Election with the Statewide General Election, and Establishing Policies for Candidates' Statements
4. Resolution No. 10426 - A Resolution Acknowledging Receipt of Completed Annual State Mandated Fire Inspections
5. Resolution No. 10427 – A Resolution Authorizing the City Manager to Execute a Contract Change Order with Western Engineering Contractors, Inc. for the Green Valley Road Widening Project, Project No. PW0804 and Appropriation of Funds
6. Resolution No. 10429 - A Resolution Accepting a 2019 Homeland Security Grant of \$24,825 for Automated License Plate Reader Expansion and Appropriation of Funds
7. Resolution No. 10430 - A Resolution Authorizing the City Manager to Execute a Design and Consulting Services Contract with R.E.Y. Engineers, Inc. for the Natoma Street Drainage Phase 2 Project
8. Resolution No. 10431 - A Resolution Authorizing the City Manager to Purchase a 3.03 Acre Parcel (A.P.N. 071-0690-006) in the City of Folsom Made Available Through a Sacramento County Chapter 8 Auction Process
9. Resolution No. 10432 - A Resolution Authorizing the City Manager to Execute Non-Exclusive Agreements with Approved Licensed Contractors to Implement the Sacramento Housing and Redevelopment Agency Inter-Agency Contract for the Seniors Helping Seniors Program
10. 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, 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

## **PUBLIC HEARING:**

- [11.](#) Resolution No. 10428 - A Resolution of the City Council of the City of Folsom Approving the Issuance by the California Public Finance Authority of Multifamily Housing Revenue Bonds in an Aggregate Principal Amount not to Exceed \$20,000,000 for the Purpose of Financing or Refinancing the Acquisition and Construction of Bidwell Place Apartments and Certain Other Matters Relating Thereto

## **NEW BUSINESS:**

- [12.](#) Resolution No. 10433 - A Resolution of the City Council Confirming Emergency Order DES-04-20 Issued by the Director of Emergency Services

## **CITY MANAGER REPORTS:**

## **COUNCIL COMMENTS:**

## **ADJOURNMENT**

The City Council's next regular meeting is scheduled for May 26, 2020.

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**NOTICE:** *Members of the public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address Council on an issue, which is on this agenda, please complete a blue speaker request card, and deliver it to a staff member at the table on the left side of the Council Chambers prior to discussion of the item. When your name is called, stand to be recognized by the Mayor and then proceed to the podium. If you wish to address the City Council on any other item of interest to the public, when the Mayor asks if there is any "Business from the Floor," follow the same procedure described above. Please limit your comments to three minutes or less.*

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

*As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.*

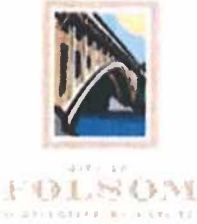
**PERSONS INTERESTED IN PROPOSING AN ITEM FOR THE CITY COUNCIL AGENDA SHOULD CONTACT A MEMBER OF THE CITY COUNCIL.**

*The meeting of the Folsom City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website [www.folsom.ca.us](http://www.folsom.ca.us).*



*In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or [cfreemantle@folsom.ca.us](mailto:cfreemantle@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.*

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# Folsom City Council Staff Report



<b>MEETING DATE:</b>	5/12/2020
<b>AGENDA SECTION:</b>	Scheduled Presentations
<b>SUBJECT:</b>	Presentation of the City Manager's FY 2020/21 Proposed Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority
<b>FROM:</b>	Finance Department

The City Manager's Fiscal Year 2021 proposed budget will be presented. This budget will encompass the 12-month period from July 1, 2020 through June 30, 2021 and will also include the Capital Improvement Plan.

Submitted,




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Stacey Tamagni  
Finance Director

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# City Council Special Meeting

## MINUTES

Tuesday, April 28, 2020 5:30 PM

*Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom City Council and staff may participate in this meeting via teleconference*

### CALL TO ORDER

The special City Council meeting was called to order at 5:30 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Sarah Aquino presiding.

### ROLL CALL:

Council Members Present:

Ernie Sheldon, Vice Mayor  
Roger Gaylord, Council Member  
Kerri Howell, Council Member  
Mike Kozlowski, Council Member  
Sarah Aquino, Mayor

Council Members Absent: None

Staff Present: City Manager Elaine Andersen  
City Attorney Steve Wang  
City Clerk Christa Freemantle

### ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Labor Negotiator – Pursuant to Government Code Section 54957.6.  
**Agency Negotiator:** Human Resources Director James Francis.  
**Employee Organizations:** Various Bargaining Groups

**Motion by Council Member Roger Gaylord, second by Council Member Mike Kozlowski to adjourn to closed session for the above referenced item. Motion carried with the following roll call vote:**

**AYES:** Council Member(s): Sheldon, Gaylord, Howell, Kozlowski, Aquino  
**NOES:** Council Member(s): None  
**ABSENT:** Council Member(s): None  
**ABSTAIN:** Council Member(s): None

### RECONVENE

City Attorney Steve Wang advised that no final action was taken during closed session.

**ADJOURNMENT**

There being no further business to come before the Folsom City Council, the meeting was adjourned at 6:30 p.m.

PREPARED AND SUBMITTED BY:

\_\_\_\_\_  
Christa Freemantle, City Clerk

ATTEST:

\_\_\_\_\_  
Sarah Aquino, Mayor



# City Council Regular Meeting

## MINUTES

Tuesday, April 28, 2020 6:30 PM

*Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom City Council and staff may participate in this meeting via teleconference.*

### **CALL TO ORDER**

The regular City Council meeting was called to order at 6:30 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Sarah Aquino presiding.

### **ROLL CALL:**

Council Members Present:

Ernie Sheldon, Vice Mayor  
Roger Gaylord, Council Member  
Kerri Howell, Council Member  
Mike Kozlowski, Council Member  
Sarah Aquino, Mayor

Council Members Absent: None

Staff Present: City Manager Elaine Andersen  
City Attorney Steve Wang  
City Clerk Christa Freemantle

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

### **AGENDA UPDATE**

City Clerk Christa Freemantle advised that there were no agenda updates.

### **BUSINESS FROM THE FLOOR:**

None

### **CONSENT CALENDAR:**

1. Approval of the April 14, 2020 Special/Regular Meeting Minutes

2. Proclamation of the Mayor of the City of Folsom Proclaiming May 11-15, 2020 as National Police Officers Memorial Week in the City of Folsom
3. 2019 Annual Report on the Status and Progress in Implementation of the General Plan
4. Resolution No. 10406 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Contract with Kimley-Horn and Associates, Inc. for Additional Environmental Studies for the Folsom Placerville Rail Trail Project (Contract No. 173-21 17-013) and Appropriation of Funds
5. pulled for discussion
6. Resolution No. 10420 - A Resolution Accepting Fiscal Year 2019/2020 Supplemental Law Enforcement Services Fund (SLESF), Citizen's Option for Public Safety (COPS) Grant for the Purchase of Automated License Plate Reader Equipment in Accordance with State Requirements and Appropriation of Funds
7. Resolution No. 10421 – A Resolution Authorizing the City Manager to Execute an Agreement with Water Works Engineers for Design Services for the Water System Rehabilitation Project No. 2 and Appropriation of Funds.
8. Resolution No. 10423 – A Resolution Authorizing the City Manager to Execute A Contract Change Order with B&M Builders, Inc. for the East Bidwell Frontage Improvement Project, Project No. PW1810
9. Resolution No. 10424 - A Resolution Authorizing Application for Local Early Action Planning Grants Program Funds for Various Zoning Projects, Consultant Expertise and Technological Enhancements to Simplify or Streamline Housing and Authorizing the City Manager to Execute an Agreement to Accept Grant Funds

**Motion by Council Member Kerri Howell, second by Council Member Roger Gaylord to approve the consent calendar with the exception of item 5. Motion carried with the following roll call vote:**

**AYES: Council Member(s): Sheldon, Gaylord, Howell, Kozlowski, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**  
**ABSTAIN: Council Member(s): None**

**CONSENT CALENDAR ITEM PULLED FOR DISCUSSION:**

5. Resolution No. 10419 – A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement with Advantage Total Protection, Inc. for Fire and/or Intrusion Alarm Services for City Facilities (172-21 14-007)

Council Member Roger Gaylord pulled this item to inquire about the nature of the amendment, services provided and the contract pricing. Parks and Recreation Director Lorraine Poggione responded.

**Motion by Council Member Kerri Howell, second by Council Member Roger Gaylord to approve Resolution No. 10419. Motion carried with the following roll call vote:**

**AYES:** Council Member(s): Sheldon, Gaylord, Howell, Kozlowski, Aquino  
**NOES:** Council Member(s): None  
**ABSENT:** Council Member(s): None  
**ABSTAIN:** Council Member(s): None

**OLD BUSINESS:**

10. Resolution No. 10422 - A Resolution of the City Council Confirming Emergency Order DES-03-20 Issued by the Director of Emergency Services

City Manager Elaine Andersen made a presentation and responded to questions from the City Council.

**Motion by Council Member Kerri Howell, second by Council Member Roger Gaylord to approve Resolution No. 10422. Motion carried with the following roll call vote:**

**AYES:** Council Member(s): Sheldon, Gaylord, Howell, Kozlowski, Aquino  
**NOES:** Council Member(s): None  
**ABSENT:** Council Member(s): None  
**ABSTAIN:** Council Member(s): None

**CITY MANAGER REPORTS:**

City Manager Elaine Andersen thanked everyone for their efforts to slow the spread of COVID. She spoke of city programs, food drives, and roadway projects.

**COUNCIL COMMENTS:**

Council Member Kerri Howell thanked everyone for their efforts to slow the spread of COVID and urged everyone to drive carefully.

Council Member Roger Gaylord thanked everyone for their efforts to slow the spread of COVID.

Vice Mayor Ernie Sheldon spoke of the recent passing of both Jane Spence and Frank Hilscher, Retired Colonel USAF.

Mayor Sarah Aquino spoke of plans to recognize Limb Loss Awareness month. She thanked everyone for their efforts to slow the spread of COVID and reassured Folsom businesses of ongoing city efforts to support business re-openings.

**ADJOURNMENT**

There being no further business to come before the Folsom City Council, the meeting was adjourned in memory of Jane Spence and Frank Hilscher at 6:51 p.m.

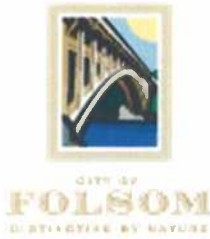
PREPARED AND SUBMITTED BY:

\_\_\_\_\_  
Christa Freemantle, City Clerk

ATTEST:

\_\_\_\_\_  
Sarah Aquino, Mayor

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## Folsom City Council Staff Report

<b>MEETING DATE:</b>	5/12/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10425 - A Resolution Calling and Giving Notice of the Holding of a General Municipal Election to be Held on Tuesday, November 3, 2020, Requesting the Board of Supervisors of the County of Sacramento Consolidate the General Municipal Election with the Statewide General Election, and Establishing Policies for Candidates' Statements
<b>FROM:</b>	City Clerk's Department

### RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the Folsom City Council adopt Resolution No. 10425 - A Resolution Calling and Giving Notice of the Holding of a General Municipal Election to be Held on Tuesday, November 3, 2020, Requesting the Board of Supervisors of the County of Sacramento Consolidate the General Municipal Election with the Statewide General Election, and Establishing Policies for Candidates' Statements

### BACKGROUND:

The term of office for two City Council Members (Council Members Ernie Sheldon and Roger Gaylord) elected in 2016 will expire in November. These two city council seats are scheduled to be elected at the November 3, 2020, General Municipal Election.

Candidates for the City Council seats may file a candidate statement which is included in the sample ballot mailed to voters. The candidate statement is a brief description of the candidate's education and qualifications, and Elections Code establishes certain legal parameters for the statement's form and content.

**POLICY/RULE:**

Pursuant to Folsom Municipal Code Section 2.40.010, the date of the General Municipal Election shall be the same date as the Statewide General Election in even numbered years. Elections Code Section 10400 establishes that, whenever two elections are to be held on the same day, they may be consolidated. In addition, Elections Code Section 10403 sets forth the requirement that jurisdictions file a resolution requesting consolidation with the local county board of supervisors.

Folsom Charter Section 2.01 establishes that City Council members shall be elected to four-year, staggered terms.

Elections Code Section 13307 provides that the governing body of any local agency may adopt regulations pertaining to the materials prepared by any candidate, including costs of the candidate's statement. The candidate's statement fee, which is paid for by the candidates, is set by the Sacramento County Registrar of Voters prior to the election, and County elections staff have advised this fee will be set once the ballot printer provides printing costs.

**FINANCIAL IMPACT:**

The Sacramento County Registrar of Voters has estimated the election cost at approximately \$65,000. Funds have been included in the proposed FY 2020/21 budget to cover this cost.

**ATTACHMENT**

Resolution No. 10425 - A Resolution Calling and Giving Notice of the Holding of a General Municipal Election to be Held on Tuesday, November 3, 2020, Requesting the Board of Supervisors of the County of Sacramento Consolidate the General Municipal Election with the Statewide General Election, and Establishing Policies for Candidates' Statements

Submitted,

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Christa Freemantle, City Clerk



**RESOLUTION NO. 10425**

**A RESOLUTION CALLING AND GIVING NOTICE OF THE HOLDING OF A  
GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2020,  
REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO  
CONSOLIDATE THE GENERAL MUNICIPAL ELECTION WITH THE  
STATEWIDE GENERAL ELECTION, AND  
ESTABLISHING POLICIES FOR CANDIDATES' STATEMENTS**

**WHEREAS**, an election will be held within the City of Folsom on November 3, 2020, for the purpose of electing two City Council members; and

**WHEREAS**, a Statewide General Election will be held within the County of Sacramento on the same day; and

**WHEREAS**, Elections Code Section 10403 requires jurisdictions to file with the Board of Supervisors, and a copy with the Registrar of Voters, a resolution requesting consolidation with a statewide election; and

**WHEREAS**, Section 13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidate's statement:

**NOW, THEREFORE, BE IT RESOLVED** as follows:

**SECTION 1.** The Folsom City Council hereby requests that the Sacramento County Board of Supervisors consolidate the November 3, 2020, General Municipal Election with the Statewide Election to be held on that same date; and

**SECTION 2.** That each candidate for elective office to be voted for at the General Municipal Election to be held in the City of Folsom on November 3, 2020, may prepare a candidate's statement on an appropriate form provided by the City Clerk. The statement may include the name, age, and occupation of the candidate and a brief description of not more than two hundred (200) words of the candidate's education and qualifications expressed by the candidate himself or herself. The statement shall not include any party affiliation of the candidate, nor membership or activity in partisan political organizations. The statements shall be filed in the Office of the City Clerk at the time the candidate's nomination papers are filed. The statements may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 P.M. the next working day after the close of the nomination period. The Sacramento County Voter Registration and Elections Department will set the cost of the candidate's statement prior to the election; this fee will be paid to the City of Folsom by the candidate at the time the nomination papers and candidate's statement are filed; and

**SECTION 3.** That the City of Folsom agrees to reimburse the Registrar of Voters for actual costs accrued for each election, such costs to be calculated by the proration method set forth in the County's current Schedule of Fees and Charges.

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

**AYES:** Council Member(s):

**NOES:** Council Member(s):

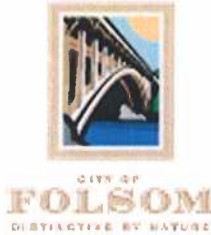
**ABSENT:** Council Member(s):

**ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	5/12/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10426 - A Resolution Acknowledging Receipt of Completed Annual State Mandated Fire Inspections
<b>FROM:</b>	Fire Department

### RECOMMENDATION / CITY COUNCIL ACTION

The Fire Department recommends that the City Council pass and adopt Resolution No. 10426-A Resolution Acknowledging Receipt of Completed Annual State Mandated Fire Inspections.

### BACKGROUND / ISSUE

Existing law (CA Health & Safety Code § 13146.2) requires the fire department to inspect certain structures, including hotels, motels, lodging houses, and apartment houses, for compliance with fire code building standards not less than once per year.

Existing law (CA Health & Safety Code § 13146.3) requires the fire department to inspect every building used as a public or private school within the City of Folsom, for the purpose of enforcing California fire code building standards not less than once per year.

Existing law (CA Health & Safety Code § 13146.4) requires the fire department to report its compliance with CA Health & Safety Code § 13146.2 and 13146.3 to its administering authority (City of Folsom City Council) when the administering authority discusses its annual budget.

### POLICY / RULE

Section 13146.4 has been added to the California Health & Safety Code requiring the City of Folsom Fire Department to report its compliance with Sections 13146.2 and 13146.3 annually to the City Council.

### **ANALYSIS**

The Fire Department Prevention Division has completed all initial inspections pursuant to Sections 13146.2 and 13146.3 of the California Health and Safety Code as outlined in Attachment 2. Those occupancies found to be in violation of the Folsom Fire Code have either made the necessary corrections or are in the process of correcting applicable Fire Code violations; re-inspections will continue until all Fire Code violations are corrected.

### **FINANCIAL IMPACT**

There is nominal fiscal impact as fire prevention staff are required, through state mandates, to inspect the specified buildings as described.

### **ENVIRONMENTAL REVIEW**

There are no foreseeable environmental impacts.

### **ATTACHMENTS**

1. Resolution No. 10426 - A Resolution Acknowledging Receipt of Completed Annual State Mandated Fire Inspections
2. Completed State Mandated Inspections List

Submitted,

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Felipe Rodríguez, Fire Chief

Attachment 1

Resolution No. 10426 – A Resolution Acknowledging Receipt of Completed Annual State Mandated Fire Inspections

**RESOLUTION NO. 10426**

**A RESOLUTION ACKNOWLEDGING RECEIPT OF COMPLETED ANNUAL STATE MANDATED FIRE INSPECTIONS**

**WHEREAS**, pursuant to Senate Bill 1205, Section 13146.4 added to the California Health & Safety Code effective January 1, 2019; and

**WHEREAS**, City of Folsom Fire Department Prevention Division completed all State mandated fire inspections including hotels, motels, lodging houses, apartment houses, and public or private schools; and

**WHEREAS**, the City of Folsom Fire Department annual report of compliance with inspection requirements was submitted to the City Council,

**NOW, THEREFORE, BE IT RESOLVED** that the City Council acknowledges receipt of this report from the Fire Chief.

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

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



Attachment 2

Completed State Mandated Inspections List for Calendar Year 2019



**CITY OF FOLSOM**  
**FIRE DEPARTMENT**  
535 Glenn Drive • Folsom, CA 95630  
Office (916) 461-6300 Fax (916) 984-7081

05/12/2020; Item No. 4.



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

Completed State Mandated Inspections List for calendar year 2019:

RESIDENTIAL FACILITIES:

Completed: Business Name: Address:

X	Bidwell Apartments	705 Bidwell St
X	Bidwell Apartments	709 Bidwell St
X	Bidwell Apartments	1212 Bidwell St
X	Brookdale Folsom	780 Harrington Wy
X	Canyon Terrace Apartments	1600 Canyon Terrace Ln
X	Court Yard Apartments	412 Figueroa St
X	Courtyard by Marriott	2575 Iron Point Rd
X	Creekside Oaks	1715 Creekside Dr
X	Empire Ranch Alzheimer's Special Care	1801 E Natoma St
X	Fairfield Inn and Suites	1755 Cavitt Dr
X	Fairmont Apartments	200 S. Lexington Dr
X	Falls at Willow Creek	1870 Creekside Dr
X	Folsom Care Center	510 Mill St
X	Folsom Garden Apartments	713 Stafford St
X	Folsom Hotel	703 Sutter St
X	Folsom Lodge Motel	501 E Bidwell St
X	Folsom Oaks Apartments	809 Bidwell St
X	Folsom Ranch Apartments	1000 Folsom Ranch Rd
X	Forestwood Apartments	9483 Greenback Ln
X	Garrett Apartments Building	272 Montrose Dr
X	Gas Light Apartments	51 Dean Wy
X	Hampton Inn and Suites	155 Placerville Rd
X	Hilton Garden Inn	221 Iron Point Rd
X	Horizon Properties	270 Montrose Dr
X	Iron Point at Prairie Oaks Apartments	1550 Iron Point Rd
X	Jones Apartment Building	262 Montrose Dr
X	Laird Apartment Building	264 Montrose Dr
X	Laird Apartment Building	268 Montrose Dr
X	Laird Apartment Building	266 Montrose Dr



## CITY OF FOLSOM FIRE DEPARTMENT

535 Glenn Drive • Folsom, CA 95630  
Office (916) 461-6300 Fax (916) 984-7081

05/12/2020; Item No. 4.



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

X	Lake Natoma Inn	702 Gold Lake Dr
X	Lake Point Apartments	7550 Folsom Auburn Rd
X	Larkspur Landing	121 Iron Point Rd
X	Legends at Willow Creek	180 S. Lexington Dr
X	Marshal Apartments	612 Stafford St
X	Mercy Village Apartments	1110 Duchow Wy
X	Mercy Village Apartments	1130 Duchow Wy
X	Mercy Village Apartments	1160 Duchow Wy
X	Montecito Commons	6700 Oak Av
X	Natoma Arms Apartments	101 Natoma St
X	Oakmont of Folsom	1574 Creekside Dr
X	Overlook at Blue Ravine	1200 Creekside Dr
X	Park Folsom	255 Wales Dr
X	Prairie City Landing	645 Willard Dr
X	Preserve at Blue Ravine	1005 Blue Ravine Rd
X	Raintree Apartments	1000 Sibley St
X	Residence Inn	2555 Iron Point Rd
X	Sherwood Apartments	2300 Iron Point Rd
X	Staybridge Suites	1745 Cavitt Dr
X	Talisman Apartment Building	200 Talisman Dr
X	Talisman Apartment Building	202 Talisman Dr
X	Talisman Apartment Building	204 Talisman Dr
X	Talisman Apartment Building	205 Talismian Dr
X	Talisman Apartment Building	203 Talisman Dr
X	Talisman Apartment Building	201 Talisman Dr
X	Talisman Apartment Building	207 Talisman Dr
X	Talisman Apartment Building	209 Talisman Dr
X	Talisman Apartment Building	211 Talisman Dr
X	The Park on Riley Apartments	99 Cable Cir
X	Waterford Place	240 Natoma Station Dr
X	Willow Springs Apartments	250 McAdoo Dr



**CITY OF FOLSOM**  
**FIRE DEPARTMENT**  
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05/12/2020; Item No. 4.



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**SCHOOLS:**

Completed:      School Name:      Address:

X	Blanche Sprentz	249 Flower Dr
X	Carl Sundahl	9932 Inwood Rd
X	Empire Oaks	1830 Bonhill Dr
X	Folsom Hills	106 Manseau Dr
X	Gold Ridge	735 Halidon Wy
X	Natoma Station	500 Turn Pike Dr
X	Oak Chan	101 Prewett Dr
X	Russell Ranch	375 Dry Creek Rd
X	Sandra J Gallardo	775 Russi Rd
X	Theodore Judah	101 Dean Wy
X	Folsom Middle	500 Blue Ravine Rd
X	Sutter Middle	715 Riley St
X	Folsom High	1655 Iron Point Rd
X	Vista del Lago High	1970 Broadstone Pkwy

**HOSPITALS:**

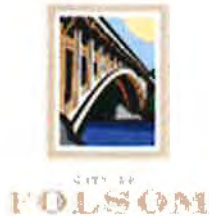
Completed:      School Name:      Address:

X	Mercy Folsom Hospital	1650 Creekside Dr
X	Vibra	300 Montrose Dr

**DETENTION FACILITIES:**

Completed:      School Name:      Address:

X	Folsom Police Department	46 Natoma St
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# Folsom City Council Staff Report



<b>MEETING DATE:</b>	5/12/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10427 - A Resolution Authorizing the City Manager to Execute a Contract Change Order with Western Engineering Contractors, Inc. for the Green Valley Road Widening Project, Project No. PW0804 and Appropriation of Funds
<b>FROM:</b>	Public Works Department

**RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10427 - A Resolution Authorizing the City Manager to Execute a Contract Change Order with Western Engineering Contractors, Inc. for the Green Valley Road Widening Project, Project No. PW0804 and Appropriation of Funds.

**BACKGROUND / ISSUE**

Utilized by approximately 20,000 vehicles daily, Green Valley Road is a regional arterial connection between the City of Folsom and El Dorado Hills. Green Valley Road has previously been widened to four lanes on both sides of the Project area, at East Natoma Street in Folsom and at Sophia Parkway in El Dorado Hills.

Federal lands encompass the Project on the north and south sides of the road, and will provide the Bureau of Reclamation (Reclamation) a five-year lease with a minimum of four options for renewal for a total of 25 years to allow all of the widening to the south of the existing road. During the lease period, the City will pursue permanent acquisition of the leased property. The widening to the south will allow construction to occur with minimal impact to the existing traffic patterns. A permanent easement will be obtained, based on the as-built condition after completion of the Project. The widening includes four travel lanes, Class 2 bike lanes and a painted median /turn lane.

The project was previously awarded to Northern Pacific Corporation (NPC); however, NPC encountered financial difficulties to perform and the City formally terminated NPC's right to complete the work of the project on July 15, 2019. NPC's surety thereafter stepped in and selected Western Engineering Contractors, Inc. as replacement contractor for the project. Western Engineering Contractors, Inc. restarted the project in September 2019.

In February 2020, the City of Folsom's Environmental and Water Resources Department (EWR) began working with Public Works on a plan to incorporate an EWR planned Capital improvement Project (CIP) to extend the City's waterline within the project area prior to the completion of the Green Valley Widening Project. Incorporating the installation of the waterline extension project into the Green Valley Widening Project will avoid disrupting freshly placed pavement due to saw-cutting and trenching. Additionally, it also avoids funneling traffic from four lanes back down to two lanes in order to install the waterline.

The Green Valley Road Waterline Extension Project is one of thirteen projects included under the Water System Rehabilitation Project No. 2 CIP that was approved by City Council as part of EWR's FY 2019-20 CIP Budget. The Green Valley Road Waterline Extension Project includes the installation of a new 8-inch waterline along Green Valley Road beginning at the intersection of East Natoma and Green Valley Road and continuing northeast along Green Valley Road for approximately 700 feet until the Emergency Vehicle Access located within the Viscaya Subdivision. The purpose of the waterline extension is to create a "looped" water system which increases the reliability and redundancy of the City's water distribution system.

Staff anticipates the Green Valley Widening Project to be completed by June 30, 2020.

### **POLICY / RULE**

Section 2.36.080, Award of Contracts of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services and construction with an estimated value of \$62,014 or greater shall be awarded by City Council.

Section 2.36.080 C, Award of Contracts of the Folsom Municipal code states, in part, that if a contract change order exceeds \$100,000, the city manager shall obtain the written consent of the mayor or at the mayor's discretion, the city council.

### **ANALYSIS**

City Council approved a contract with Western Engineering Contractors, Inc. for the Green Valley Road Widening Project with Resolution No. 10334, in the amount of \$5,329,506 with a contingency of \$443,399 for a total budget amount of \$5,772,905 at the September 10, 2019 Council Meeting.

Western Engineering Contractors, Inc. has provided a proposed lump sum cost of \$291,343. With a 10% contingency of \$29,134 the total proposed contract change order is \$320,477.



Project Consulting costs associated with this proposed change order for Project Management, Inspection and Materials Testing is \$15,438. This cost is for all work related to Project Management, Inspection and Materials Testing for the waterline installation only.

All costs for the installation of the waterline is Federally Non-Reimbursable and shall be identified as such in all correspondence with Caltrans.

**FINANCIAL IMPACT**

The current project cost is as follows:

<b>Contract</b>	<b>Cost</b>
Design Contract	\$500,000
Construction Contract with 10% Contingency	\$4,877,386
**Surety Payment for Western Engineering	\$895,519
Construction Engineering, Inspection and Materials Testing	\$545,000
Design Support, Environmental Monitoring and Record Survey	\$115,000
Quality Assurance Materials Testing	\$50,000
*Mitigation Cost (Wetlands, Elderberry, Trees)	\$145,000
**Waterline Construction	\$
***Waterline Project Management, Inspection and Project Management	\$
<b>Total Project Funding for Construction</b>	<b>\$6,627,905</b>
<b>Total Eligible for Federal Funding</b>	<b>\$5,587,386</b>

\*Mitigation Cost is not eligible for Federal Funding and was budgeted/funded previously.

\*\*Surety Payment for Western Engineering not Eligible for Federal Funding up to \$895,519

\*\*\*Waterline cost is not eligible for Federal Funding

The FY 2019-20 Water Operating Fund included funding in the amount of \$205,000 for the Water System Improvement Project No. 2. Staff is requesting an additional appropriation in the amount of \$340,000 for a project budget amount of \$545,000 in order to fund construction of the waterline change order. The additional appropriation would be to the Water Operating Fund (Fund 520) for the Water System Rehabilitation Project No. 2, and the funding source for this appropriation would be current fund balance, which is available.

**ENVIRONMENTAL REVIEW**

Approval of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) Environmental Clearance has been obtained for the Green Valley Road Widening Project.

**ATTACHMENTS**

1. Resolution No. 10427 - A Resolution Authorizing the City Manager to Execute a Contract Change Order with Western Engineering Contractors, Inc. for the Green Valley Road Widening Project, Project No. PW0804 and Appropriation of Funds

Submitted,



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Dave Nugen, PUBLIC WORKS DIRECTOR

**RESOLUTION NO. 10427****A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT CHANGE ORDER WITH WESTERN ENGINEERING CONTRACTORS, INC. FOR THE GREEN VALLEY ROAD WIDENING PROJECT, PROJECT NO. PW0804 AND APPROPRIATION OF FUNDS**

**WHEREAS**, the City of Folsom desires to widen Green Valley Road to four travel lanes, with a painted median and Class 2 bicycle lanes from East Natoma Street in Folsom to Sophia Parkway in El Dorado County (Project); and

**WHEREAS**, the City Manager has been authorized to enter into a Memorandum of Understanding (MOU) with El Dorado County for the Construction and Maintenance of the Project within El Dorado County; and

**WHEREAS**, the City has obtained a Temporary Construction Permit with the United States Bureau of Reclamation to construct the Project; and

**WHEREAS**, the City has obtained a five-year license with four, five-year extensions, as needed, from the United States Bureau of Reclamation to construct the Project; and

**WHEREAS**, the City will work with the Bureau of Reclamation to obtain a permanent easement from the United States of America upon completion of the Project; and

**WHEREAS**, Western Engineering, Inc. was awarded the Green Valley Road Widening Project by Resolution No. 10334 at the September 10, 2019 City Council Meeting; and

**WHEREAS**, City of Folsom Environmental Water Resources Department desires to install 700 linear feet of 8" waterline on Green Valley Road from East Natoma Street to approximately the Emergency Vehicle Access located within the Viscaya Subdivision; and

**WHEREAS**, the waterline project is identified in the FY 2019/20 Capital Improvement Plan as the Water System Rehabilitation Project No. 2; and

**WHEREAS**, the timing of the waterline installation would be after final paving of the Green Valley Widening Project if not added by change order; and

**WHEREAS**, Western Engineering Contractors, Inc. has provided a lump sum cost of \$320,477 including a 10% Contingency to install the waterline; and

**WHEREAS**, Salaber Engineering has provided a budget of \$15,438 to provide Project Management, Inspection and Material Testing for the waterline installation; and

**WHEREAS**, and additional appropriation will be needed to cover the additional contract costs; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute a contract change order with Western Engineering Contractors, Inc. as replacement contractor substituting Northern Pacific Corporation for the Green Valley Road Widening Project, Project No. PW0804, in the amount of \$291,343 with a contingency of \$29,134 for a total budget amount of \$320,477.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Finance Director is authorized to appropriate an additional \$340,000 to the Water Operating Fund (Fund 520) in the Water System Rehabilitation Project No. 2 for a total project budget of \$545,000

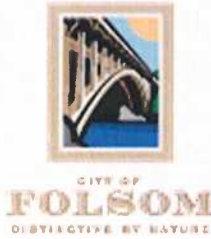
**PASSED AND ADOPTED** this 12<sup>th</sup> day of May 2020, by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	5/12/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10429 - A Resolution Accepting Grant Funding for Automated License Plate Reader Expansion Project and Appropriation of Funds to the Police Department Operating Budget.
<b>FROM:</b>	Police Department

### RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 10429 - A Resolution Accepting Grant Funding for Automated License Plate Reader Expansion Project and Appropriation of Funds to the Police Department Operating Budget.

### BACKGROUND / ISSUE

Since 2015, the Folsom Police Department has managed fixed and mobile Automated License Plate Reader (“ALPR”) which reads and scans vehicle license plates. This program has resulted in locating of missing persons, wanted persons and stolen vehicles, as well as providing investigative information in hit-and-run collisions and other crimes where vehicles are used.

This technology is an important component of Critical Infrastructure security, and we share information with systems used by the Sacramento Sheriff’s Department at the Folsom Dam Complex.

This grant will provide money to purchase additional cameras and communications equipment for the system.

**POLICY / RULE**

Grant guidelines require City Council approval through resolution.

**ANALYSIS**

The ALPR program has been a successful and cost-effective tool to safeguard our area and address crime. Money is currently budgeted for ongoing maintenance of this program. The program also works with information from cameras operated by the Sacramento County Sheriff's Department, with whom we share data. This is a component of the protection of the Folsom Dam.

This grant will allow the Police Department to purchase additional cameras and communications equipment to cover more areas of ingress and egress around our city.

**FINANCIAL IMPACT**

This grant requires a 25% non-federal contribution (amounting to \$6,206) by the grantee to the overall project. During the project period, September 1, 2019- December 31, 2021, we have already expended in excess of \$19,000 on ALPR equipment. Therefore, we have met the match requirement.

**ATTACHMENTS**

1. Resolution No. 10429 - A Resolution Accepting Grant Funding for Automated License Plate Reader Expansion Project and Appropriation of Funds to the Police Department Operating Budget.
2. Notification of Award
3. Project application

Submitted,

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Richard Hillman, Chief of Police

Attachment 1  
Resolution No. 10429 - A Resolution Accepting Grant Funding for  
Automated License Plate Reader Expansion Project and  
Appropriation of Funds to the Police Department Operating Budget

**RESOLUTION NO. 10429**

**A RESOLUTION ACCEPTING A 2019 HOMELAND SECURITY GRANT OF \$24,825 FOR AUTOMATED LICENSE PLATE READER EXPANSION AND APPROPRIATION OF FUNDS**

**WHEREAS**, The United States Government offered the 2019 Homeland Security Grant in July 2019. This grant is administered by the California Office of Emergency Services. The Folsom Police Department applied for and received a grant in the amount of \$24,825 for improvement to the existing Automated License Plate Reader (“ALPR”) system. This system has been in place since 2015; and

**WHEREAS**, the grant guidelines require Council approval, by resolution, as a condition of receiving the grant; and

**WHEREAS**, the grant requires a 25% non-federal contribution which has been met with the purchase of ALPR equipment earlier in the current fiscal year.; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney: (as applicable to contracts)

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom approves the acceptance of US Department of Homeland Security CDFA # 97.067; sub-granted to California OES Grant 067-00000, subaward# 2019-0035; and authorizes the Chief of Police to sign documents related to the acceptance and performance of the grant.

**PASSED AND ADOPTED** this 12th day of May, 2020, by the following roll-call vote:

**AYES:** Council Member(s):  
**NOES:** Council Member(s):  
**ABSENT:** Council Member(s):  
**ABSTAIN:** Council Member(s):

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Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK



Attachment 2  
Notification of Award

County Office of Emergency Services  
Stephen Cantelme, Chief



County Executive  
Navdeep S. Gill

County of Sacramento

March 4, 2020

Richard D. Hillman  
Chief  
Folsom Police Department  
46 Natoma Street  
Folsom, CA 95630

SUBJECT: NOTIFICATION OF SUB-RECIPIENT AWARD  
FFY 2019 HOMELAND SECURITY GRANT PROGRAM  
Federal Grantor Agency: US DEPARTMENT OF HOMELAND SECURITY CFDA # 97.067  
Pass-Through Agency: CALIFORNIA OFFICE OF EMERGENCY SERVICES GRANT ID#: 067-00000  
Subaward #: 2019-0035  
Subrecipient Performance Period: September 1, 2019 to December 31, 2021

Dear Chief Hillman:

The Folsom Police Department was awarded \$24,825 from the FFY 2019 Homeland Security Grant Program. This funding is authorized for the purchase of automated license plate reader systems.

<b>New Funding</b>	
Project 012: Automated License Plate Reader Systems	\$24,825
<b>Total Funding</b>	<b>\$24,825</b>

By accepting this award you acknowledge that this is a federal monetary award and your agency or department is a Sub-Recipient to Sacramento County Office of Emergency Services, as Sub-Grantee to the State of California, who is the Grantee.

Department of Homeland Security adopted Title 2, Part 200 of the Code of Federal Regulations (C.F.R.), which applies to all new FEMA grant awards made on or after December 26, 2014 and supersedes 44 C.F.R Part 13, and the Office of Management and Budget (OMB) Circulars A-21, A-87, A-102, A-110, A-122, A-133 and A-50.

Your agency or City is subject to a mandatory annual 2 CFR 200 (Subpart F) Single Audit if your agency expends more than \$750,000 per fiscal year in total federal funding.

Sub-Recipients are responsible to comply with all federal statutes, regulations, policies, guidelines and requirements, including but not limited to:

- Uniform Guidance 2 CFR 200
- Applicable Federal, State and Local Laws including but not limited to those listed in grant assurances.
- Federal NOFO and State Supplemental Program Guidance.

Sub-Recipients are responsible to meet the following conditions:

1. Your agency accepts complete financial liability and will provide:

- a. Signatory Resolution approved by your Board or Council within 60 days of this notice.
  - b. Signed Federal Grant Assurances, from the 2019 grant guidance, by an authorized signatory on the Resolution.
  - c. Signed Subaward Agreement (Contract).
  - d. Check every contractor who will be paid with federal funds against the federal debarment list ([www.Sam.gov](http://www.Sam.gov)) before contracting with that entity.
  - e. Repay any funds due to an over-payment for a non-eligible or unapproved activity, or as required by a negative audit finding.
2. All Sole Source procurements, projects requiring EHP reviews, Aviation/Watercraft, SAFECOM requests and EOC projects must receive prior approval from SacOES, CalOES and/or FEMA before you can begin your project.
  3. All project modifications require notification to Sacramento OES and modification approval from Cal OES before beginning the project.
  4. Performance reports, reimbursement claims, and updated excel workbooks are due every quarter.
  5. All claims for reimbursement must be supported by source documentation, such as cancelled checks, paid bills, payroll records, signed time and attendance sheets, purchase orders, invoices, delivery receipts, contracts, etc. All documentation must be maintained and submitted upon request for monitoring or audit by our office, the state or federal government.
  6. All claims must be submitted with a canceled check and general ledger report to show that vendors were paid prior to reimbursement.
  7. Ensure *all original invoices* are clearly labeled with the grant year and billing accounts before they are copied and sent for payment to ensure subsequent copies are auditable and not double-billed to another grant/budget.
  8. All equipment is to be labeled and tracked according to grant guidelines. Equipment will be tracked every two years and a tracking report will need to be updated by your agency. Equipment that falls under \$5,000 is to be reported to SacOES and approval is needed in order to remove it from the equipment tracking list. Equipment that is lost, stolen or destroyed needs to be reported to our office immediately and may need to be replaced by your agency at agency cost.
  9. Use distribution timesheets for all personnel time if not 100% funded by this grant. All time must include an explanation of 100% of employee hours.
  10. Maintain complete and accurate records of all grant related activities for three years from the date of receipt of a closeout letter from the County. Letters will not be sent until after the state has closed the grant program.
  11. Cost savings must be returned for reallocation and may not be expended on additional or unapproved items.

Sub-Recipients may not begin their projects until the Award Letter and Contract Agreement have been signed, dated and returned to Sacramento OES and all requests (Sole Source, EHP, Aviation/Watercraft, SAFECOM and EOC) have been approved by CalOES/FEMA. In the absence of an existing resolution identifying approved signatories, the department or agency head must sign.

We are here to assist you so please feel free to contact Adelina Ana at 916-874-2283 with any questions.

Sincerely,



Chief Stephen Cantelme

cc: John Lewis, Valerie Gabriel

I acknowledge receipt of this Notification of Sub-Recipient Award and requirements of participation in the Homeland Security Grant Program.		
Signature	Name/Title	Date

Attachment 3  
Project Application

**Sacramento County Office of Emergency Servi**

05/12/2020; Item No. 6.

**State Homeland Security Grant Program (SHSGP)**

**PROJECT NARRATIVE APPLICATION**

**Application Deadline Wednesday, July 31, 2019  
by 5:00 p.m.**

**#12\_Folsom Police Dept.\_Automated License Plate Reader Expansion**

<b>Agency Name :</b> Folsom Police Department	<b>Address:</b> 46 Natoma St., Folsom Ca, 95630
<b>Agency Website:</b> www.folsom.ca.us	<b>What County or Tribe is this for?</b> Sacramento
<b>Federal Employer Identification Number (FEIN):</b> 946000334	<b>Data Universal Numbering System (DUNS) Number:</b> 025274577
<b>Project Name:</b> Automated License Plate Reader expansion	

<b>SIGNATORY CONTACT</b>			
Name: Richard D. Hillman		Title: Chief	
Address: 46 Natoma St.	City: Folsom	State: CA	Zip Code: 95630
Phone Number: 916-355-7234	Email Address: rhillman@folsom.ca.us		
Signature:			

<b>PRIMARY CONTACT</b>			
Name: John Lewis		Title: Lieutenant	
Address: 46 Natoma St.	City: Folsom	State: CA	Zip Code: 95630
Phone Number: 916-355-7231	Email Address: jlewis@folsom.ca.us		
Are you new in this position? If no, have you worked with SHSGP grants before? No and No			

<b>FINANCE CONTACT</b>			
Name: Valerie Gabriel		Title: Financial Assistant	
Address: 46 Natoma St.	City: Folsom	State: CA	Zip Code: 95630
Phone Number: 916-355-7231	Email Address: vgabriel@folsom.ca.us		
Are you new in this position? If no, have you worked with SHSGP grants before? No and No			

<b>FUNDING REQUESTED</b>			
Training	\$	Equipment	\$ 49,650.00
Planning	\$	Exercise	\$
<b>TOTAL PROJECT REQUEST</b>		\$ 49,650.00	

<b>Is this a Regional Project? If a multi-agency project – which agency will take the lead?</b>
N/A

**Sacramento County Office of Emergency Services  
2019 SHSGP Application**

05/12/2020; Item No. 6.

**#12\_Folsom Police Dept.\_Automated License Plate Reader Expansion**

<b>If Regional, List Partners:</b>
N/A

<b>Does the project support a previously awarded investment? If yes, year and investment:</b>	No
<b>Will you accept partial funding for this project? If yes, how much?</b>	Yes, \$24,825.00
<b>Is this project Sharable?</b>	No
<b>Is this project Deployable?</b>	Yes
<b>Does this project require an MOU? If yes, do you have one in place?</b>	No
<b>Will your project require an EHP, Sole Source, Performance Bond, or SAFECOM consult?</b>	No

<b>Milestones #</b>	<b>Milestone: (Description/action being taken- such as going to bid, getting quotes, paying vendors etc.)</b>	<b>Completion Date</b>	<b>Criterion/Deliverables: (Results)</b>
1	Bid	10/01/19	Bid through LEHR
2	Payment	11/01/19	Monies acquired and payment delivered
3	Installation	1/01/20	Installation/project on-line
4			
5			

<b>PROJECT Investment Justifications: Place an "X" in the corresponding box</b>	
X	1. Strengthen Capabilities of the State Threat Assessment System
X	2. Protect Critical Infrastructure and Key Resources (includes Food and Agriculture)
	3. Enhance Cybersecurity
X	4. Strengthen Emergency Communications Capabilities Through Planning, Governance, Technology and Equipment
	5. Enhance Medical and Public Health Preparedness
X	6. Preventing Violent Extremism Through Multi-Jurisdictional/inter-Jurisdictional Collaboration and Coordination
	7. Enhance Community Resilience, Including Partnerships With Volunteers and Community Based Organizations and Programs



**Sacramento County Office of Emergency Services  
2019 SHSGP Application**

05/12/2020; Item No. 6.

**#12\_Folsom Police Dept. Automated License Plate Reader Expansion**

X	8. Strengthen Information Sharing and Collaboration
	9. Enhance Multi-Jurisdictional/Inter-Jurisdictional All-Hazards Incident Planning, Response & Recovery Capabilities
X	10. Homeland Security Exercises, Evaluation, and Training Programs

**PROJECT DESCRIPTION.** All funding from this grant must be used within the borders of Sacramento County. *All questions must be answered.*

- Project Title and Description.** Include the following information when developing and describing a project: **Who** the project is for, e.g., local HazMat Team, Bomb Squad, EOC, Water Treatment Plant, Fusion Center, etc. **What** the project entails, e.g., plans, equipment, training, exercises, etc. Describe **where** the project will take place, e.g., which city, county, or region, etc. Describe **when** the project will start and end- needs to be within the period of performance of the grant. Describe **why** the project is necessary, or what the intended benefit will be. (Limit 750 words)
- Explain the **terrorism nexus** for this project? Give specific terrorism related potential incidences and explain how your projects (equipment, training, exercise, and plans) prevent such events? How does your project relate to the mission of Homeland Security “to ensure a homeland that is safe, secure, and resilient against terrorism and other hazards”?
- NEW:** The President’s Proposed Budget for 2019 is to establish a **25% non-Federal cost match** for FEMA grant awards going forward. If this is implemented, your projects will require a 25% cost match. If your project is selected for funding, will your agency be able to cover the 25% cost match for your project? Will you be able to identify the specific cost match by the deadline required by Cal OES? (As of now, the deadline has not been established).
- If this project funds **equipment**, describe the jurisdiction’s maintenance and sustainability plans for the item(s).
- If **training** is involved, how many persons will be trained and at what level? How will this training improve the general readiness of our Operational Area?
- Explain the basis for all **costs**? Has a cost analysis been performed? Are all of the costs reasonable, necessary and allowable as defined in 2CFR 200 Subpart E?

**Automated License Plate Reader Expansion Project**

The purpose of this grant application is to obtain additional financial aid to expand the City of Folsom Police Department’s existing Automated License Plate Reader (ALPR) program. The current ALPR system that is operating within the City of Folsom, is for the most part, ineffective based on the fact we currently have one intersection (Maddison and Greenback) covered with the devices. In February of 2019, the Sacramento County Sheriff’s Department secured funding to place ALPR systems in and around the Folsom Dam site, which is a key part of the City of Folsom’s infrastructure as well as a high value target as it relates to terrorism. The Folsom Dam is located on the north end of the City of Folsom

**Sacramento County Office of Emergency Services  
2019 SHSGP Application**

05/12/2020; Item No. 6.

**#12\_Folsom Police Dept.\_Automated License Plate Reader Expansion**

and the one ALPR system that is operating within the city limits is also located on the north end of the city limits.

The purpose of this project is to expand the systems to the east and south, which would allow all areas of ingress and egress to the City of Folsom to be covered. In the fiscal year 2018/2019 budget, Folsom Police Department was able to secure funds to purchase additional ALPR systems, which would cover the east and southeast areas of the city, but would leave the south (Folsom Blvd. and Hwy 50) exposed. This grant would aid the Folsom Police Department in purchasing an ALPR system (six readers) for the Folsom Blvd. and Iron Point Road intersection. This intersection is a critical intersection as it is one of the main thoroughfares to access the California Independent System Operator (CAISO). CAISO oversees the operation of California's bulk electric power. CAISO is also a high value terrorism target. The Folsom Police Department would like to have this project completed and on-line no later than January of 2020.

ALPR systems have proven to be an invaluable investigative tool throughout the region as well as within the City of Folsom. ALPR systems provide investigative information as well as provides live time information to officers in the field as to wanted suspects, parole and probation information, persons of interest related to DOJ and our Federal partners as well as stolen vehicles.

The City of Folsom acknowledges the 25% non-federal cost match and will be able to meet the requirement.

The Folsom Police Department currently has an existing contract with LEHR and Vigilant (ALPR suppliers) related to licensing and yearly operating fees. The Folsom Police Department would assume the additional licensing and operating fees associated with the addition ALPR system.

There will be no additional training related to this project, as the Folsom Police Department has an in-house ALPR trainer.

One ALPR system consists of six readers and one modem at a cost of \$49,650.00.



**Sacramento County Office of Emergency Services  
2019 SHSGP Application**

05/12/2020; Item No. 6.

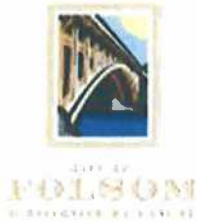
**#12\_Folsom Police Dept.\_Automated License Plate Reader Expansion**

**PROJECT DETAILS:**

<b>Planning</b>	
Full or Part Time Staff	1
Contractors or Consultants	1
Conferences or Meetings	
Materials or Supplies	
Travel (based on per diem)	
<b>Planning Subtotal</b>	
	2

<b>Equipment</b>					
Equipment Item	AEL Code	AEL Title	Quantity	Unit Cost	Total Cost
ALPR system	13LE-00-SURV	Equipment, Law Enforcement Surveillance	1	49,650.00	49,650.00
<b>Equipment Subtotal</b>					<b>49,650.00</b>

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# Folsom City Council Staff Report



<b>MEETING DATE:</b>	5/12/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10430 - A Resolution Authorizing the City Manager to Execute a Design and Consulting Services Contract with R.E.Y. Engineers, Inc. for the Natoma Street Drainage Phase 2 Project
<b>FROM:</b>	Public Works Department

**RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10430 - A Resolution Authorizing the City Manager to Execute a Design and Consulting Services Contract with R.E.Y. Engineers, Inc. for the Natoma Street Drainage Phase 2 Project.

**BACKGROUND / ISSUE**

In early 2017, the City identified a collapsed segment of the storm drain system that flowed adjacent to Natoma Street between Bridge Street and Scott Street. The alignment of this drainage system weaved in and out of private property with very few access points for maintenance. In September 2017, City Council authorized construction to realign the storm drain system to keep it within public right of way as much as possible. Construction was completed on that project in April 2018.

During the design phase of the initial project, field investigations identified additional pipe offsets and corrosion issues with downstream segments of the storm drain system between Scott Street and Riley Street. Additional deficiencies include the existing pipe alignment on private property and a lack of access points for necessary inspections and maintenance. The City has developed this Natoma Street Drainage Phase 2 project to continue making improvements to the storm drain system to ensure it functions as designed.

The initial scope of work will consist of an alternatives analysis that considers hydraulic capacity, environmental impacts, construction cost, construction duration and impacts to the

public. Final design and bid document preparation will follow once the preferred alternative has been selected. Final design is anticipated to be complete by September 2020.

### **POLICY / RULE**

Section 2.36.080, Award of Contracts of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services and construction with an estimated value of \$62,014 or greater shall be awarded by City Council.

### **ANALYSIS**

The Public Works Department publicly advertised a Request for Qualifications for engineering design services on December 4, 2018. Thirteen proposals were received, and four firms were chosen for the list of qualified consultants, including R.E.Y. Engineers, Inc. The City solicited a scope and fee from R.E.Y. Engineers, Inc. for this project.

### **FINANCIAL IMPACT**

R.E.Y. Engineers, Inc. proposes to provide the requested consulting engineering services for a not-to-exceed amount of \$136,020. The Fiscal Year 2019/20 budget included this project in the amount of \$250,000 and sufficient funding is still available in the Natoma Street Drainage Project (Project Number PW1901) funded from Gas Tax (Fund 247).

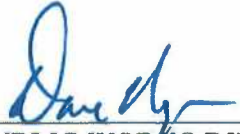
### **ENVIRONMENTAL REVIEW**

Design services are exempt from environmental review. However, as part of this project's design services, a California Environmental Quality Act (CEQA) environmental review may be performed to clear the project for construction. Should it be necessary, staff will return to the City Council with the appropriate CEQA documentation for the Council's approval. City staff fully expects the project to be exempt from further environmental analysis under at least one or more of the potentially applicable Categorical Exemption classifications of the CEQA Guidelines.

### **ATTACHMENTS**

1. Resolution No. 10430 - A Resolution Authorizing the City Manager to Execute a Design and Consulting Services Contract with R.E.Y. Engineers, Inc. for the Natoma Street Drainage Phase 2 Project.
2. Project Map

Submitted,



\_\_\_\_\_  
Dave Nugen, PUBLIC WORKS DIRECTOR

Attachment 1  
Resolution No. 10430

**RESOLUTION NO. 10430**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DESIGN AND CONSULTING SERVICES CONTRACT WITH R.E.Y. ENGINEERS, INC. FOR THE NATOMA STREET DRAINAGE PHASE 2 PROJECT**

**WHEREAS**, the City of Folsom desires to continue rehabilitation of the existing drainage system in the Natoma Street area; and

**WHEREAS**, City staff has selected R.E.Y. Engineers, Inc. from the Public Works Department's list of qualified consultants to provide the required engineering design services in the amount of \$136,020; and

**WHEREAS**, the project is included in the Fiscal Year 2019/20 budget with a project budget of \$250,000, funded from Gas Tax (Fund 247); and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute a design and consulting services contract R.E.Y. Engineers, Inc. for the Natoma Street Drainage Phase 2 Project, Project No. PW1901, in the amount of \$136,020.

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

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

Attachment 2  
Project Map



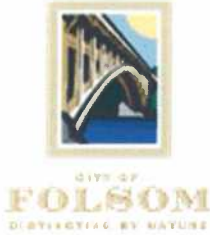
# NATOMA STREET DRAINAGE RELIEF PHASE 2 - AREA OF WORK

CITY OF FOLSOM



ATTACHMENT 2

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# Folsom City Council Staff Report

<b>MEETING DATE:</b>	5/12/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10431 – A Resolution Authorizing the City Manager to Purchase a 3.03-Acre Parcel (A.P.N. 071-0690-006) in the City of Folsom Made Available Through a Sacramento County Chapter 8 Auction Process
<b>FROM:</b>	Parks and Recreation Department

### RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council Approve Resolution No. 10431 - A Resolution Authorizing the City Manager to Purchase a 3.03-Acre Parcel (A.P.N. 071-0690-006) in the City of Folsom made available through a Sacramento County Chapter 8 Auction Process.

### BACKGROUND / ISSUE

This 3.03-acre parcel is located within the City of Folsom and identified by Sacramento County as A.P.N. 071-0690-006 (Attachment 2). The 2015 Parks and Recreation Master Plan identifies this parcel as part of the overall plans for development of Lembi Community Park (Attachment 3).

### POLICY / RULE

California Government Code Section 37351 provides that: “The legislative body may purchase, lease, exchange, or receive such personal property and real estate situated inside or outside the city limits as is necessary or proper for municipal purposes. It may control, dispose of, and convey such property for the benefit of the city.”

### ANALYSIS

This 3.03-acre parcel is bounded on all sides by City-owned property: Lembi Community Park, the Steve Miklos Aquatic Center, City of Folsom Fire Station #35, and City of Folsom

open space. It is vacant, wooded, landlocked and has no utilities on it. The Sacramento County designation for the site is recreational. The City's General Plan designation is Open Space and Zoning is Open Space Conservation.

The 2015 Parks and Recreation Master Plan identified this parcel as part of the overall plans to develop a .5-mile walking trail that would provide connectivity between Lembi Community Park and the Folsom Heights community to the south. It is the City's understanding that this parcel was always intended to be deeded to the City; however, that did not occur and had been sold via auction to a private party.

In January of 2020, the City received its annual list of "Notice of Proposed Public Auctions for Tax Defaulted Properties" within Sacramento County. Upon review of over 200 properties on the list, staff noticed that this particular parcel was included in the auction notice. On January 30, 2020, the City sent a request to Sacramento County of the City's interest to purchase the property. On January 28, 2020, the City Manager received approval from the City Council in closed session to proceed with the purchase.

The purchase price of the property is based on uncollected taxes due on the parcel which is approximately \$20,325 for a sale date of October 29, 2020. The price includes property taxes, delinquent taxes, and the cost of sale. If the sale date is extended further, it could affect the sales prices at approximately \$100 per month.

The timeline to maintain the current purchase price is as follows:

- City Council Resolution May 12, 2020
- County Board of Supervisor Hearing approval on July 14, 2020
- Sacramento County approval on August 28, 2020
- Parties of Interest notified on September 11, 2020
- Mandated publications on October 8, 2020
- Tentative date of sale on October 29, 2020
- Payment from City of Folsom due on November 19, 2020

### **FINANCIAL IMPACT**

The fund to purchase this property would come from the City's General Fund (Fund 010) and available fund balance. The addition of this 3.03-acre parcel would complete the anticipated acreage for build-out of Lembi Community Park.

### **ENVIRONMENTAL REVIEW**

This purchase is exempt from CEQA pursuant to 15061(b)(3)-The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**ATTACHMENTS**

1. Resolution No. 10431 - A Resolution Authorizing the City Manager to Purchase a 3.03-Acre Parcel (A.P.N. 071-0690-006) in the City of Folsom made available through a Sacramento County Chapter 8 Auction Process
2. County of Sacramento Assessor Parcel Map
3. City of Folsom-2015 Parks and Recreation Master Plan-Lembi Park

Submitted,

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Lorraine Poggione,  
Parks and Recreation Director

**Attachment 1.**

Resolution No. 10431 - A Resolution Authorizing the City Manager to Purchase a 3.03-Acre Parcel (A.P.N. 071-0690-006) in the City of Folsom made available through a Sacramento County Chapter 8 Auction Process



**RESOLUTION NO. 10431**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE A 3.03-ACRE PARCEL (A.P.N. 071-0690-006) IN THE CITY OF FOLSOM MADE AVAILABLE THROUGH A SACRAMENTO COUNTY CHAPTER 8 AUCTION PROCESS**

**WHEREAS**, on January 24, 2015, the City Council adopted Resolution No. 9511 approving the Parks and Recreation Master Plan – 2015 Plan Update; and

**WHEREAS**, the 2015 Parks and Recreation Master Plan Update identified the Lembi Community Park improvements to include a trail on said parcel (071-0690-006); and

**WHEREAS**, in January 2020, the City of Folsom received a “Notice of Proposed Public Auction” on February 24, 2020; and

**WHEREAS**, the City of Folsom desires to purchase said property; and

**WHEREAS**, sufficient funds are available in the General Fund (Fund 010) reserves in the amount of \$20,325, if purchased by October 29, 2020.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to purchase a 3.03-acre parcel (A.P.N. 071-0690-006) in the City of Folsom made available through a Sacramento County Chapter 8 Auction Process.

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

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

**Attachment 2.**  
County of Sacramento Assessor Parcel Map



SACRAMENTO  
COUNTY

APN: 07 106900060000

Print date: 12/11/2020



1" = 297'



Independent verification of all data contained on this map product should be obtained by any user thereof. The County of Sacramento does not warrant the accuracy or completeness of this map product and therefore disclaims all liability for its fitness of use.

**Attachment 3.**  
City of Folsom-2015 Parks and Recreation Master Plan-Lembi Park

## Lembi Park

Lembi Park is situated at 1302 Riley Street near the Folsom Aquatic Center and surrounded by residential housing. Existing recreational elements include a baseball field, softball fields, a basketball court, a volleyball court, tennis courts and soccer fields. Other recreational elements already developed include the nearby Aquatic Center, benches, walking paths, grass areas, benches, picnic tables, a picnic pavilion, BBQ grills, and restrooms. There is also a large parking lot adjacent to the park.

Included in the program development is ½ mile's length of trails in the park and a trail boardwalk.



### Existing Recreational Elements



### Programming remaining to be developed





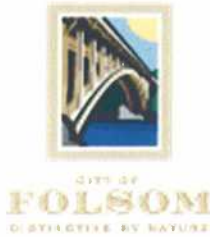
**Lembi Community Park**

<b>Programmed Facilities from the 2002 Master Plan Implementation Plan Update</b>	<b>Developed Facilities 2003 - 2013</b>	<b>2014 Master Plan Recommendation</b>	<b>Cost</b>
Aquatic Center Classroom, water features, etc. <sup>1</sup>	-	-	-
	-	OS Trails (.5 Mile) <sup>2</sup>	\$ 125,000
	-	Trail boardwalk <sup>2</sup>	\$ 75,000
		<b>Sub Total</b>	<b>\$ 200,000</b>
Design, PM & Cont. (28.5%)			\$ 57,000
		<b>Total</b>	<b>\$ 257,000</b>

1. Development of the Folsom Aquatic Center is on a separate summary exhibit.

2. OS added in 2011 w/ new trail and wetland crossing planned.

Note: Where programming is listed but no cost is shown, indicates prior Commission direction to eliminate the program element to reduce the scope and total cost of the park.



## Folsom City Council Staff Report



<b>MEETING DATE:</b>	5/12/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10432 - A Resolution authorizing the City Manager to execute non-exclusive agreements with approved licensed contractors to implement the Sacramento Housing and Redevelopment Agency inter-agency contract for the Seniors Helping Seniors Home Repair Program
<b>FROM:</b>	Community Development Department

### RECOMMENDATION / CITY COUNCIL ACTION

Move to adopt Resolution No. 10432 - A Resolution authorizing the City Manager to execute non-exclusive agreements with approved licensed contractors to implement the Sacramento Housing and Redevelopment Agency inter-agency contract for the Seniors Helping Seniors Home Repair Program.

### BACKGROUND / ISSUE

On June 11, 2019, the City Council approved Resolution No. 10299 authorizing the City Manager to execute an agreement with the Sacramento Housing and Redevelopment Agency (SHRA) for continued participation in the Community Development Block Grant (CDBG) Program through December 2020. This agreement authorizes SHRA to assist the City of Folsom with essential community development and housing assistance activities by providing up to \$165,000 per year for the City’s Seniors Helping Seniors Home Repair Program (SHS Program) and the City’s proportional contribution to the regional Renters Helpline contract.

As directed under SHRA’s administration of CDBG funds, the City is required to issue a Request for Qualifications (RFQ) for qualified contractors at least every five years for the SHS Program. As such, in February of this year the City issued a Request for Qualifications (RFQ) for Contractor Services for the SHS Program.

Staff requests that the City Council authorize the City Manager to execute non-exclusive agreements with ABC Home Improvements, Benchmark Plumbing, F.L. Electric Service Company, Gray Construction and Securement Services, Inc., Roseville Sheet Metal Inc., Robnett Construction, Inc. and Sacramento City Building to perform contractor services in accordance with the Seniors Helping Seniors Home Repair Program.

### **POLICY / RULE**

In accordance with Section 2.36.120 of the Folsom Municipal Code, City Council approval is required for professional services contracts in excess of \$62,014.

### **ANALYSIS**

The Seniors Helping Seniors Home Repair Program is available to all low-income, age-qualified senior citizens who reside in the City of Folsom. The program is designed to assist those seniors who do not have the assets or financial capability to make necessary home repairs related to health and safety. Both manufactured homes and non-manufactured homes are eligible for the program. On average, the City's SHS Program responds to over 300 calls for service each year.

As directed by SHRA and required by CDBG Federal Requirements, the City solicited a Request for Qualifications (RFQ) for Contractor Services for the SHS Program. The intent of the RFQ was to contract with four to eight contractors for the SHS Program.

A total of seven companies (ABC Home Improvements, Benchmark Plumbing, F.L. Electric Service Company, Gray Construction and Securement Services, Inc., Roseville Sheet Metal Inc., Robnett Construction, Inc. and Sacramento City Building) submitted their qualification packages to City and the Community Development staff determined that all seven companies are qualified to provide a range of contracting services necessary for the SHS Program. Furthermore, all seven of the contractors are experienced in small home repairs and working with low-income senior citizens and/or physically disabled homeowners.

With approval of this resolution and the necessary contracts (not-to-exceed a combined total of \$165,000 for all said contracts), the following contractors will assist the City with providing contractor services as needed for the SHS Program:

1. ABC Home Improvements
2. Benchmark Plumbing
3. F.L. Electric Service Company
4. Gray Construction and Securement Services, Inc.
5. Roseville Sheet Metal Inc.
6. Robnett Construction, Inc.
7. Sacramento City Building Co.



**FINANCIAL IMPACT**

There is no financial impact on the General Fund. The CDBG funding program requires the expenditure of funds with reimbursement requested and therefore the Community Development Block Grant Fund (Fund 201) is utilized to cover the upfront contractor and material costs and invoices are sent to SHRA monthly for reimbursement from the grant proceeds. For the Fiscal Year 2020/21, a total of \$165,000 of the Community Development Block Grant Fund (Fund 201) is proposed to be appropriated for the SHS Program to cover the cost of materials and outside contractors.

**ENVIRONMENTAL REVIEW**

This action by the City Council is exempt from environmental review pursuant to Section 15061(b)(3) (Review for Exemption) of the California Environmental Quality Act.

**ATTACHMENTS**

Resolution No. 10432 - A Resolution authorizing the City Manager to execute non-exclusive agreements with approved licensed contractors to implement the Sacramento Housing and Redevelopment Agency inter-agency contract for the Seniors Helping Seniors Home Repair Program.

Submitted,



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Pam Johns, Community Development Director

**RESOLUTION NO. 10432****A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE NON-EXCLUSIVE AGREEMENTS WITH APPROVED LICENSED CONTRACTORS TO IMPLEMENT THE SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY INTER-AGENCY CONTRACT FOR THE SENIORS HELPING SENIORS PROGRAM**

**WHEREAS**, Resolution No. 9958, adopted by the City Council on June 27, 2017, authorized the City Manager to execute an agreement with the Sacramento Housing and Redevelopment Agency (SHRA) for continued participation in the Community Development Block Grant (CDBG) Program from January 1, 2018 to December 31, 2020; and

**WHEREAS**, funds from the CDBG Program subsidize the City's Seniors Helping Seniors (SHS) Program, which provides eligible senior citizens in the City with financial assistance to repair and remedy health and safety hazards in their homes; and

**WHEREAS**, SHRA has approved \$165,000 in CDBG funds to subsidize the City's SHS Program for Fiscal Year 2020/21; and

**WHEREAS**, the City Manager is required to enter into an Inter-Agency Contract with SHRA to receive the approved \$165,000 CDBG funds; and

**WHEREAS**, the CDBG funding program requires the expenditure of funds with reimbursement requested and for Fiscal Year 2020/21; and

**WHEREAS**, the proposed Fiscal Year 2020/21 Budget, includes an appropriation of \$165,000 in the Community Development Block Grant Fund (Fund 201) for the SHS Program; and

**WHEREAS**, a Request for Qualifications for services under the Seniors Helping Seniors Program, which specified the maximum amount of fixed fee payable for each type of repair service was issued on February 27, 2020; and

**WHEREAS**, proposals from licensed professional contractors were received from ABC Home Improvements, Benchmark Plumbing, F.L. Electric Service Company, Gray Construction and Securement Services, Inc., Roseville Sheet Metal Inc., Robnett Construction, Inc., and Sacramento City Building Co., each outlining the contractor's professional qualifications and experience to perform services under the Program; and

**WHEREAS**, in accordance with Chapter 2.36 of the Folsom Municipal Code, contracts of \$62,014 or greater shall be approved by the City Council;

**NOW, THEREFORE, BE IT RESOLVED** in the event that CDBG funding from SHRA is available, the City Council of the City of Folsom hereby authorizes the City Manager to execute non-exclusive contracts for professional licensed contractor services with ABC Home

Resolution No. 10432

Page 1 of 2



Improvements, Benchmark Plumbing, F.L. Electric Service Company, Gray Construction and Securement Services, Inc., Roseville Sheet Metal Inc., Robnett Construction, Inc. and Sacramento City Building Co., to render services under the City’s SHS Program through June 30, 2021, not-to-exceed a combined total of \$165,000 for all said contracts.

**PASSED AND ADOPTED** this 12th day of May 2020, by the following roll-call vote:

**AYES:** Council Member(s):

**NOES:** Council Member(s):

**ABSENT:** Council Member(s):

**ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

**ATTEST:**

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

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CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

# 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. 05/12/2020; Item No. 10.

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 site diagram.

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

05/12/2020; Item No. 10.

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,

---

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
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	0	\$208.38
Hannaford Cross	\$195.78	0	\$195.78
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Los Cerros	\$121.18	0	\$121.18
Natoma Station			
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• <b>Union Square</b>	\$228.88	<b>(taking off tax roll)</b>	\$0.00
Natoma Valley	\$856.37	0	\$856.37
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The Residences at ARC			
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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:

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

**ATTACHMENT 2**

Preliminary Engineer's Report



# CITY OF FOLSOM

- AMERICAN RIVER CANYON NORTH
- AMERICAN RIVER CANYON NORTH 2
- AMERICAN RIVER CANYON NORTH 3
- BLUE RAVINE OAKS
- BLUE RAVINE OAKS No. 2
- BRIGGS RANCH
- BROADSTONE
- BROADSTONE UNIT NO.3
- BROADSTONE No. 4
- 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
- WILLOW SPRINGS

## LANDSCAPING AND LIGHTING DISTRICTS

# PRELIMINARY ENGINEER'S REPORT

MAY 2020

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

ENGINEER OF WORK:  
**SCIConsultingGroup**  
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 WWW.SCI-CG.COM

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**CITY OF FOLSOM**

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**CITY COUNCIL**

Sarah Aquino, Mayor  
Ernie Sheldon, Vice Mayor  
Roger Gaylord, Member  
Kerri Howell, Member  
Mike Koslowski, Member

**CITY MANAGER**

Elaine Andersen, City Manager

**CITY ATTORNEY**

Steve Wang, City Attorney

**FOLSOM PARKS & RECREATION DIRECTOR**

Lorraine Poggione

**MUNICIPAL LANDSCAPE SERVICES MANAGER**

Zachary Perras

**ENGINEER OF WORK**

SCI Consulting Group



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## INTRODUCTION

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### OVERVIEW

The City of Folsom Landscaping and Lighting Districts (the "Districts") provide funding for the installation, maintenance and servicing of landscaping, sidewalks, fences, walls, parks, open space, signage, soundwalls, street lighting, and other public improvements in the City of Folsom. Twenty-nine such districts exist as follows:

The 29 City of Folsom Landscaping and Lighting Districts are:

- 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 Unit No.3
- Broadstone No. 4
- Cobble Ridge
- Cobble Hills Ridge II/Reflections II
- Folsom Heights
- Folsom Heights No. 2
- Hannaford Cross
- Lake Natoma Shores
- Los Cerros
- Natoma Station (Including Union Square Annexation)
- Natoma Valley (Formerly Lakeridge Estates)
- Prairie Oaks Ranch
- Prospect Ridge
- Sierra Estates
- Silverbrook
- The Residences at American River Canyon
- The Residences at American River Canyon II
- Steeplechase
- Willow Creek Estates East
- Willow Creek Estates East No. 2
- Willow Creek Estates South
- Willow Springs

These assessments were established in previous fiscal years. In each subsequent year for which the assessments will be continued, the City Council ("Council") must direct the preparation of an Engineer's Report, budgets and proposed assessments for the upcoming fiscal year. The Engineer's Report also identifies future planned projects. After the

Engineer's Report is completed, the Council may preliminarily approve the Engineer's Report and proposed assessments and establish the date for a public hearing on the continuation of the assessments. This Engineer's Report ("Report") was prepared pursuant to the direction of the Council.

This Report was prepared to establish the budget for the improvements that would be funded by the proposed 2020-21 assessments and to define the benefits received from the improvements by property within the Districts and 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 XIID of the California Constitution (the "Article").

If the Council approves this Engineer's Report and the proposed assessments by resolution, a notice of the proposed assessment levies must be published in a local paper at least 10 days prior to the date of the public hearing. The resolution preliminarily approving the Engineer's Report and establishing the date for a public hearing typically directs that this notice be published.

Following the minimum 10-day time period after publishing the notice, a public hearing is held for the purpose of allowing public testimony about the proposed continuation of the assessments. This hearing is currently scheduled for July 14, 2020. At this hearing, the Council would consider approval of a resolution confirming the assessments for fiscal year 2020-21. If so confirmed and approved, the assessments would be submitted to the County Auditor/Controller for inclusion on the property tax rolls for Fiscal Year 2020-21.

Included is a separate but integral tool: the City of Folsom Landscaping and Lighting District Improvement Plan ("Improvement Plan"). It is a separate planning document that identifies the type of upcoming improvement (e.g. re-landscaping a corridor or painting a wall); the estimated cost; any installments required for short-term (less than five years) and/or long term (not greater than 30 years) improvements, and the approximate schedule for completion of the improvement. The City intends to continually update and revise the Improvement Plan throughout each year to reflect the current status of improvement projects, budget updates and/or changes in priorities.

The concept of the Improvement Plan arose from the City's commitment to comply with the requirements of the Act as well as produce a valuable instrument that enables the City to schedule, prioritize, and plan for needed maintenance and servicing improvements in the districts. It also serves as a user-friendly means for members of the public to review and understand the use of the assessment revenues generated from each district.

## LEGAL ANALYSIS

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

In July of 2008, the California Supreme Court issued its ruling on the 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 which was approved by California voters in 1996. 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 each district

This Engineer's Report is consistent with the SVTA vs. SCCOSA decision and with the requirements of Article XIII C and XIII D of the California Constitution based on the following factors:

1. Most of the Districts were formed prior to the passage of Proposition 218 and/or with unanimous approval of property owners. Although these assessments are consistent with Proposition 218, the California judiciary has generally referred to pre-Proposition 218 assessments as "grandfathered assessments" and held them to a different standard than post Proposition 218 assessments.
2. The Districts are narrowly drawn to only include the specially benefiting parcels, and the assessment revenue derived from real property in each District is expended only on specifically identified improvements and/or maintenance and servicing of those improvements in that District that confer special benefits to property in that District.
3. The use of unique and narrowly drawn Districts ensures that the improvements constructed and maintained with assessment proceeds are located in close proximity to the real property subject to the assessment, and that such improvements provide direct and special benefit to the property in that District.
4. Due to their proximity to the assessed parcels, the improvements and maintenance thereof financed with assessment revenues in the District provide a direct advantage to properties in that District, and the benefits conferred on such property in each District are more extensive and direct than a general increase in property values.
5. The assessments paid in each District are proportional to the special benefit that each parcel within that District receives from such improvements and the maintenance thereof because:
  - a. The specific improvements and maintenance and utility costs thereof in each District and their respective costs are specified in this Engineer's Report; and

- b. Such improvement and maintenance costs in each District are allocated among different types of property located within each District, and equally among those properties which have similar characteristics and receive similar special benefits.

Therefore, given the factors highlighted above, this Engineer's Report is consistent with the SVTA vs. SCCOSA decision and with the requirements of Article XIIC & XIID of the California Constitution.

**DAHMS V. DOWNTOWN POMONA PROPERTY**

On June 8, 2009, the 4th District Court of Appeal upheld a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court denied review. 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. The Court also upheld discounts and exemptions from the assessment for certain properties.

**BONANDER V. TOWN OF TIBURON**

On December 31, 2009, the 1<sup>st</sup> 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 Appeals 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 benefit associated with improvements and services were not explicitly calculated and quantified and separated from the special benefits.

**GOLDEN HILL NEIGHBORHOOD ASSOCIATION V. CITY OF SAN DIEGO**

On September 22, 2011, the San Diego 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 XIII C and XIII D of the California Constitution and with the *SVTA* decision because the Improvements to be funded are clearly defined; the Improvements are directly available to and will directly benefit property in the Assessment Districts; and the Improvements provide a direct advantage to property in each of the Assessment Districts that would not be received in absence of the Assessments.

This Engineer’s Report is consistent with *Beutz, Dahms and Greater Golden Hill* because the Improvements will directly benefit property in each of the Assessment Districts 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.

**IMPACT OF RECENT PROPOSITION 218 DECISIONS**

This Engineer’s Report is consistent with the *SVTA vs. SCCOSA, Dahms, Bonander – Beutz and Greater Golden Hill* decisions and with the requirements of Article XIII C and XIII D of the California Constitution based on the following factors:

1. The assessment revenue derived from real property in each assessment District within the City of Folsom is extended only on specific landscaping and other improvements and/or maintenance and servicing of those improvements in that assessment district
2. The use of various assessment districts ensures that the landscaping and other improvements constructed and maintained with assessment proceeds are located in close proximity to the real property subject to the assessment, and that such improvements provide a direct advantage to the property in the assessment district.
3. Due to their proximity to the assessed parcels, the improvements and maintenance thereof financed with assessment revenues in each assessment district benefits the properties in that assessment district in a manner different in kind from the benefit that other parcels of real property in the City of Folsom derive from such improvements, and the benefits conferred on such property in each assessment district are more extensive and direct than a general increase in property values.
4. The assessments paid in each assessment district are proportional to the special benefit that each parcel within that assessment district receives from such improvements and the maintenance thereof because:
  - a. The specific landscaping and other improvements and maintenance and utility costs thereof in each assessment district and the costs thereof are specified in this Engineer’s Report; and
  - b. Such improvement and maintenance costs in each assessment district are allocated among different types of property located within each

assessment district, and equally among those properties which have similar characteristics and receive similar special benefits.

There have been a number of clarifications made to the analysis, findings and supporting text in this Report to ensure that this consistency is well communicated.

## PLANS & SPECIFICATION

---

The work and improvements proposed to be undertaken by the City of Folsom Landscaping and Lighting Districts (the "Districts") and the cost thereof paid from the continuation of the annual assessment provide special benefit to parcels within the Districts defined in the Method of Assessment herein. Consistent with the Landscaping and Lighting Act of 1972, (the "Act") the work and improvements (the "Improvements") are generally described as follows:

Within these districts, the existing and proposed improvements are generally described as the installation, maintenance and servicing of turf, ground cover, shrubs and trees, irrigation systems, drainage systems, street lighting, fencing, soundwalls, 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 monuments and all necessary appurtenances, and labor, materials, supplies, utilities and equipment, as applicable, for property owned or maintained by the City of Folsom. Any plans and specifications for these improvements have been filed with the City of Folsom and are incorporated herein by reference.

*"Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:*

- (a) Repair, removal, or replacement of all or any part of any improvement.*
- (b) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.*
- (c) The removal of trimmings, rubbish, debris, and other solid waste.*
- (d) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.*

*"Service" or "servicing" means the furnishing of:*

- (a) Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.*
- (b) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.*

The assessment proceeds from each District will be exclusively used for Improvements within that District plus Incidental expenses. Reference is made to the Estimate of Cost and Budget, Appendix A and to the additional plans and specifications, including specific expenditure and improvement plans by District, which are on file with the City.



**ESTIMATE OF COST AND BUDGET**

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**DESCRIPTION OF IMPROVEMENTS**

Following are descriptions of improvements for the various City of Folsom Landscaping and Lighting Districts.

**AMERICAN RIVER CANYON NORTH**

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from San Juan Suburban Water District.
- Maintenance of Irrigation system, entry fountain, plantings, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Waterfall upper basin rehab.

Future Improvement Projects:

- No planned projects.

**AMERICAN RIVER CANYON NORTH No. 2**

- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- LED change-out.

Future Improvement Projects:

- Paint and replace streetlight poles.

**AMERICAN RIVER CANYON NORTH No. 3**

- Purchase of electric power.
- Purchase of irrigation water from San Juan Suburban Water District.
- Maintenance of landscaping, lighting, signs, sidewalk and walls, waterfalls, including turf, ground cover, shrubs and trees, irrigation systems, drainage systems, street lighting, walls, signs.

Planned Improvement Projects for 2020-21:

- Irrigation controller upgrade.
- Tree and Landscape Improvements.

Future Improvement Projects:

- Tree and Landscape Improvements (or replacements).

- Signage replacement.
- Baldwin Dam path repair.
- Landscape/Irrigation removal and replacement – Mystic Hills, ARC Drive/Canyon Falls.
- Main Walking Trail – landscaping, irrigation, step areas
- Waterfall –rock repair.

**BLUE RAVINE OAKS**

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from City of Folsom.
- Maintenance of irrigation system, plantings, sidewalks, fences, walls and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- No planned projects.

Future Improvement Projects:

- No planned projects.

**BLUE RAVINE OAKS No. 2**

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from City of Folsom.
- Maintenance of irrigation system, plantings, sidewalks, fences, walls and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Riley fence replacement.

Future Improvement Projects:

- Riley Street Fence/Replacement.
- Tree removal/replacement.
- Blue Ravine Wall repair.
- Signage improvement/replacement.

**BRIGGS RANCH**

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from City of Folsom.
- Maintenance of irrigation system, plantings, sidewalks, walls, fences, open space area, signage and streetlights.
- Purchase of electric power.

- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- No planned projects.

Future Improvement Projects:

- Fence/Wall repair/replacement (Blue Ravine/E Natoma)
- Signage improvement/replacement.
- Tree and Landscape Improvements (or replacements).
- Irrigation upgrades/replacement (3 controllers).
- Shrub and tree upgrades – Blue Ravine/E. Natoma.
- Bollard repair/replacement.
- Pet station repair/replacement.
- Landscape lighting upgrades/replacement.

**BROADSTONE**

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from City of Folsom.
- Maintenance of irrigation system, plantings, sidewalks, sound walls, water quality ponds and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- No planned projects.

Future Improvement Projects:

- Repair irrigation/replace shrubs – Iron Point median, Rathbone, Knofler, other interior areas. Signage improvement/replacement.
- Tree and Landscape Improvements (or replacements).
- Irrigation repair/retrofit.
- Bollard repair/replacement.
- Pet station repair/replacement.
- Street lights fixture replacement.
- Signage improvement/replacement.
- Turf removal/irrigation retrofit.
- Landscape light maintenance.
- Shrub replacement (throughout District).

**BROADSTONE UNIT No. 3**

- No planned projects.

Planned Improvement Projects for 2020-21:

- LED retrofit (partial).

Future Improvement Projects:

- Paint streetlight poles.

**BROADSTONE No. 4**

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from City of Folsom.
- Maintenance of irrigation system, plantings, sidewalks, sound walls, water quality ponds and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Streetscape median.

Future Improvement Projects:

- No planned projects.

**COBBLE HILLS RIDGE II/REFLECTIONS II**

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of Irrigation system, plantings, sidewalks, soundwalls, signage, parks, park facilities, open space and streetlights.
- Purchase of Electric Power from SMUD.
- Maintenance of public lighting fixtures.

Planned Improvement Projects for 2020-21:

- Fence replacement.

Future Improvement Projects:

- Soundwall/fence replacement/repair/painting.
- Signage improvement/replacement.
- Tree and Landscape Improvements (or replacements).
- Shrub replacement – Sibley/Corner, Glenn/Oxborough.
- Mini Park and Path – turf and shrub repair/replacement

**COBBLE RIDGE**

- Maintenance of shrubs and trees within landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of irrigation system, plantings, open space areas, soundwalls, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Tree work in cul-de-sac.

Future Improvement Projects:

- Paint/replace fence/tabular fence.
- Fence repair/replacement.
- Shrub, bark, DG replacement.
- Tree and Landscape Improvements (or replacements).
- Tree work in Cul de Sac.

**FOLSOM HEIGHTS**

- Maintenance of shrubs and trees within landscape medians and corridors, corridors, bike trails, walkways, and open space areas.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of irrigation system, plantings, fences, walls, sidewalks and streetlights.
- Purchase of Electric Power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Tree care in open space.

Future Improvement Projects:

- Bike path repair.
- Wall paint/repair.
- Open Space management/tree removal.
- Tree and Landscape Improvements (or replacements).

**FOLSOM HEIGHTS No. 2**

- Maintenance of lawns and trees within landscape medians and corridors, corridors, bike trails, walkways, and open space areas.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of irrigation system, plantings, fences, walls, sidewalks and streetlights.
- Purchase of Electric Power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Tree Care & Ladder Fuel in Open Space.

Future Improvement Projects (if funded with new District):

- Glenn wall repair.
- Tree and landscape improvements (Vierra Cir)
- New landscape (Glenn)

**HANNAFORD CROSS**

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water and electric power for the two mini parks in a 70%/30%: City/District contribution. (based on maintenance assignments)
- Maintenance of Irrigation system, bike trails, walkways, fences, walls, drainage swale, plantings, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Fence along Lakeside.

Future Improvement Projects:

- Fence repair/replacement – Lakeside Dr.
- Landscape/irrigation – Lakeside Dr.
- Tree and Landscape Improvements (or replacements).
- Entry and trellis – Inwood replanting.

**LAKE NATOMA SHORES**

- Maintenance of lawns and trees within landscape medians and corridors.
- Maintenance of Irrigation system, soundwalls, signage, street pavers, plantings, sidewalks and streetlights.
- Purchase of Irrigation water from the City of Folsom.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Relandscape Forrest Street/Muerer relandscape.

Future Improvement Projects:

- Signage improvement/replacement.
- Turf repair/irrigation upgrades
- Tree and Landscape Improvements (or replacements).

**LOS CERROS**

- Maintenance of landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of Irrigation system, walls, plantings, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Irrigation upgrade.
- LED light retrofit.

Future Improvement Projects:

- Open Space parcels management.
- Wall Paint/Repair.
- Landscape light repair/maintain.
- Tree and Landscape Improvements (or replacements).
- Tree/shrub replacement – Riley Street.
- Signage improvement/replacement.
- Cruickshank/Woodsmoke plant/bark.
- Median Island plant replacement.

**NATOMA STATION**

- Maintenance of Irrigation system, walls, signage, art work, open space areas, parks, plantings and streetlights.
- Purchase of irrigation water from the City of Folsom.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- No planned projects.

Future Improvement Projects:

- Shrub/tree replacement Blue Ravine/Turnpike/Iron Point
- Tree and Landscape Improvements (or replacements).
- Sidewalk repair.
- Paver repairs/replacements.
- Mini Park replanting/bark.
- Wetland area maintenance.
- Sign repair/replacement.
- Wall repair/painting.
- Irrigation upgrades (water conservation)

**NATOMA STATION-UNION SQUARE**

*Note: Union Square which is a Benefit zone of Natoma Station will be providing its own landscaping and lighting maintenance via an existing homeowner's association and servicing for 2020-21.*

**NATOMA VALLEY**

- Installation, maintenance and servicing of turf, ground cover, shrubs and trees, irrigation systems, drainage systems, street lighting, soundwalls, retaining walls, fencing and all necessary appurtenances, and labor, materials, supplies, utilities and equipment

Planned Improvement Projects for 2020-21:

- LED retrofit.

- Future Improvement Projects:
- Wall repair/replacement.

**PROSPECT RIDGE**

- Maintenance of Irrigation system, walls, signage, open space areas, parks, plantings and streetlights.
- Purchase of irrigation water from the City of Folsom.
- Purchase of electric power.
- Maintenance of street lighting fixtures.
- Maintenance of landscape corridors.

- Planned Improvement Projects for 2020-21:
- No planned projects.

- Future Improvement Projects:
- No planned projects.

**PRAIRIE OAKS RANCH**

- Maintenance and servicing of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of Irrigation system, walls, signage, fences, open space areas, trellises, and streetlights along Grover Road, Russi Road, Willard Drive, Stewart Street and the interior public roadways within the subdivisions.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

- Planned Improvement Projects for 2020-21:
- No planned projects.

- Future Improvement Projects:
- Fence/Wall paint/repair/replace.
  - Riley Street landscaping.
  - Sign Repair/Replacement.
  - Replace Landscaping – Grover/Russi/Iron Point/Blue Ravine
  - Tree and Landscape Improvements (or replacements).
  - Open Space Weed Maintenance Abatement.

**SIERRA ESTATES**

- Maintenance of landscaping, lighting and soundwalls along Rowland Court, Dolan Court and Riley Street including turf, ground cover, shrubs and trees, irrigation systems, drainage systems, street lighting, fencing, soundwalls, monuments,



statuary, fountains, and other ornamental structures and facilities, entry monuments and all necessary appurtenances

- Purchase of water from the City of Folsom
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Streetlight retrofit.

Future Improvement Projects:

- Tree and Landscape Improvements (or replacements).
- Signage improvement/replacement.
- Shrubs and irrigation replacements.

**SILVERBROOK**

- Note: Silverbrook will not be levied for fiscal year 2020-21, due to a surplus in revenue.
- Maintenance of lawns and trees within landscape median.
- Purchase of irrigation water from City of Folsom.
- Maintenance of Irrigation system, entry median, plantings, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- LED Streetlight Retrofit.

Future Improvement Projects:

- Relandscape median.

**STEEPLECHASE**

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of Irrigation system, plantings, sidewalks and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- No planned projects.

Future Improvement Projects:

- Riley Street fence replacement.
- Park fence replacement
- Signage improvement/replacement.
- Tree and Landscape Improvements (or replacements).

- Renovation of turf in mini-park.
- Repair and/or replace bollards.
- Landscape replacement along Riley Street.
- Landscape median and park.
- Remove roots in park/replace turf.

**THE RESIDENCES AT AMERICAN RIVER CANYON**

- Maintenance landscaping, lighting and soundwalls along American River Canyon Drive and Oak Avenue including turf, ground cover, shrubs and trees, irrigation systems, drainage systems, street lighting, sound-walls, and all necessary appurtenances.
- Purchase of water from San Juan Water District.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Landscape replacement.

Future Improvement Projects:

- Landscape and irrigation repairs and replacements.
- Wall repair/replacement.
- Drainage Swale repair.

**THE RESIDENCES AT AMERICAN RIVER CANYON II**

- Installation, maintenance and servicing of turf, ground cover, shrubs, and trees, irrigation systems, drainage systems, street lighting, walls, signage and all necessary appurtenances, and labor, materials, supplies, utilities, and equipment

Planned Improvement Projects for 2020-21:

- Landscape replacement.

Future Improvement Projects:

- Landscape and irrigation repairs and replacements.
- Wall repair/replacement.
- Drainage Swale repair.

**WILLOW CREEK ESTATES EAST**

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water from the City of Folsom.
- Maintenance of irrigation system, walls, plantings, sidewalks and streetlights, as well as weed abatement.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- No planned projects.

Future Improvement Projects: (if funding available)

- Planting Removal/Replacement.
- Signage improvement/replacement.
- Tree and Landscape Improvements (or replacements).
- Irrigation repairs/upgrades.
- Landscape/irrigation replacement – Oak Ave median/Blue Ravine.

**WILLOW CREEK ESTATES EAST NO. 2**

- Maintenance of irrigation system, walls, plantings, sidewalks and streetlights, as well as weed abatement.
- Purchase of irrigation water from the City of Folsom.
- Purchase of electric power.
- Maintenance of street lighting fixtures.
- Maintenance of lawns and trees within landscape medians and corridors.

Planned Improvement Projects for 2020-21:

- Frontage landscape along Blue Ravine.
- Monument signs.

Future Improvement Projects:

- Landscape & Irrigation retrofit along Blue Ravine & Oak Ave.

**WILLOW CREEK ESTATES SOUTH**

- Purchase of irrigation water from the City of Folsom.
- Maintenance of Irrigation system, walls, entry signage, drainage way, parks, sidewalks and streetlights, as well as weed abatement.
- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- Sign retrofit/replacement.

Future Improvement Projects:

- Wall Paint/Power Wash.
- Entry signage retrofit/replacement.
- Prewett tree open space.
- Street paver replacement.
- Oak Avenue - shrub retrofit.
- Tree and Landscape Improvements (or replacements)
- Silberhorn relandscaping.
- Turf removal/irrigation upgrades.

**WILLOW SPRINGS**

- Purchase of electric power.
- Maintenance of street lighting fixtures.

Planned Improvement Projects for 2020-21:

- LED streetlights & retrofit.

Future Improvement Projects:

- Paint/repair Lamp Posts.

**BUDGETS**

Below is a summary of the Budgets for the various districts. Refer to Appendix A - Budgets, for detailed budgets for each district.

District	Improvement Costs	Incidental Costs	Total Improvement Costs	Current Projects	Benefit Units (SFEs)	Rate	Total Assessment
American River Canyon North	\$127,800.00	\$2,748.54	\$130,548.54	\$55,000.00	1,022	\$102.94	\$105,204.68
American River Canyon North 2	\$15,781.00	\$380.40	\$16,161.40	\$10,000.00	160	\$77.70	\$12,432.00
American River Canyon North 3	\$158,883.00	\$541.36	\$159,424.36	\$61,000.00	918	\$269.86 *	\$247,612.74
Blue Ravine Oaks	\$20,275.00	\$5,347.35	\$25,622.35	\$0.00	165	\$218.60	\$36,069.00
Blue Ravine Oaks No. 2	\$66,758.00	\$4,320.35	\$71,078.35	\$40,000.00	165	\$213.26	\$35,187.90
Briggs Ranch	\$84,074.00	\$18,668.41	\$102,742.41	\$0.00	660	\$122.28	\$80,706.02
Broadstone	\$130,000.00	\$64,976.03	\$194,976.03	\$0.00	2,351	\$164.99	\$387,873.34
Broadstone Unit No.3	\$35,000.00	\$1,444.38	\$36,444.38	\$25,000.00	741	\$28.07 *	\$20,798.47
Broadstone No. 4	\$275,776.00	\$19,751.00	\$295,527.00	\$30,000.00	2,371	\$38.05 *	\$90,209.62
Cobble Hills II/Reflections II	\$97,726.00	\$14,639.51	\$112,365.51	\$10,000.00	389	\$113.14	\$44,011.46
Cobble Ridge	\$20,156.00	\$6,050.82	\$26,206.82	\$5,000.00	98	\$144.26 *	\$14,137.48
Folsom Heights	\$14,800.00	\$5,025.72	\$19,825.72	\$3,000.00	308	\$70.88	\$21,831.04
Folsom Heights No. 2	\$47,394.00	\$5,211.00	\$52,605.00	\$25,000.00	306	\$208.38	\$63,660.09
Hannaford Cross	\$33,586.00	\$8,457.77	\$42,043.77	\$10,000.00	103	\$195.78	\$20,165.34
Lake Natoma Shores	\$34,034.00	\$7,997.67	\$42,031.67	\$15,000.00	113	\$183.58	\$20,744.54
Natoma Valley (formerly) Lakeridge	\$50,305.00	\$12,248.61	\$62,553.61	\$5,000.00	79	\$856.37 *	\$67,653.23
Los Cerros	\$41,511.00	\$9,831.83	\$51,342.83	\$5,000.00	337	\$121.18	\$40,837.66
Natoma Station	\$177,910.00	\$39,059.37	\$216,969.37	\$0.00	1,897	\$91.70	\$173,976.36
Prospect Ridge	\$14,315.00	\$2,886.65	\$17,201.65	\$0.00	9	\$1,074.97	\$9,405.99
Prairie Oaks Ranch	\$214,529.00	\$64,145.99	\$278,674.99	\$0.00	919	\$213.61	\$196,226.42
The Residences at ARC	\$22,546.00	\$4,215.03	\$26,761.03	\$2,000.00	17	\$536.67 *	\$9,123.39
The Residences at ARC II	\$22,546.00	\$0.00	\$22,546.00	\$2,000.00	10	\$1,169.97 *	\$11,699.70
Sierra Estates	\$16,745.00	\$5,593.75	\$22,338.75	\$1,000.00	25	\$363.68 *	\$9,092.00
Silverbrook	\$22,041.17	\$5,726.17	\$27,767.33	\$10,000.00	114	\$0.00	\$0.00
Steeplechase	\$22,765.00	\$9,419.00	\$32,184.00	\$0.00	154	\$157.68	\$24,282.72
Willow Creek East	\$50,548.00	\$0.00	\$50,548.00	\$0.00	747	\$80.40	\$60,058.80
Willow Creek East Estates No 2	\$89,300.00	\$19,675.00	\$108,975.00	\$71,000.00	741	\$130.63	\$96,856.29
Willow Creek South	\$148,529.00	\$15,689.57	\$164,218.57	\$40,000.00	1462	\$109.88	\$160,642.36
Willow Springs	\$40,796.00	\$611.03	\$41,407.03	\$32,000.00	517	\$28.14	\$14,548.38
<b>TOTALS</b>	<b>\$2,096,429.17</b>	<b>\$354,662.29</b>	<b>\$2,451,091.45</b>	<b>\$457,000.00</b>			<b>\$2,075,047.03</b>

## METHOD OF APPORTIONMENT

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This section of the Engineer's Report includes an explanation of the benefits to be derived from the installation, maintenance and servicing of the Improvements throughout the Districts, and the methodology used to apportion the total assessment to properties within the City of Folsom Landscaping and Lighting Districts.

The City of Folsom Landscaping and Lighting Districts consist of all Assessor Parcels within the boundaries of each District defined as defined by 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 said boundaries. The method used for apportioning the assessment is based upon the proportional special benefits to be derived by the properties in the City of Folsom Landscaping and Lighting Districts 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. 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 XIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property and the assessment must not exceed the reasonable cost of the proportional benefit upon the assessed parcel:

*"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

The following benefit categories summarize the types of special benefit to residential, commercial, industrial and other lots and parcels resulting from the Improvements to be provided with the assessment proceeds. These categories of special benefit are supported by various California legislation and supporting studies which describe the types of special benefit received by property from Improvements such as those proposed by the

City of Folsom Landscaping and Lighting Districts. These types of special benefit are summarized as follows:

- Proximity to improved landscaped areas within each District.
- Access to improved landscaped areas within each District.
- Improved Views within each District.
- Extension of a property's outdoor areas and green spaces for properties within close proximity to the Improvements.
- Creation of individual lots for residential and commercial use that, in absence of the District and the services provided by the District, would not have been created.

In this regard, the recent 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 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 DISTRICT**

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

In absence of the assessments, the Improvements would not be provided and the landscaping areas in the Districts 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 Districts, they provide a direct advantage and special benefit to property in the Districts.

**ACCESS TO IMPROVED LANDSCAPED AREAS WITHIN THE DISTRICT**

Since the parcels in each District are 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 that District.

**IMPROVED VIEWS WITHIN THE DISTRICT**

The District, by maintaining these landscaped areas, provides improved views to properties in each District. The properties in a 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 a District.

**EXTENSION OF A PROPERTY'S OUTDOOR AREAS AND GREEN SPACES FOR PROPERTIES WITHIN CLOSE PROXIMITY TO THE IMPROVEMENTS**

In large part because it is generally cost prohibitive to provide large open land areas in development projects, the residential, commercial and other benefiting properties in each District do not have large outdoor areas and green spaces. The landscaped areas within each District provide additional outdoor areas that serve as an effective extension of the land area for properties that are in close proximity to the Improvements. The Improvements, therefore, provide an important, valuable and desirable extension of usable land area, which confers a direct advantage and special benefit to properties in close proximity to the Improvements.

**CREATION OF INDIVIDUAL LOTS FOR RESIDENTIAL AND COMMERCIAL USE THAT, IN ABSENCE OF THE ASSESSMENTS, WOULD NOT HAVE BEEN CREATED**

Typically, the original owner/developer of the property within the Districts can petition the City to establish the assessment districts. As parcels were sold, new owners were informed of the assessments through the title reports, and in some cases, through Department of Real Estate "White Paper" reports that the parcels were subject to assessment. Purchase of property was also an "agreement" to pay the assessment. In absence of the assessments, the lots within the Districts would probably not have been subdivided and created. These lots, and the improvements they support, are a special benefit to the property owners.

## GENERAL VERSUS SPECIAL BENEFIT

The assessments from the City of Folsom Landscaping and Lighting Districts are used to fund improvements and increased levels of maintenance to the grounds adjoining the properties in the Districts. In absence of those Districts, such Improvements would not be provided and the properties would not have been subdivided and improved to the same extent. The Districts were specifically proposed for formation to provide additional and improved improvements, and services in the Districts. In absence of the assessments, these public resources could not be created and revenues would not be available for their continued maintenance and improvement. Therefore, the assessments solely provide special benefit to property in the Districts 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 because the Districts are accessible by members of the public, the Improvements within each District were specifically designed, located and created to provide additional and improved public resources for property inside the Districts, and not the public at large. Other properties that are either outside the Districts or within the Districts 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 Districts because they provide a direct advantage to properties in the Districts that would not be provided in absence of the assessments.

Although the analysis used to support these assessments concludes that the benefits are solely special, 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. curbs, gutters, streets, drainage systems, and other infrastructure maintenance items such as pond clean outs and street sweeping, etc.) This funding from other sources more than compensates for general benefits, if any, received by the properties within the districts.

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 over and above the services already provided by the City within the boundaries of the assessment district. It is also important to note that certain services funded by the assessments in Pomona are similar to the services funded by the Assessments described in this Engineer's Report and the Court found these services to be 100% special benefit. Similar to the assessments in Pomona, the Assessments described in this Engineer's Report fund improvements and services directly provided within the Assessment District to benefit properties within the assessment district and not to the public at large, and these properties enjoy close 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 may be quantified as illustrated in the following table.

Benefit Factor	Relative Weight	General Benefit Contribution	Relative General Benefit
Creation of parcels	90	0%	0
Improved views	5	10%	0.5
Improved nighttime visibility and safety from streetlights	5	20%	1
	100		1.5
Total Calculated General Benefit =			1.5%

As a result, the City of Folsom will contribute at least 1.5% of the total budget from sources other than the assessment. The contribution offsets any general benefits from the Assessment Services.

**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 serves 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 Districts 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 are 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 proved 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%.

The Improvements 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 1.5% is more than offset by the total non-assessment contribution towards general benefit of 28%.

**METHOD OF ASSESSMENT**

The second 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 a 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.

**ASSESSMENT APPORTIONMENT**

The improved properties within the Districts consist of primarily of single family, multi-family, commercial and non-assessed parcels, with the vast majority being single family. Since all single family residential parcels in the Districts are deemed to have good proximity to the improvements, such single family properties receive similar benefit from the proposed improvements and are assigned 1.0 SFE units. The benefits for other types of properties are further defined as follows.

**GENERAL CASE**

Many of the City of Folsom Districts contain only single family residences and non-assessed properties such as parks and green spaces. These districts are:

Blue Ravine Oaks	165 residential lots
Blue Ravine Oaks No. 2	165 residential lots
Cobble Ridge	98 residential lots
Cobble Hills Ridge II/Reflections II	389 residential lots
Hannaford Cross	103 residential lots
Lake Natoma Shores	113 residential lots
Los Cerros	337 residential lots
Natoma Station – (Union Square Annexation)	116 residential lots
Natoma Valley	72 residential lots
Sierra Estates	25 residential lots

Silverbrook	122 residential lots
Steeplechase	154 residential lots
The Residences at American River Canyon	17 residential lots
The Residences at ARC II Annexation	10 residential lots
Willow Creek East	747 residential lots
Willow Springs	<u>517 residential lots</u>
Total	3,150

These Districts are assessed per Assessment Table 1, next page.

**ASSESSMENT TABLE 1**

Description	SFEs
Single Family Parcel	1.00
Non Assessed (e.g. open space, park land etc.)	0.00

Note: In 2006-07, a general case SFE rate was established for condominiums in districts in which the original Engineer's Report did not anticipate condominium development. This rate is 0.67 SFEs.

**AMERICAN RIVER CANYON NORTH**

There are 410.124 acres in American River Canyon North. There are 1006 residential lots and each one is assigned 1 benefit unit (SFE.) The 2.00 acres of currently undeveloped property is assigned 2.63 SFEs per acre from a rate determined at the time of formation of this district:

American River Canyon North properties are assessed per Assessment Table 2, below, as per the original formation documents:

**ASSESSMENT TABLE 2**

Description	SFEs
Single Family Parcel	1.00
Undeveloped Property, per acre	2.63
Non Assessed (e.g. open space, park land etc.)	0.00

**AMERICAN RIVER CANYON NORTH No. 2**

There are 130.805 acres in American River Canyon North No. 2. American River Canyon No. 2 lies completely within American River Canyon North. There are 161 residential lots and each one is assigned 1 benefit unit (SFE).

American River Canyon North No. 2 properties are assessed per Assessment Table 3, below, as per the original formation documents:

**ASSESSMENT TABLE 3**

Description	SFEs
Single Family Parcel	1.0000

Undeveloped Residential Property, per lot	0.3273
Non Assessed (e.g. open space, park land etc.)	0.0000

**AMERICAN RIVER CANYON NORTH No 3**

There are 410.124 acres in American River Canyon North. There are 1006 residential lots. Each assessable parcel in the Assessment District receives a special and direct benefit from the improvements in the Assessment District. Since the Assessment District is comprised of residential single family improved properties and all properties have good proximity to the improvements, all assessable parcels within the Assessment District are estimated to benefit equally from the improvements associated with the Assessment District, and the costs associated with the improvements are apportioned equally to all parcels on the basis of current or proposed dwelling units. Each parcel is assigned SFE units relative to the number of current or proposed dwelling units on the parcel.

The procedure used to arrive at each parcel's annual levy amount is:

**BALANCE TO LEVY / TOTAL SFE BENEFIT UNITS IN DISTRICT = ASSESSMENT AMOUNT PER BENEFIT UNIT**

There are three Zones of Benefit. In Zone A each parcel is assigned 1 benefit unit (SFE), in Zone B, each parcel is assigned 0.83 benefit unit (SFE) and Zone C each parcel is assigned 0.50 benefit unit (SFE.) Properties in Zone B and Zone C receive lower benefit units because they currently pay for common open space areas within their zone. In 2007, when the American River Canyon North District No. 3 was formed, an analysis of the associated landscaping improvements was performed to determine the relative benefit to each zone from this new assessment. It was estimated that Zone B receives 17% of the special benefit, and Zone C receives 50% of the special benefit. Therefore, the SFE units for Zone B and Zone C have been adjusted accordingly.

American River Canyon North properties are assessed per Assessment Table 4, below:

**ASSESSMENT TABLE 4**

Description	SFEs
Zone A – Original ARCN Area	1.0000
Zone B – Canyon Falls Village Area	0.8300
Zone C – ARCN No. 2 Area	0.5000

**BROADSTONE**

According to the Broadstone Landscaping and Lighting “Method of Spread,” there are 895.301 assessable acres in Broadstone. Of these, 416.1455 acres are divided into 1,682 single family residential lots (4.2 lots per acre average) and 479.156 acres are divided into multi-family and commercial lots. The multi-family parcels are APN 0721070002 through APN 0721070100 are known as Bentley Square West (99 units); and APN 0721610001 through APN 072161053 are known as Bentley Square East (53 units). [In addition to

these properties listed in the "Method of Spread," other multi-family complexes are also assessed, including Vessona, Sherwood, Haldon.] Although these projects were designed as single family small lot divisions, the density is consistent with the multi-family land use designation. These projects are consistent with both the Multi-Family Low Density General Plan Land Use Designation (MLD) and the Multi-Family zoning (R-M\_PD) of the project site. There are 1530 single family residential lots and each one is assigned 1 SFEs. There are 312.555 developed, non-single family acres and each is assigned 2.1 SFEs per acre [This is the rate applied to commercial properties, as implicitly indicated in the Method of Spread]. (4.2 units \* 0.5). Unrecorded single family residential lots are assigned .65 SFEs.

There are 134.387undeveloped, non-single family residential acres and each one with be assigned 0.704 SFEs per acre. (4.2 units \*.05 \* 0.335). There are 152 lots with Bentley Square East and West and each is assigned .0962 SFEs per lot.

Broadstone properties are assessed per Assessment Table 4, below, as per the original formation documents:

**ASSESSMENT TABLE 4**

Description	SFEs
Single Family Parcel	1.0000
Multi-Family Parcels, per unit	0.0962
Developed Non-Single Family, per acre	2.1000
Undeveloped Non-Single Family, per acre	0.7040
Non Assessed (e.g. open space, park land etc.)	0.0000

**BROADSTONE No. 3**

There are 559.36 acres in Broadstone No. 3. Of these, 325 acres are single family residential lots (2.034 lots per acre average) and 11.48 acres are divided into multi-family residential and 26.93 acres are non-assessed for use as parks, open space, etc. There are 382 single family residential lots and each one is assigned 1 SFE. There are 28.09 developed, non-single family residential acres and each one is assigned 2.034 SFEs per acre. There are 283 undeveloped, single family lots and each one is assigned 0.326 SFEs. There are 171.71 undeveloped, non-single family residential acres and each one is assigned 0.326 x 2.034 SFEs.

Broadstone No.3 properties are assessed per Assessment Table 5, below, as per the original formation documents:

**ASSESSMENT TABLE 5**

Description	SFEs
Single Family Parcel	1.0000
Undeveloped Single Family Parcel	0.3260
Developed Non-Single Family, per acre	2.0340
Undeveloped Non-Single Family, per acre	0.6630



Non Assessed (e.g. open space, park land etc.)	0.0000
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**BROADSTONE No. 4**

**Residential**

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 2010 Census and dividing it by the total number of such households, finds that approximately 2.91 persons occupy each single family residence, whereas an average of 2.12 persons occupy each condominium. The ratio of 2.91 people on average for a single family residence and 2.12 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 0.40 per dwelling unit. A similar calculation is used for the SFE Rates for other residential property types.

**Commercial**

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, the average number of people residing in a single family home in the area is 2.91. 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 14.55.

The employee density per acre is generally 1.65 times the population density of single family residential property per acre (24 employees per acre / 14.55 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.

**Vacant**

The benefit to vacant properties is determined to be proportional to the corresponding benefits for similar type developed properties; however, 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. The SFE factor for vacant/undeveloped parcels is 0.25 per parcel.

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 XIID 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.

In 2015, when the Broadstone No. 4 was formed, an analysis was performed of the associated lighting and landscaping improvements to determine the relative benefit to each zone from this new assessment. As a result, four Zones of Benefit were created within Broadstone No. 4. Parcels in Zone B are determined to receive 95.25% of the level of special benefit of those within Zone A, parcels in Zone C are determined to receive 93.87% of the level of special benefit of those within Zone A, and parcels in Zone D are determined to receive 92.23% of the level of special benefit of those within Zone A.

Broadstone No. 4 properties are assessed per Assessment Table 4, below:

ASSESSMENT TABLE 4

Description	SFEs
Single Family Parcel	1.00
Multi-Family Parcels, per unit (2 to 4 units)	0.27
Multi-Family Parcels, per unit (5+ units)	0.22
Condo	0.40
Mobile Home (separate lot)	0.20
Commercial, shopping center	0.50
Office	1.42
Vacant	0.25

**BRIGGS RANCH**

There are 642 residential lots and each one is assigned 1 benefit unit (SFE). Undeveloped residential parcels APN: 071-1190-007, 008, 010, 011 and 012 are assessed based on 2.2 SFEs per acre.

Briggs Ranch properties are assessed per Assessment Table 6, below, as per the original formation documents:

**ASSESSMENT TABLE 6**

Description	SFEs
Single Family Parcel	1.0000
Undeveloped Single Family, per acre	2.2000
Non Assessed (e.g. open space, park land etc.)	0.0000

**FOLSOM HEIGHTS**

There are 288 residential lots and each one is assigned 1 benefit unit (SFE.) APN 071-1050-050 is assessed 4.1 SFEs per acre.

Folsom Heights properties are assessed per Assessment Table 7, below, as per the original formation documents:

**ASSESSMENT TABLE 7**

Description	SFEs
Single Family Parcel	1.0000
Undeveloped Single Family, per acre	4.1000
Multi Family, per unit	0.5000
Non Assessed (e.g. open space, park land etc.)	0.0000

**NATOMA STATION**

There are 1272 single family residential lots and each one is assigned 1 SFEs. There are 94.99 acres of Commercial and each one is assigned .6299 SFEs per acre. There are 21.03 acres of Multi Family and each one is assigned 3.2337 SFEs per acre.

Natoma Station properties are assessed per Assessment Table 8, below, as per the original formation documents:

**ASSESSMENT TABLE 8**

Description	SFEs
Single Family Parcel	1.0000
Commercial outside of Lot X, per acre	0.6299
Commercial inside of Lot X, per acre	4.2487
Multi Family, per acre	3.2337
Non Assessed (e.g. open space, park land etc.)	0.0000

**PROSPECT RIDGE**

**Residential**

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 2010 Census and dividing it by the total number of such households, finds that approximately 2.91 persons occupy each single family residence, whereas an average of 2.12 persons occupy each condominium. The ratio of 2.91 people on average for a single family residence and 2.12 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 0.40 per dwelling unit. A similar calculation is used for the SFE Rates for other residential property types.

The single family equivalency factor of 0.22 per dwelling unit for multifamily residential properties of 5 or more units 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, the average number of people residing in a single family home in the area is 2.91. 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 14.55.

The employee density per acre is generally 1.65 times the population density of single family residential property per acre (24 employees per acre / 14.55 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.

**VACANT PROPERTIES**

The benefit to vacant properties is determined to be proportional to the corresponding benefits for similar type developed properties; however, 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. The SFE factor for vacant/undeveloped parcels is 0.25 per parcel.

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 XIID 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.

**PRAIRIE OAKS RANCH**

There are 856 residential lots and each one is assigned 1 benefit unit (SFE). There is one multi-family parcel and it is being assessed 57 SFEs. There is one proposed school site and it is being assessed 5.62 SFEs, or the cost of maintaining its' frontage.

Prairie Oaks Ranch properties are assessed per Assessment Table 9, below, as per the original formation documents:

**ASSESSMENT TABLE 9**

Description	SFEs
Single Family Parcel	1.0000
Proposed School Site, per parcel	5.6300
Multi Family, per unit	1.0000
Non Assessed (e.g. open space, park land etc.)	0.0000

**WILLOW CREEK ESTATES EAST No. 2**

**Zones of Benefit**

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. Parcels in Zone A (on Garrett Drive, Ferrera Drive and Whitmer Drive) receive direct special benefit from the proximate landscaping and trees adjacent to the properties as well as less proximate streetlighting. Parcels in Zone B receive direct special benefit from the proximate streetlighting as well as landscaping particularly along the street entrances into the neighborhood. Zone C receive direct special benefit from the proximate streetlighting but lees benefit from the landscaping because they are less proximate to the landscaped areas.

Thus, three zones (A, B, and C) were created as shown on the assessment diagram. Parcels in Zone A are determined to receive same level of the level of special benefit of those within Zone B and parcels in Zone C are determined to receive 92.08% of the level of special benefit of those within Zone A and Zone B.

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 Assessment District, the advantage that each parcel receives from the Improvements is direct, and the boundaries are narrowly drawn to include only parcels that benefit from the assessment. Therefore, the even spread of assessment throughout each narrowly drawn Zone of Benefit is indeed consistent with the SVTA decision and satisfies the “direct relationship to the “locality of the improvement” standard.

Residential Properties

**ASSESSMENT TABLE 11**

Type of Residential Property	Pop. Density Equivalent	SqFt Factor	Proposed Rate
Single Family Residential	1.00	1.00	1.00
Condominium	0.73	0.55	0.40
Duplex, Triplex, Fourplex	0.64	0.42	0.27
Multi-Family Residential (5+ Units)	0.64	0.34	0.22
Mobile Home on Separate Lot	0.45	0.45	0.20

Commercial/Industrial Properties

**ASSESSMENT TABLE 12**

<i>Type of Commercial/Industrial Land Use</i>	<i>Average Employees Per Acre <sup>1</sup></i>	<i>SFE Units per Quarter Acre <sup>2</sup></i>	<i>SFE Units per Acre After 5</i>
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	

**Vacant Properties**

The benefit to vacant properties is determined to be proportional to the corresponding benefits for similar type developed properties; however, 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. The SFE factor for vacant/undeveloped parcels is 0.25 per parcel.

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 XIID 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.

**WILLOW CREEK ESTATES SOUTH**

There are 1102 residential lots in Village 1, 2, 3 (lots 41-93 and 155-165), 4-7 and 9A and each one is assigned 1 benefit unit (SFE.) There are 243 residential lots in Village 8 and 9b and each one is assigned 1.086 benefit unit (SFE). There are 64 residential lots in Village 3 (lots 41-93 and 155-165), and each one is assigned 1.256 benefit unit (SFE). There are 10 Lexington Business Park parcels and they are assessed at 0.618 SFEs per parcel. There are 3 Lexington Square parcels and they are assessed at 2.4710 SFEs per parcel.

Willow Creek Estates South properties are assessed per Assessment Table 10, below, as per the original formation documents:

**ASSESSMENT TABLE 13**

Description	SFEs
Single Family Parcel Village 1,2,3 (lots 41-93 and 155-165),4-7 and 9A	1.0000
Single Family Parcel Village 8 and 9b	1.0870
Single Family Parcel Village 3 (lots 41-93 and 155-165)	1.2560
Business Park Parcel	0.6180
Commercial Parcel	2.4710
Non Assessed (e.g. open space, park land etc.)	0.0000

**OTHER PROPERTY TYPES**

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 Improvement of property value. Such parcels are, therefore, not specially benefited and are not assessed.

**ASSESSMENT**

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WHEREAS, the City of Folsom, County of Sacramento, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972 and Article XIII D of the California Constitution (collectively "the Act"), initiated the preparation of an Engineer's Report for the City of Folsom Landscaping and Lighting Districts;

WHEREAS, the City of Folsom directed the undersigned Engineer of Work to prepare and file a report presenting an estimate of costs, a diagram for the Districts and an assessment of the estimated costs of the improvements upon all assessable parcels within the Districts, to which the description of said proposed improvements therein contained;

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

The amount to be paid for said improvements and the expense incidental thereto, to be paid by the City of Folsom Landscaping and Lighting Districts for the fiscal year 2020-21 is generally as follows:

Summary Cost Estimates	
Improvement Costs	\$2,096,429.17
Incidental Costs	\$354,662.29
Other Costs	\$457,000.00
<b>Total Improvement Costs</b>	<b>\$2,908,091.45</b>

As required by the Act, an Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said City of Folsom Landscaping and Lighting Districts. The distinctive number of each parcel or lot of land in the said City of Folsom Landscaping and Lighting Districts is its Assessor Parcel Number appearing on the Assessment Roll.

And I do hereby assess and apportion said net amount of the cost and expenses of said improvements, including the costs and expenses incident thereto, upon the parcels and lots of land within said City of Folsom Landscaping and Lighting Districts, 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 assessments are made upon the parcels or lots of land within the City of Folsom Landscaping and Lighting Districts in proportion to the special benefits to be received by the parcels or lots of land, from said improvements.

The Sierra Estates, The Residences at American River Canyon, The Residences at American Canyon II Annexation to the Residences at American River Canyon, Cobble Ridge, Broadstone 3, and Natoma Valley, Willow Creek Estates East No. 2, Prospect Ridge are subject to an annual adjustment tied to the Consumer Price Index for the San Francisco Area, with a maximum annual adjustment not to exceed 4% and American River Canyon North 3, Blue Ravine No. 2 and Folsom Heights No. 2 are subject a maximum annual adjustment not to exceed 3%.

Any change in the CPI in excess of the maximum annual increase shall be cumulatively reserved as the "Unused CPI" and shall be used to increase the maximum authorized assessment rate in years in which the CPI is less than 4% for Sierra Estates, The Residences at American River Canyon, The Residences at American Canyon II Annexation to the Residences at American River Canyon, Cobble Ridge, Broadstone 3, and Natoma Valley, Willow Creek Estates East No. 2, Prospect Ridge; and is less than 3% for American River Canyon North 3, Blue Ravine No. 2 and Folsom Heights No. 2.

The proposed assessments for the Districts that are eligible for the CPI increase will be assessed at the rate used in fiscal year 2019-2020 but are less than the maximum authorized rates. Broadstone No.4 and Willow Creek East Estates No. 2 will be assessed at their new lower rate starting this year, 2020-21.

District	Maximum Authorized Rate	Proposed Rate 20-21
American River Canyon North No. 3	\$277.97	\$269.86
Blue Ravine Oaks No. 2	\$219.55	\$213.26
Broadstone 3	\$36.60	\$28.07
Broadstone No. 4-Zone A	\$38.05	\$38.05
Broadstone No. 4-Zone B	\$36.24	\$36.24
Broadstone No. 4-Zone C	\$35.72	\$35.72
Broadstone No. 4-Zone D	\$35.04	\$35.04
Cobble Ridge	\$214.68	\$139.64
Folsom Heights No.2	\$214.63	\$208.38
Natoma Valley	\$916.81	\$856.37
Prospect Ridge	\$1,150.84	\$1,074.97
The Residences	\$681.21	\$536.67
The Residences II	\$1,413.96	\$1,169.97
Sierra Estates	\$389.34	\$363.68
Willow Creek East Eastates No 2-Zone A&B	\$97.58	\$97.58
Willow Creek East Eastates No 2-Zone C	\$89.70	\$89.70

Silverbrook is subject to an annual assessment for \$132.32. However, there will be a credit in 2020-21 due to sufficiency of fund balance for current maintenance needs.

On April 9, 2013 by Resolution No. 9137, the Fieldstone Meadows Landscaping and Lighting District was dissolved. The City will no longer be responsible for maintain the improvements nor providing services within the Fieldstone Meadows Landscaping and Lighting District.

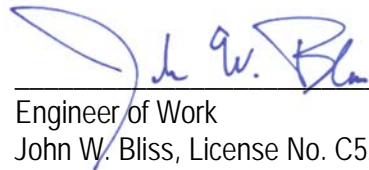
Union Square a benefit zone of Natoma Station will be maintained and serviced by their Home Owner's Association and has not been levied since fiscal year 2009-10.

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 2020-21. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said 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 2020-21 for each parcel or lot of land within the said City of Folsom Landscaping and Lighting Districts.

Dated: 5/6/2020



  
\_\_\_\_\_  
Engineer of Work  
John W. Bliss, License No. C52091

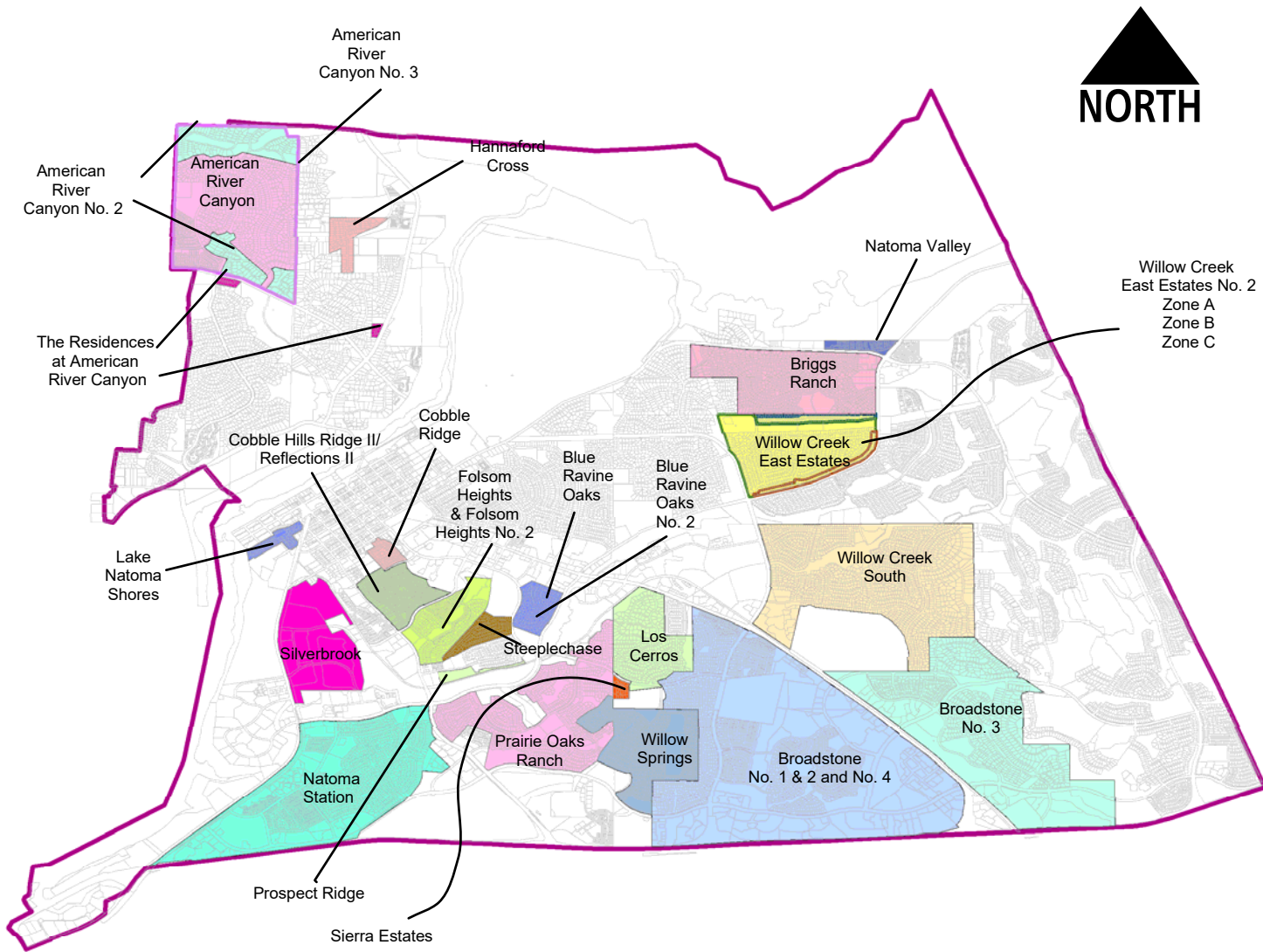
**ASSESSMENT DIAGRAM**

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The boundaries of the City of Folsom Landscaping and Lighting Districts are displayed on the following Assessment Diagram.

The specific lines and dimensions of each lot or parcel are on file at the City.





FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
CITY CLERK

RECORDED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM, COUNTY OF SACRAMENTO, CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
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 \_\_\_\_\_, 2020 FOR FISCAL YEAR 2020-21 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 \_\_\_\_\_, 2020. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

\_\_\_\_\_  
CITY CLERK

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, 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 GOVERNING BOARD OF THE CITY OF FOLSOM.

\_\_\_\_\_  
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.

## APPENDIX A -- BUDGETS

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The attached budgets for Fiscal Year 2020-21 are included for each of the Districts.

### CATEGORY DESCRIPTIONS

#### FUND BALANCE CALCULATION:

This calculation determines funds available in a district. This calculation includes the included funds remaining after being allocated to the estimated reserve.

#### ESTIMATED RESERVES

Estimated Reserve to finance approximately 6 months of the following year: This is approximately 45% of the operating and incidental costs of a Landscaping and Lighting District to fund the operations until collected revenue is received from the County.

#### SHORT-TERM INSTALLMENTS

Funds listed here are monies collected in prior years and set aside for future proposed improvements projected to be completed within the next five years.

#### LONG-TERM INSTALLMENTS

Funds listed here are monies collected in prior years and set aside for future proposed improvements projected to be completed within five to thirty years.

### IMPROVEMENT COSTS

#### GENERAL MAINTENANCE COSTS

- Scheduled: monthly landscape maintenance and service
- Unscheduled: unscheduled but potential costs for repairs (i.e. broken sprinklers and irrigation systems), replacements (i.e. remove and replace dead tree or irrigation controller), and other services (i.e. repair fence post or treat for a specific pest) not included in monthly maintenance and service costs
- Streetlights: repair and replace bulbs and ballasts in streetlights

#### SERVICE COSTS

- Electrical: electric costs for streetlight maintenance and power to irrigation controllers
- Water: water costs to irrigate landscaping

### CURRENT YEAR IMPROVEMENT PROJECTS

Funded improvements planned to occur in the upcoming fiscal year

#### INCIDENTAL COSTS

- Professional Services: consultant cost for Engineer's Report and Improvement Plan

- Contract Services: other contracts or professional services such as backflow testing (yearly tests), vector control, graffiti removal, and streetlight pole replacement
- Publications/Mailings/Communications: yearly notices in public hearings, mailings to Advisory Committee Members, and telephone expenses
- Staff: Landscaping and Lighting District Manager and/or inspector, clerical support, and/or other city staff.
- Overhead: General overhead (Landscaping and Lighting Districts' share of general overhead categories such as City Clerk, City Attorney, City Manager, etc.) and Department overhead (Landscaping and Lighting Districts' share of department overhead categories such as City Attorney, City Clerk and Finance Dept. Costs).
- County Auditor Fee: Per Parcel Fee charged by County to put levy on tax bills

#### **TOTAL IMPROVEMENT COSTS**

This is the total of all improvement costs budgeted for the upcoming year. This cost includes current improvements that 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 intended for replacement or improvement of capital items within a district.

#### **ASSESSMENT TO PROPERTY (CURRENT)**

This calculation takes the number of single-family equivalent benefit units and multiplies it by the amount that each property within a district is will be assessed for the upcoming year. This is the total assessment amount that will be generated by the properties within the District.

#### **DISTRICT BALANCE**

The purpose of this calculation is to describe all costs expected to occur in the upcoming year, any installments being collected as part of the upcoming year's assessment and contributions from other sources. The outcome of the calculation is the total assessment for the district. A surplus would be applied and/or credited to the upcoming year's assessment. If there are insufficient funds in the fund balance to cover the 6-month reserve, or the current and/or proposed improvements, then a deficit would exist. A deficit generally indicates that an increase in assessment may be necessary (requiring voter approval with a simple majority), however there may be a one-time reason for the deficit and an increase may not be necessary. Deficit situations are reviewed and analyzed on a case-by-case basis.

#### **NET ASSESSMENT CALCULATION**

This calculation determines the net assessment after the surplus or deficit is factored into the calculation. If a deficit exists, the net assessment will indicate that the assessment for the district might be too low. If a surplus exists, the net assessment will indicate that the assessment for the district might be too high. Any increased adjustments require voter approval (simple majority).

**ALLOCATED NET ASSESSMENT TO PROPERTY**

This calculation takes the net assessment for the district that was calculated above (i.e. factoring in a surplus or deficit) and divides it by the number of single-family equivalent benefit units. The outcome of the calculation is the total allocated net assessment per single-family equivalent benefit unit. This calculation is generally the same as the allocated assessment however if there is a deficit it will indicate the revised amount that would be required to eliminate the deficit. Conversely if there is a surplus the calculation would show the amount that the assessment could be reduced by and still cover the anticipated costs for current and future years.

**COMPARISON OF NET ASSESSMENT AND ASSESSMENT**

Shows a comparison of the net assessment and the current assessment and indicates a per parcel deficit or surplus.

City of Folsom American River North Landscaping and Lighting District Fund 253 2020-21		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$81,383.88	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$46,981.82)	
<b>Available Funds</b>		<b>\$34,402.06</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$0.00	
2. Unscheduled*	\$0.00	
3. Streetlights*	\$5,400.00	
4. Irrigation	\$6,750.00	
<u>Service Costs</u>		
5. Electrical*	\$25,000.00	
6. Water*	\$35,650.00	
<u>Current Year Improvement Projects</u>		
7. Waterfall upper basin rehab	\$55,000.00	
Subtotal of Item 7	\$55,000.00	
<b>Subtotal</b>		<b>\$127,800.00</b>
<u>Incidental Costs</u>		
8. Professional Services (Engineer's Report and IP)	\$0.00	
9. Contract Services (all other contracts and services)*	\$0.00	
10. Publications/Mailings/Communications	\$0.00	
11. Staff	\$0.00	
12. Overhead	\$2,155.00	
13. County Auditor Fee	\$593.54	
<b>Subtotal</b>		<b>\$2,748.54</b>
<b>Total Improvement Costs</b>		<b>\$130,548.54</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$102.94	
Single Family Equivalent Benefit Units	1,022	
<b>Total Assessment</b>		<b>\$105,204.68</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$14,695.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$14,695.00</b>
<b>District Balance</b>		
Total Assessment to property	\$105,204.68	
Total Improvement Costs	(\$130,548.54)	
Subtotal	(\$25,343.86)	
Total Available Funds	\$34,402.06	
Total Funds	\$9,058.20	
Total Installment Costs	(\$14,695.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$5,636.80)	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>(\$5,636.80)</b>
<b>Net Assessment Calculation</b>		
Assessment	\$105,204.68	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$5,636.80	
<b>Net Assessment</b>		<b>\$110,841.48</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$110,841.48	
Single Family Equivalent Benefit Units	1022	
<b>Allocated Net Assessment to Property</b>		<b>\$108.46</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property		(\$108.46)
Allocated Assessment to Property		\$102.94
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>(\$5.52)</b>

\*Funds from kind balance



City of Folsom American River Canyon North No. 2 Landscaping and Lighting District Fund 270 - lights Only 2020-21		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$165,778.00	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$5,551.82)	
<b>Available Funds</b>		<b>\$160,226.18</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$0.00	
2. Unscheduled	\$2,500.00	
3. Streetlights	\$1,781.00	
<u>Service Costs</u>		
4. Electrical	\$1,500.00	
5. Water	\$0.00	
<u>Current Year Improvement Projects</u>		
6. LED change-out	\$10,000.00	
	<i>Subtotal of Item 6</i>	\$10,000.00
<b>Subtotal</b>		<b>\$15,781.00</b>
<u>Incidental Costs</u>		
7. Professional Services (Engineer's Report and IP)	\$0.00	
8. Contract Services (all other contracts and services)	\$0.00	
9. Publications/Mailings/Communications	\$0.00	
10. Staff	\$0.00	
11. Overhead	\$286.00	
12. County Auditor Fee	\$94.40	
<b>Subtotal</b>		<b>\$380.40</b>
<b>Total Improvement Costs</b>		<b>\$16,161.40</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$77.70	
Single Family Equivalent Benefit Units	160	
<b>Total Assessment</b>		<b>\$12,432.00</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$155,688.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$16,000.00	
<b>Total Installment Costs</b>		<b>\$171,688.00</b>
<b>District Balance</b>		
Total Assessment	\$12,432.00	
Total Improvement Costs	(\$16,161.40)	
Subtotal	(\$3,729.40)	
Total Available Funds	\$160,226.18	
Total Funds	\$156,496.78	
Total Installment Costs	(\$171,688.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$15,191.22)	
<b>District Balance (surplus is +; deficit is -)</b>		<b>(\$15,191.22)</b>
<b>Net Assessment Calculation</b>		
Assessment	\$12,432.00	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$15,191.22	
<b>Net Assessment</b>		<b>\$27,623.22</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$27,623.22	
Single Family Equivalent Benefit Units	160	
<b>Allocated Net Assessment to Property</b>		<b>\$172.65</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	(\$172.65)	
Allocated Assessment to Property	\$77.70	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>(\$94.95)</b>

\*Funds from fund balance





City of Folsom American River Canyon North No. 3 Landscaping and Lighting District Fund 275 2020-21		
		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$899,682.91	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$110,577.74)	
<b>Available Funds</b>		<b>\$789,105.17</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$54,183.00	
2. Unscheduled	\$35,000.00	
3. Streetlights	\$5,400.00	
4. Irrigation Parts	\$3,300.00	
<b>Service Costs</b>		
5. Electrical	\$0.00	
6. Water	\$0.00	
<b>Current Year Improvement Projects</b>		
7. Irrigation controller upgrade, tree/landscape improvements	\$61,000.00	
<i>Subtotal</i>	\$61,000.00	
<b>Subtotal</b>		<b>\$158,883.00</b>
<b>Incidental Costs</b>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$14,157.00	
12. Overhead	\$5,173.00	
13. County Auditor Fee	\$541.36	
<b>Subtotal</b>		<b>\$24,221.36</b>
<b>Total Improvement Costs</b>		<b>\$183,104.36</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$269.86	
Single Family Equivalent Benefit Units	917.56	
<b>Total Assessment</b>		<b>\$247,612.74</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$92,000.00	
Long-Term Installment Plan (previously collected)	\$466,000.00	
Short-Term Installment Plan (collected this year)	\$12,000.00	
Long-Term Installment Plan (collected this year)	\$32,000.00	
<b>Total Installment Costs</b>		<b>\$602,000.00</b>
<b>District Balance</b>		
Total Assessment	\$247,612.74	
Total Improvement Costs	(\$183,104.36)	
Subtotal	\$64,508.38	
Total Available Funds	\$789,105.17	
Total Funds	\$853,613.55	
Annual Installment (collected this year)	(\$602,000.00)	
Contributions from other sources	\$0.00	
Net Balance	\$251,613.55	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$251,613.55</b>
<b>Net Assessment Calculation</b>		
Assessment	\$247,612.74	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$251,613.55)	
<b>Net Assessment</b>		<b>(\$4,000.80)</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	(\$4,000.80)	
Single Family Equivalent Benefit Units	918	
<b>Allocated Net Assessment to Property</b>		<b>(\$4.36)</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	\$4.36	
Allocated Assessment to Property	\$269.86	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>\$274.22</b>

\*Funds from land balance

AMERICAN RIVER CANYON NORTH NO. 3 - INSTALLMENT SUMMARY

District:	American River Canyon North #3							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$899,683							
<b>Short Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Required
Irrigation Controller Upgrade-centralize (1 controller)	\$4,000	\$14,000	4000	4000	4000	4000	4000	\$2,000
Tree & landscape improvements (or replacement)	\$5,000	\$15,000	5000	5000	5000	5000	5000	\$25,000
Signage Replacement	\$2,000	\$7,000	3000	3000	3000	3000	3000	\$60,000
Mystic Hills replace missing landscape	\$4,000	\$8,000	0	0	0	0	0	\$20,000
Totals:	\$15,000	\$44,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$107,000
<b>Long Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019	Required
Waterfall Rock Repair	\$1,000	\$8,000	2000	2000	2000	2000	2000	\$10,000
Baldwin Dam Path Repair	\$5,000	\$40,000	10000	10000	10000	10000	10000	\$50,000
Landscape removal/replacement (throughout district)	\$5,000	\$40,000	10000	10000	10000	10000	10000	\$150,000
ARC Drive/Canyon Falls (Cascade perimeter), landscape, remove/replace trees, mow strip	\$20,000	\$130,000	30000	5000	5000	5000	5000	\$135,000
Main Walking Trail landscaping, irrigation, stairs, clean-up	\$10,000	\$80,000	20000	5000	5000	5000	5000	\$150,000
Totals:	\$41,000	\$298,000	\$72,000	\$32,000	\$32,000	\$32,000	\$32,000	\$495,000
<sup>1</sup> Fence will not be funded through L&L District								
<sup>2</sup> Project Completed								

City of Folsom Blue Ravine Oaks Landscaping and Lighting District Fund 250 2020-21		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$99,862.00	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$16,107.53)	
<b>Available Funds</b>		<b>\$83,754.47</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$0.00	
2. Unscheduled	\$5,000.00	
3. Streetlights	\$1,000.00	
<u>Service Costs</u>		
4. Electrical	\$4,500.00	
5. Water	\$9,775.00	
<u>Current Year Improvement Projects</u>		
6. No Planned Projects	\$0.00	
	<i>Subtotal of Item 6</i>	\$0.00
<b>Subtotal</b>		<b>\$20,275.00</b>
<u>Incidental Costs</u>		
7. Professional Services (Engineer's Report and IP)	\$1,000.00	
8. Contract Services (all other contracts and services)	\$3,100.00	
9. Publications/Mailings/Communications	\$250.00	
10. Staff	\$0.00	
11. Overhead	\$900.00	
12. County Auditor Fee	\$97.35	
<b>Subtotal</b>		<b>\$5,347.35</b>
<b>Total Improvement Costs</b>		<b>\$25,622.35</b>
<u>Assessment to Property (Current)</u>		
Assessment per Single Family Equivalent	\$218.60	
Single Family Equivalent Benefit Units	165	
<b>Total Assessment</b>		<b>\$36,069.00</b>
<u>Installment Costs (see installment Plan and Summary next page)</u>		
Short-Term Installment Plan (previously collected)	\$9,000.00	
Long-Term Installment Plan (previously collected)	\$0.00	
Short-Term Installment Plan (collected this year)	\$1,000.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$10,000.00</b>
<u>District Balance</u>		
Total Assessment	\$36,069.00	
Total Improvement Costs	(\$25,622.35)	
<b>Subtotal</b>	<b>\$10,446.65</b>	
Total Available Funds	\$83,754.47	
<b>Total Funds</b>	<b>\$94,201.12</b>	
Total Installment Cost	(\$10,000.00)	
Contributions from other sources	\$0.00	
<b>Net Balance</b>	<b>\$84,201.12</b>	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$84,201.12</b>
<u>Net Assessment Calculation</u>		
Assessment	\$36,069.00	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$84,201.12)	
<b>Net Assessment</b>	<b>(\$48,132.12)</b>	
<u>Allocated Net Assessment to Property</u>		
Net Assessment	(\$48,132.12)	
Single Family Equivalent Benefit Units	165	
<b>Allocated Net Assessment to Property</b>	<b>(\$291.71)</b>	
<u>Comparison of Net Assessment and Assessment</u>		
Allocated Net Assessment to Property	\$291.71	
Allocated Assessment to Property	\$218.60	
<b>Per Parcel Surplus (+) or Deficit (-)</b>	<b>\$510.31</b>	

\*Funds from fund balance

BLUE RAVINE OAKS - INSTALLMENT SUMMARY

District:	Blue Ravine Oaks (The Shores)							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$99,862							
<b>Short Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
Tree Removal/Replacement (Blue Ravine Road)	\$1,000	\$5,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$35,000
Totals:	\$1,000	\$5,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$35,000
<b>Long Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

City of Folsom Blue Ravine Oaks No. 2 Landscaping and Lighting District Fund 278 2020-21		
		<b>Total Budget</b>
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$183,756.06	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$15,714.05)	
<b>Available Funds</b>		<b>\$168,042.01</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$10,956.00	
2. Unscheduled	\$15,000.00	
3. Streetlights	\$0.00	
4. Irrigation	\$800.00	
<b>Service Costs</b>		
5. Electrical	\$0.00	
6. Water	\$0.00	
<b>Current Year Improvement Projects</b>		
7. Fence Replacement (Riley)	\$40,000.00	
	<i>Subtotal of Item 8</i>	\$40,000.00
<b>Subtotal</b>		<b>\$66,756.00</b>
<b>Incidental Costs</b>		
9. Professional Services (Engineer's Report and IP)	\$0.00	
10. Contract Services (all other contracts and services)	\$0.00	
11. Publications/Mailings/Communications	\$0.00	
12. Staff	\$3,763.00	
13. Overhead	\$460.00	
14. County Auditor Fee	\$97.35	
<b>Subtotal</b>		<b>\$4,320.35</b>
<b>Total Improvement Costs</b>		<b>\$71,076.35</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$213.26	
Single Family Equivalent Benefit Units	165	
<b>Total Assessment</b>		<b>\$35,187.90</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$1,000.00	
Long-Term Installment Plan (previously collected)	\$55,200.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$9,200.00	
<b>Total Installment Costs</b>		<b>\$65,400.00</b>
<b>District Balance</b>		
Total Assessment	\$35,187.90	
Total Improvement Costs	(\$71,076.35)	
Subtotal	(\$35,888.45)	
Total Available Funds	\$168,042.01	
Total Funds	\$132,153.56	
Total Installment Cost	(\$65,400.00)	
Contributions from other sources	\$0.00	
Net Balance	\$66,753.56	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$66,753.56</b>
<b>Net Assessment Calculation</b>		
Assessment	\$35,187.90	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$66,753.56)	
Net Assessment	(\$31,565.66)	
<b>Allocated Net Assessment to Property</b>		
Net Assessment	(\$31,565.66)	
Single Family Equivalent Benefit Units	165	
Allocated Net Assessment to Property	(\$191.31)	
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	\$191.31	
Allocated Assessment to Property	\$213.26	
Per Parcel Surplus (+) or Deficit (-)	\$404.57	

**BLUE RAVINE OAKS No. 2 - INSTALLMENT SUMMARY**

District:	Blue Ravine Oaks No. 2							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$183,756							
<b>Short Term Installment Summary</b>								
								Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	
Tree Removal/Replacement (Blue Ravine Road)	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$35,000
Totals:	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$35,000
<b>Long Term Installment Summary</b>								
								Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019	
Fence Replacement on Riley or Fence Upgrade	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$65,000
Tree Removal/Replacement	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$80,000
Blue Ravine Wall Repair	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$130,000
Signage Replacement	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,000
Totals:	\$9,200	\$9,200	\$9,200	\$9,200	\$9,200	\$9,200	\$9,200	\$279,000



City of Folsom Briggs Ranch Landscaping and Lighting District Fund 205 2020-21		
		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$4,655.00	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$36,041.32)	
<b>Available Funds</b>		<b>(\$31,386.32)</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$41,868.00	
2. Unscheduled	\$25,000.00	
3. Streetlights	\$4,000.00	
4. Irrigation	\$1,300.00	
<u>Service Costs</u>		
5. Electrical	\$9,078.00	
6. Water	\$7,828.00	
<u>Current Year Improvement Projects</u>		
7. No planned projects	\$0.00	
	Subtotal of Item 7	\$0.00
<b>Subtotal</b>		<b>\$89,074.00</b>
<u>Incidental Costs</u>		
7. Professional Services (Engineer's Report and IP)	\$1,000.00	
8. Contract Services (all other contracts and services)	\$3,100.00	
9. Publications/Mailings/Communications	\$250.00	
10. Staff	\$12,660.00	
11. Overhead	\$1,269.00	
12. County Auditor Fee	\$389.41	
<b>Subtotal</b>		<b>\$18,668.41</b>
<b>Total Improvement Costs</b>		<b>\$107,742.41</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$122.28	
Single Family Equivalent Benefit Units	660.01	
<b>Total Assessment</b>		<b>\$80,706.02</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$55,000.00	
Long-Term Installment Plan (previously collected)	\$95,070.00	
Short-Term Installment Plan (collected this year)	\$2,000.00	
Long-Term Installment Plan (collected this year)	\$3,410.00	
<b>Total Installment Costs</b>		<b>\$155,480.00</b>
<b>District Balance</b>		
Total Assessment	\$80,706.02	
Total Improvement Costs	(\$107,742.41)	
Subtotal	(\$27,036.38)	
Total Available Funds	(\$31,386.32)	
Total Funds	(\$58,422.70)	
Total Installment Cost	(\$155,480.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$213,902.70)	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>(\$213,902.70)</b>
<b>Net Assessment Calculation</b>		
Assessment	\$80,706.02	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$213,902.70	
<b>Net Assessment</b>		<b>\$294,608.73</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$294,608.73	
Single Family Equivalent Benefit Units	660	
<b>Allocated Net Assessment to Property</b>		<b>\$446.37</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property		(\$446.37)
Allocated Assessment to Property		\$122.28
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>(\$324.09)</b>

\* Funds from fund balance

BRIGGS RANCH - INSTALLMENT SUMMARY

District:	Briggs Ranch								
Fiscal Year:	2020-21								
Fund Balance (2020)	\$4,655								
<b>Short Term Installment Summary</b>									
									Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019		
Shrub and Tree Upgrades (E. Natoma/Blue Ravine)	\$10,000	\$17,000	\$500	\$500	\$500	\$500	\$500	\$500	\$50,000
Fence/Wall Repair/Replacement (Blue Ravine)-partial	\$10,000	\$17,000	\$500	\$500	\$500	\$500	\$500	\$500	\$50,000
Fence Repair/Replcement (E. Natoma)-partial	\$2,000	\$5,000	\$500	\$500	\$500	\$500	\$500	\$500	\$50,000
Pet Station-repair/replacement	\$2,000	\$6,000	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
<b>Totals:</b>	<b>\$24,000</b>	<b>\$45,000</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$156,000</b>
<b>Long Term Installment Summary</b>									
									Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019		
Bollard Repair/Replacement (67 bollards)	\$2,000	\$39,020	\$410	\$410	\$410	\$410	\$410	\$410	\$60,000
Fence Repair/Replacement (Blue Ravine)-partial	\$4,000	\$8,000	\$500	\$500	\$500	\$500	\$500	\$500	\$60,000
Fence Repair/Replacement (E. Natoma)-partial	\$4,000	\$8,000	\$500	\$500	\$500	\$500	\$500	\$500	\$60,000
Entry Sign Replacement (brass letters)	\$1,000	\$3,500	\$500	\$500	\$500	\$500	\$500	\$500	\$10,000
Irrigation Upgrades/replacements (3 controllers)	\$2,000	\$5,000	\$500	\$500	\$500	\$500	\$500	\$500	\$10,000
Landscape Lighting Upgrades or Replacement	\$5,000	\$9,500	\$500	\$500	\$500	\$500	\$500	\$500	\$75,000
Tree & landscape improvements (partial collection)	\$2,000	\$5,000	\$500	\$500	\$500	\$500	\$500	\$500	\$10,000
<b>Totals:</b>	<b>\$20,000</b>	<b>\$78,020</b>	<b>\$3,410</b>	<b>\$3,410</b>	<b>\$3,410</b>	<b>\$3,410</b>	<b>\$3,410</b>	<b>\$3,410</b>	<b>\$285,000</b>

City of Folsom Broadstone Landscaping and Lighting District Fund 210 2020-21		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	(\$347,011.73)	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$173,214.67)	
<b>Available Funds</b>		<b>(\$520,226.40)</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$0.00	
2. Unscheduled	\$0.00	
3. Streetlights	\$0.00	
<u>Service Costs</u>		
4. Electrical	\$45,000.00	
5. Water	\$85,000.00	
<u>Current Year Improvement Projects</u>		
6. No Planned Projects	\$0.00	
<b>Subtotal</b>	<i>Subtotal of Item 6</i> 0.00	<b>\$130,000.00</b>
<u>Incidental Costs</u>		
7. Professional Services (Engineer's Report and IP)	\$1,000.00	
8. Contract Services (all other contracts and services)	\$3,100.00	
9. Publications/Mailings/Communications	\$250.00	
10. Staff	\$50,639.00	
11. Overhead	\$8,600.00	
12. County Auditor Fee	\$1,387.03	
<b>Subtotal</b>		<b>\$64,976.03</b>
<b>Total Improvement Costs</b>		<b>\$194,976.03</b>
<u>Assessment to Property (Current)</u>		
Assessment per Single Family Equivalent	\$164.99	
Single Family Equivalent Benefit Units	2,350.89	
<b>Total Assessment</b>		<b>\$387,873.34</b>
<u>Installment Costs (see installment Plan and Summary next page)</u>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$2,745.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$2,745.00</b>
<u>District Balance</u>		
Total Assessment	\$387,873.34	
Total Improvement Costs	(\$194,976.03)	
Subtotal	\$192,897.32	
Total Available Funds	(\$520,226.40)	
Total Funds	(\$327,329.08)	
Total Installment Cost	(\$2,745.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$330,074.08)	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>(\$330,074.08)</b>
<u>Net Assessment Calculation</u>		
Assessment	\$387,873.34	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$330,074.08	
<b>Net Assessment</b>		<b>\$717,947.43</b>
<u>Allocated Net Assessment to Property</u>		
Net Assessment	\$717,947.43	
Single Family Equivalent Benefit Units	2351	
<b>Allocated Net Assessment to Property</b>		<b>\$305.39</b>
<u>Comparison of Net Assessment and Assessment</u>		
Allocated Net Assessment to Property	(\$305.39)	
Allocated Assessment to Property	\$164.99	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>(\$140.40)</b>

\*Funds from fund balance

**BROADSTONE 1 AND 2 - INSTALLMENT SUMMARY**

District:	Broadstone								
Fiscal Year:	2020-21								
Fund Balance (2020)	(\$347,012)								
<b>Short Term Installment Summary</b>									
									Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019		Required
Tree & landscape improvements (partial fund collection)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Repair Irrigation/Replace Shrubs-Rathbone, Knoller, other interior areas	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Landscape Light repair/replacement (60 lights)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000
Bollard Repair/Replacement (40)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Light Pole/fixture replacement of KW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
<b>Totals:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$106,000</b>
<b>Long Term Installment Summary</b>									
									Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019		Required
Repair Irrigation/Replace Shrubs-Iron Point median	\$0	\$2,745	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Tree & landscape improvements (or replacement)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,000
Shrub Replacement-through out (some irrigation repair)-28 acres	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
Landscape Light replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Pet Station replacement (7)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000
Signage Repair/Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Turf Removal/Irrigation retrofit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000
Irrigation Upgrades and flow (15)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000
<b>Totals:</b>	<b>\$0</b>	<b>\$2,745</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,516,000</b>

City of Folsom  
 Broadstone 3 Landscaping and Lighting District  
 Fund 209 - Streetlights Only  
 2020-21

Total Budget

<u>Fund Balance Calculation</u>		
Starting Fund Balance (as of April 2020)		\$87,414.50
Estimated Reserve to finance approx. first 6 months of 20-21		(\$9,288.08)
<b>Available Funds</b>		<b>\$78,126.42</b>

<u>Improvement Costs</u>		
<u>General Maintenance Costs</u>		
1. Scheduled		\$0.00
2. Unscheduled		\$0.00
3. Streetlights		\$8,000.00
<u>Service Costs</u>		
4. Electrical		\$2,000.00
5. Water		\$0.00
<u>Current Year Improvement Projects</u>		
6. LED Retrofit (Partial-Tall Poles)		\$25,000.00
	Subtotal of Item 6	\$25,000.00
<b>Subtotal</b>		<b>\$35,000.00</b>
<u>Incidental Costs</u>		
7. Professional Services (Engineer's Report and IP)		\$0.00
8. Contract Services (all other contracts and services)		\$0.00
9. Publications/Mailings/Communications		\$0.00
10. Staff		\$0.00
11. Overhead		\$324.00
12. County Auditor Fee		\$699.00
		\$421.38
<b>Subtotal</b>		<b>\$1,444.38</b>
<b>Total Improvement Costs</b>		<b>\$36,444.38</b>

<u>Assessment to Property (Current)</u>		
Assessment per Single Family Equivalent		\$28.07
Single Family Equivalent Benefit Units		740.95
<b>Total Assessment</b>		<b>\$20,798.47</b>

<u>Installment Costs (see installment Plan and Summary next page)</u>		
Short-Term Installment Plan (previously collected)		\$0.00
Long-Term Installment Plan (previously collected)		\$5,000.00
Short-Term Installment Plan (collected this year)		\$0.00
Long-Term Installment Plan (collected this year)		\$0.00
<b>Total Installment Costs</b>		<b>\$5,000.00</b>

<u>District Balance</u>		
Total Assessment		\$20,798.47
Total Improvement Costs		(\$36,444.38)
Subtotal		(\$15,645.91)
Total Available Funds		\$88,666.42
Total Funds		\$73,020.50
Total Installment Cost		(\$5,000.00)
Contributions from other sources		\$0.00
Net Balance		\$68,020.50
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$68,020.50</b>

<u>Net Assessment Calculation</u>		
Assessment		\$20,798.47
Surplus or Deficit (surplus is subtracted; deficit is added)		(\$68,020.50)
<b>Net Assessment</b>		<b>(\$47,222.04)</b>

<u>Allocated Net Assessment to Property</u>		
Net Assessment		(\$47,222.04)
Single Family Equivalent Benefit Units		741
<b>Allocated Net Assessment to Property</b>		<b>(\$63.73)</b>

<u>Comparison of Net Assessment and Assessment</u>		
Allocated Net Assessment to Property		\$63.73
Allocated Assessment to Property		\$28.07
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>\$91.80</b>

\*Funds from fund balance



City of Folsom Broadstone No. 4 Landscaping and Lighting District Fund 282 2020-21		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$315,013.00	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$40,285.39)	
<b>Available Funds</b>		<b>\$274,727.61</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$141,276.00	
2. Unscheduled	\$70,000.00	
3. Streetlights	\$17,500.00	
4. Irrigation	\$17,000.00	
<u>Service Costs</u>		
5. Electrical	\$0.00	
6. Water	\$0.00	
<u>Current Year Improvement Projects</u>		
7. Streetscape medians	\$30,000.00	
Subtotal	Subtotal of Item 6 \$30,000.00	<b>\$275,776.00</b>
<u>Incidental Costs</u>		
8. Professional Services (Engineer's Report and IP)	\$0.00	
9. Contract Services (all other contracts and services)	\$0.00	
10. Publications/Mailings/Communications	\$0.00	
11. Staff	\$6,456.00	
12. Overhead	\$13,295.00	
13. County Auditor Fee		
Subtotal		<b>\$19,751.00</b>
<b>Total Improvement Costs</b>		<b>\$295,527.00</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$38.05	
Single Family Equivalent Benefit Units	2,370.82	
<b>Total Assessment</b>		<b>\$90,209.62</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$0.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$0.00</b>
<b>District Balance</b>		
Total Assessment	\$90,209.62	
Total Improvement Costs	(\$295,527.00)	
Subtotal	(\$205,317.38)	
Total Available Funds	\$274,727.61	
Total Funds	\$69,410.23	
Total Installment Cost	\$0.00	
Contributions from other sources	\$0.00	
Net Balance	\$69,410.23	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$69,410.23</b>
<b>Net Assessment Calculation</b>		
Assessment	\$90,209.62	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$69,410.23)	
<b>Net Assessment</b>		<b>\$20,799.39</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$20,799.39	
Single Family Equivalent Benefit Units	2371	
<b>Allocated Net Assessment to Property</b>		<b>\$8.77</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property		(\$8.77)
Allocated Assessment to Property		\$38.05
Per Parcel Surplus (+) or Deficit (-)		\$29.28

\*Funds from fund balance





City of Folsom Cobble Hills II/Reflections II Landscaping and Lighting District Fund 214 2020-21		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	(\$740.00)	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$19,654.43)	
<b>Available Funds</b>		<b>(\$20,394.43)</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$66,276.00	
2. Unscheduled	\$10,000.00	
3. Streetlights	\$1,350.00	
4. Irrigation	\$1,600.00	
<u>Service Costs</u>		
5. Electrical	\$2,000.00	
6. Water	\$6,500.00	
<u>Current Year Improvement Projects</u>		
7. Fence replacement	\$10,000.00	
Subtotal of Item 7	\$10,000.00	
<b>Subtotal</b>		<b>\$97,726.00</b>
<u>Incidental Costs</u>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$8,440.00	
12. Overhead	\$1,620.00	
13. County Auditor Fee	\$229.51	
Subtotal		\$14,639.51
<b>Total Improvement Costs</b>		<b>\$112,365.51</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$113.14	
Single Family Equivalent Benefit Units	389	
<b>Total Assessment</b>		<b>\$44,011.46</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$43,856.00	
Long-Term Installment Plan (previously collected)	\$54,000.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$97,856.00</b>
<b>District Balance</b>		
Total Assessment	\$44,011.46	
Total Improvement Costs	(\$112,365.51)	
Subtotal	(\$68,354.05)	
Total Available Funds	\$20,394.43	
Total Funds	(\$88,748.48)	
Total Installment Cost	(\$97,856.00)	
Contributions from other sources	\$5,000.00	
Net Balance	(\$181,604.48)	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>(\$181,604.48)</b>
<b>Net Assessment Calculation</b>		
Assessment	\$44,011.46	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$181,604.48	
<b>Net Assessment</b>		<b>\$225,615.94</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$225,615.94	
Single Family Equivalent Benefit Units	389	
<b>Allocated Net Assessment to Property</b>		<b>\$579.99</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	(\$579.99)	
Allocated Assessment to Property	\$113.14	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>(\$466.85)</b>

\*Funds from fund balance

COBBLE HILLS RIDGE - INSTALLMENT SUMMARY

District:	Cobble Hills II/Reflections II							
Fiscal Year:	2020-21							
Fund Balance (2020)	(\$740)							
<b>Short Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019	Required
Tree & landscape improvements (or replacement)	\$5,000	\$38,856	\$0	\$0	\$0	\$0	\$0	\$50,000
Mini Park & Path to Lembi Turf and Shrub Repair/Replacement	\$10,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Totals:	\$15,000	\$43,856	\$0	\$0	\$0	\$0	\$0	\$90,000
<b>Long Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019	Required
Fence Repair/Replacement (225 ft)	\$1,000	\$6,500	\$0	\$0	\$0	\$0	\$0	\$10,000
Wall Repairs and Painting (628 ft)	\$1,000	\$35,500	\$0	\$0	\$0	\$0	\$0	\$40,000
Shrub Replacement-Glenn/Oxborough	\$5,000	\$7,500	\$0	\$0	\$0	\$0	\$0	\$65,000
Shrub Replacement-Sibley and Corner	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Signage Repair/Replacement	\$1,000	\$1,500	\$0	\$0	\$0	\$0	\$0	\$8,000
Tree & landscape improvements (or replacement)	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$53,600
Totals:	\$11,000	\$54,000	\$0	\$0	\$0	\$0	\$0	\$191,600

City of Folsom Cobble Ridge Landscaping and Lighting District Fund 234 2020-21		
		<b>Total Budget</b>
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$104,313.62	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$6,313.45)	
<b>Available Funds</b>		<b>\$98,000.17</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$10,656.00	
2. Unscheduled	\$3,000.00	
3. Streetlights	\$350.00	
4. Irrigation	\$250.00	
<b>Service Costs</b>		
5. Electrical	\$500.00	
6. Water	\$650.00	
<b>Current Year Improvement Projects</b>		
7. Tree work in Cu-de-Sac	\$5,000.00	
Subtotal of Item 6	\$5,000.00	
<b>Subtotal</b>		<b>\$20,406.00</b>
<b>Incidental Costs</b>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$338.00	
11. Staff	\$950.00	
12. Overhead	\$605.00	
13. County Auditor Fee	\$57.82	
<b>Subtotal</b>		<b>\$6,050.82</b>
<b>Total Improvement Costs</b>		<b>\$26,456.82</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$144.26	
Single Family Equivalent Benefit Units	98	
<b>Total Assessment</b>		<b>\$14,137.48</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$29,518.00	
Long-Term Installment Plan (previously collected)	\$26,325.00	
Short-Term Installment Plan (collected this year)	\$1,000.00	
Long-Term Installment Plan (collected this year)	\$1,000.00	
<b>Total Installment Costs</b>		<b>\$57,843.00</b>
<b>District Balance</b>		
Total Assessment	\$14,137.48	
Total Improvement Costs	(\$26,456.82)	
Subtotal	(\$12,319.34)	
Total Available Funds	\$98,000.17	
Total Funds	\$85,680.83	
Total Installment Cost	(\$57,843.00)	
Contributions from other sources	\$0.00	
Net Balance	\$27,837.83	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$27,837.83</b>
<b>Net Assessment Calculation</b>		
Assessment	\$14,137.48	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$27,837.83)	
<b>Net Assessment</b>		<b>(\$13,700.35)</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	(\$13,700.35)	
Single Family Equivalent Benefit Units	98	
<b>Allocated Net Assessment to Property</b>		<b>(\$139.80)</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	\$139.80	
Allocated Assessment to Property	\$144.26	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>\$284.06</b>

\*Funds from fund balance

### COBBLE RIDGE – INSTALLMENT SUMMARY

District:	Cobble Ridge								
Fiscal Year:	2020-21								
Fund Balance (2020)	\$104,314								
<b>Short Term Installment Summary</b>									
									Approx.
									Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019		Required
Shurb, bark, DG replacement	\$3,000	\$21,018	\$500	\$500	\$500	\$500	\$500		\$20,000
Tree work in Cul de Sac	\$1,000	\$3,500	\$500	\$500	\$500	\$500	\$500		\$5,000
<b>Totals:</b>	<b>\$4,000</b>	<b>\$24,518</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$25,000</b>
<b>Long Term Installment Summary</b>									
									Approx.
									Total
Project	Yearly Installment	Prior Years Collections	Year 1 2015	Years 2-5 2016	Years 5-10 2017	Years 10-20 2018	Years 20-30 2019		Required
Fence Repair/Replacement (340 ft)	\$2,000	\$14,000	\$250	\$250	\$250	\$250	\$250		\$20,000
Shrub Replacement	\$2,000	\$4,000	\$250	\$250	\$250	\$250	\$250		\$20,000
Tubular Fence repair/replacement	\$400	\$1,575	\$250	\$250	\$250	\$250	\$250		\$4,000
Tree & landscape improvements (or replacements)	\$500	\$1,750	\$250	\$250	\$250	\$250	\$250		\$3,000
<b>Totals:</b>	<b>\$4,900</b>	<b>\$21,325</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$47,000</b>

City of Folsom Folsom Heights Landscaping and Lighting District Fund 208 2020-21		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$21,967.53	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$9,749.20)	
<b>Available Funds</b>		<u>\$12,218.33</u>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled**	\$0.00	
2. Unscheduled	\$0.00	
3. Streetlights	\$1,500.00	
4. Irrigation	\$1,300.00	
<u>Service Costs</u>		
5. Electrical	\$3,500.00	
6. Water	\$5,500.00	
<u>Current Year Improvement Projects</u>		
7. Tree care/open space	\$3,000.00	
	<u>Subtotal of Item 7</u>	<u>\$3,000.00</u>
<b>Subtotal</b>		<u>\$14,800.00</u>
<u>Incidental Costs</u>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$0.00	
12. Overhead	\$494.00	
13. County Auditor Fee	\$181.72	
<b>Subtotal</b>		<u>\$5,025.72</u>
<b>Total Improvement Costs</b>		<u>\$19,825.72</u>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$70.88	
Single Family Equivalent Benefit Units	308	
<b>Total Assessment</b>		<u>\$21,831.04</u>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$56,000.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<u>\$56,000.00</u>
<b>District Balance</b>		
Total Assessment	\$21,831.04	
Total Improvement Costs	(\$19,825.72)	
<b>Subtotal</b>	<u>\$2,005.32</u>	
Total Available Funds	\$12,218.33	
Total Funds	\$14,223.65	
Total Installment Cost	(\$56,000.00)	
Contributions from other sources	\$0.00	
<b>Net Balance</b>	<u>(\$41,776.35)</u>	
<b>District Balance (surplus is +; deficit is 0)</b>		<u>(\$41,776.35)</u>
<b>Net Assessment Calculation</b>		
Assessment	\$21,831.04	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$41,776.35	
<b>Net Assessment</b>		<u>\$63,607.39</u>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$63,607.39	
Single Family Equivalent Benefit Units	308	
<b>Allocated Net Assessment to Property</b>		<u>\$206.52</u>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property		(\$206.52)
Allocated Assessment to Property		<u>\$70.88</u>
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<u>(\$135.64)</u>
<small>*Funds from fund balance **Regular Maintenance reduced by 1/2 to 2 times car/month</small>		



City of Folsom Folsom Heights No. 2 Landscaping and Lighting District Fund 281 2020-21		
		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$225,649.62	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$28,429.03)	
<b>Available Funds</b>		<b>\$197,220.59</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$12,894.00	
2. Unscheduled	\$9,500.00	
3. Streetlights	\$0.00	
<b>Service Costs</b>		
4. Electrical	\$0.00	
5. Water	\$0.00	
<b>Current Year Improvement Projects</b>		
6. Tree Care & Ladder Fuel Abatement in Open Space	\$25,000.00	
Subtotal of Item 6	\$25,000.00	
<b>Subtotal</b>		<b>\$47,394.00</b>
<b>Incidental Costs</b>		
7. Professional Services (Engineer's Report and IP)	\$0.00	
8. Contract Services (all other contracts and services)	\$0.00	
9. Publications/Mailings/Communications	\$0.00	
10. Staff	\$4,709.00	
11. Overhead	\$502.00	
12. County Auditor Fee	\$0.00	
<b>Subtotal</b>		<b>\$5,211.00</b>
<b>Total Improvement Costs</b>		<b>\$52,605.00</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$208.38	
Single Family Equivalent Benefit Units	305.50	
<b>Total Assessment</b>		<b>\$63,660.09</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$0.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$0.00</b>
<b>District Balance</b>		
Total Assessment	\$63,660.09	
Total Improvement Costs	(\$52,605.00)	
Subtotal	\$11,055.09	
Total Available Funds	\$197,220.59	
Total Funds	\$208,275.68	
Total Installment Cost	\$0.00	
Contributions from other sources	\$0.00	
Net Balance	\$208,275.68	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$208,275.68</b>
<b>Net Assessment Calculation</b>		
Assessment	\$63,660.09	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$208,275.68)	
<b>Net Assessment</b>		<b>(\$144,615.59)</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	(\$144,615.59)	
Single Family Equivalent Benefit Units	306	
<b>Allocated Net Assessment to Property</b>		<b>(\$473.37)</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	\$473.37	
Allocated Assessment to Property	\$208.38	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>\$681.75</b>

\*Funds from fund balance





City of Folsom Hannaford Cross Landscaping and Lighting District Fund 212 2020-21		
		<b>Total Budget</b>
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$22,394.06	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$9,005.34)	
<b>Available Funds</b>		<b>\$13,388.72</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$11,136.00	
2. Unscheduled	\$6,500.00	
3. Streetlights	\$650.00	
4. Irrigation	\$500.00	
<b>Service Costs</b>		
5. Electrical	\$2,500.00	
6. Water	\$2,300.00	
<b>Current Year Improvement Projects</b>		
7. Lakeside fences	\$10,000.00	
	<i>Subtotal of Item 8</i>	<u>\$10,000.00</u>
<b>Subtotal</b>		<b>\$33,586.00</b>
<b>Incidental Costs</b>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$3,482.00	
12. Overhead	\$565.00	
13. County Auditor Fee	\$60.77	
<b>Subtotal</b>		<u>\$8,457.77</u>
<b>Total Improvement Costs</b>		<b>\$42,043.77</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$195.78	
Single Family Equivalent Benefit Units	103	
<b>Total Assessment</b>		<u>\$20,165.34</u>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$7,500.00	
Long-Term Installment Plan (previously collected)	\$27,352.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$544.00	
<b>Total Installment Costs</b>		<u>\$35,396.00</u>
<b>District Balance</b>		
Total Assessment	\$20,165.34	
Total Improvement Costs	(\$42,043.77)	
Subtotal	(\$21,878.43)	
Total Available Funds	\$15,548.72	
Total Funds	(\$6,329.71)	
Total Installment Cost	(\$35,396.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$41,725.71)	
<b>District Balance (surplus is +; deficit is 0)</b>		<u>(\$41,725.71)</u>
<b>Net Assessment Calculation</b>		
Assessment	\$20,165.34	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$41,725.71	
<b>Net Assessment</b>		<u>\$61,891.05</u>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$61,891.05	
Single Family Equivalent Benefit Units	103	
<b>Allocated Net Assessment to Property</b>		<u>\$600.88</u>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	(\$600.88)	
Allocated Assessment to Property	\$195.78	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<u>(\$405.10)</u>

\*Funds from fund balance

HANNAFORD CROSS - INSTALLMENT SUMMARY

District:	Hannaford Cross							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$22,394							
<b>Short Term Installment Summary</b>								
								Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	
Landscape/Irrigation (Lakeside Dr)	\$5,000	\$7,500	\$0	0	\$0	0	0	\$20,000
Totals:	\$5,000	\$7,500	\$0	\$0	\$0	\$0	\$0	\$20,000
<b>Long Term Installment Summary</b>								
								Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	
Fence Repair/Replace-Lakeside (670 feet)	\$2,000	\$20,600	\$150	\$150	\$150	\$150	\$150	\$28,000
Inwood Replanting	\$1,000	\$2,276	\$194	\$194	\$194	\$194	\$194	\$26,000
Tree & landscape improvements (or replacements)	\$1,000	\$2,300	\$200	\$200	\$200	\$200	\$200	\$10,000
Totals:	\$4,000	\$25,176	\$544	\$544	\$544	\$544	\$544	\$64,000

City of Folsom Lake Natoma Shores Landscaping and Lighting District Fund 213 2020-21		
		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$98,645.93	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$9,264.00)	
<b>Available Funds</b>		<b>\$89,381.93</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$6,828.00	
2. Unscheduled	\$7,500.00	
3. Streetlights	\$1,000.00	
4. Irrigation	\$700.00	
<u>Service Costs</u>		
5. Electrical	\$900.00	
6. Water	\$2,898.00	
<u>Current Year Improvement Projects</u>		
7. Forrest St relandscape/Muerer relandscape	\$15,000.00	
Subtotal of Item 7	\$15,000.00	
<b>Subtotal</b>		<b>\$34,826.00</b>
<u>Incidental Costs</u>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$2,638.00	
12. Overhead	\$943.00	
13. County Auditor Fee	\$66.67	
<b>Subtotal</b>		<b>\$7,997.67</b>
<b>Total Improvement Costs</b>		<b>\$42,823.67</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$183.58	
Single Family Equivalent Benefit Units	113	
<b>Total Assessment</b>		<b>\$20,744.54</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$24,357.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$1,250.00	
<b>Total Installment Costs</b>		<b>\$25,607.00</b>
<b>District Balance</b>		
Total Assessment	\$20,744.54	
Total Improvement Costs	(\$42,823.67)	
Subtotal	(\$22,079.13)	
Total Available Funds	\$89,381.93	
Total Funds	\$67,302.80	
Total Installment Cost	(\$25,607.00)	
Contributions from other sources	\$0.00	
Net Balance	\$41,695.80	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$41,695.80</b>
<b>Net Assessment Calculation</b>		
Assessment	\$20,744.54	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$41,695.80)	
<b>Net Assessment</b>		<b>(\$20,951.26)</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	(\$20,951.26)	
Single Family Equivalent Benefit Units	113	
<b>Allocated Net Assessment to Property</b>		<b>(\$185.41)</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	\$185.41	
Allocated Assessment to Property	\$183.58	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>\$368.99</b>

\*Funds from fund balance



City of Folsom Los Cerros Landscaping and Lighting District Fund 204 2020-21		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$154,877.96	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$18,237.09)	
<b>Available Funds</b>		<b>\$136,640.87</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$12,500.00	
2. Unscheduled	\$10,000.00	
3. Streetlights	\$2,125.00	
<b>Service Costs</b>		
4. Electrical	\$7,568.00	
5. Water	\$4,318.00	
<b>Current Year Improvement Projects</b>		
6. Irrigation upgrades	\$5,000.00	
	<u>\$5,000.00</u>	
<b>Subtotal</b>	<i>Subtotal of Item 6</i>	<b>\$41,511.00</b>
<b>Incidental Costs</b>		
7. Professional Services (Engineer's Report and IP)	\$1,000.00	
8. Contract Services (all other contracts and services)	\$3,100.00	
9. Publications/Mailings/Communications	\$250.00	
10. Staff	\$4,325.00	
11. Overhead	\$958.00	
12. County Auditor Fee	\$198.83	
	<u>\$9,831.83</u>	
<b>Subtotal</b>		<b>\$9,831.83</b>
<b>Total Improvement Costs</b>		<b>\$51,342.83</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$121.18	
Single Family Equivalent Benefit Units	337	
<b>Total Assessment</b>		<b>\$40,837.66</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$3,000.00	
Long-Term Installment Plan (previously collected)	\$120,600.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$2,400.00	
<b>Total Installment Costs</b>		<b>\$126,000.00</b>
<b>District Balance</b>		
Total Assessment	\$40,837.66	
Total Improvement Costs	(\$51,342.83)	
Subtotal	(\$10,505.17)	
Total Available Funds	\$136,640.87	
Total Funds	\$126,135.70	
Total Installment Cost	(\$126,000.00)	
Contributions from other sources	\$0.00	
Net Balance	<u>\$135.70</u>	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$135.70</b>
<b>Net Assessment Calculation</b>		
Assessment	\$40,837.66	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$135.70)	
<b>Net Assessment</b>		<b>\$40,701.96</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$40,701.96	
Single Family Equivalent Benefit Units	337	
<b>Allocated Net Assessment to Property</b>		<b>\$120.78</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property		(\$120.78)
Allocated Assessment to Property		\$121.18
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>\$0.40</b>

\*Funds from fund balance

LOS CERROS – INSTALLMENT SUMMARY

District:	Los Cerros								
Fiscal Year:	2020-21								
Fund Balance (2020)	\$154,878								
<b>Short Term Installment Summary</b>									
									Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 <sup>1</sup> 2017	Year 3 2018	Year 4 2019	Year 5 2020		Required
Cruikshank/Woodsmoke-bark/plants	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0		\$10,000
Totals:	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0		\$10,000
<b>Long Term Installment Summary</b>									
									Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020		Required
Open Space Parcel-management (weed abatement/tree removal)	\$2,000	\$29,000	\$0	\$0	\$0	\$0	\$0		\$35,000
Wall Repair/Paint (1800 feet)	\$2,000	\$45,000	\$0	\$0	\$0	\$0	\$0		\$54,000
Tree & landscape improvements (or replacements)	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0		\$44,000
Signage Replacement	\$500	\$2,000	\$250	\$250	\$250	\$250	\$250		\$4,000
Landscape light (repair)	\$500	\$15,500	\$250	\$250	\$250	\$250	\$250		\$5,000
Riley Street-tree/shrub replacement	\$5,000	\$16,500	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900		\$5,000
Totals:	\$12,000	\$111,000	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400		\$147,000

City of Folsom Natoma Station Landscaping and Lighting District Fund 207 2020-21		
		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	(\$156,755.96)	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$77,693.55)	
<b>Available Funds</b>		<b>(\$234,449.51)</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$84,396.00	
2. Unscheduled	\$20,000.00	
3. Streetlights	\$10,000.00	
4. Irrigation	\$8,000.00	
<b>Service Costs</b>		
5. Electrical	\$18,290.00	
6. Water	\$37,224.00	
<b>Current Year Improvement Projects</b>		
7. No planned projects	\$0.00	
Subtotal of Item 7	\$0.00	
<b>Subtotal</b>		<b>\$177,910.00</b>
<b>Incidental Costs</b>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$30,067.00	
12. Overhead	\$3,523.00	
13. County Auditor Fee	\$1,119.37	
<b>Subtotal</b>		<b>\$39,059.37</b>
<b>Total Improvement Costs</b>		<b>\$216,969.37</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$91.70	
Single Family Equivalent Benefit Units	1,897.23	
<b>Total Assessment</b>		<b>\$173,976.36</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$30,000.00	
Long-Term Installment Plan (previously collected)	\$97,220.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$800.00	
<b>Total Installment Costs</b>		<b>\$128,020.00</b>
<b>District Balance</b>		
Total Assessment	\$173,976.36	
Total Improvement Costs	(\$216,969.37)	
Subtotal	(\$42,993.01)	
Total Available Funds	(\$152,919.51)	
Total Funds	(\$195,912.52)	
Total Installment Cost	(\$128,020.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$323,932.52)	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>(\$323,932.52)</b>
<b>Net Assessment Calculation</b>		
Assessment	\$173,976.36	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$323,932.52	
<b>Net Assessment</b>		<b>\$497,908.88</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$497,908.88	
Single Family Equivalent Benefit Units	1897	
<b>Allocated Net Assessment to Property</b>		<b>\$262.44</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	(\$262.44)	
Allocated Assessment to Property	\$91.70	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>(\$170.74)</b>

\* Funds from fund balance



NATOMA STATION - INSTALLMENT SUMMARY

District:	Natoma Station								
Fiscal Year:	2020-21								
Fund Balance (2020)	(\$156,756)								
<b>Short Term Installment Summary</b>									
									Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Shrub Replacement-Blue Ravine	\$2,000	\$24,000	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Shrub/Tree Replacement-Turnpike	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
Shrub Replacement-Iron Point	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
<b>Totals:</b>	<b>\$6,000</b>	<b>\$30,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$100,000</b>
<b>Long Term Installment Summary</b>									
									Approx. Total Required
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020		
Tree & landscape improvements (or replacements)	\$10,000	\$14,000	\$0	\$0	\$0	\$0	\$0	\$0	\$160,000
Wetland area improvement	\$1,000	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
Wall Repair/Painting (7800 feet)	\$20,000	\$24,000	\$0	\$0	\$0	\$0	\$0	\$0	234000
Mini Park-replanting/bark (2 parks at 1/2 acre)	\$2,000	\$2,800	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Road Paver replacement	\$500	\$20,170	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Signage Repair Replacement	\$1,000	\$16,250	\$0	\$0	\$0	\$0	\$0	\$0	\$23,000
Shrub Replacement-Blue Ravine	\$2,000	\$2,800	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000
Shrub Replacement-Turnpike	\$2,000	\$2,800	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Shrub Replacement-Iron Point	\$2,000	\$2,800	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000
Sidewalk repair	\$1,000	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000
Paver replacement/repair	\$1,000	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000
Irrigation upgrades for water conservation (turf)	\$2,000	\$4,400	\$800	\$800	\$800	\$800	\$800	\$800	\$56,000
Art repair fund	\$5,000	0	0	0	0	0	0	0	\$100,000
<b>Totals:</b>	<b>\$44,500</b>	<b>\$94,020</b>	<b>\$800</b>	<b>\$800</b>	<b>\$800</b>	<b>\$800</b>	<b>\$800</b>	<b>\$800</b>	<b>\$1,008,000</b>

City of Folsom Natoma Valley Landscaping and Lighting District Fund 232 2020-21		
		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$199,553.56	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$30,212.26)	
<b>Available Funds</b>		<b>\$169,341.30</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$30,120.00	
2. Unscheduled	\$10,000.00	
3. Streetlights	\$500.00	
4. Irrigation	\$310.00	
<u>Service Costs</u>		
5. Electrical	\$1,500.00	
6. Water	\$2,875.00	
<u>Current Year Improvement Projects</u>		
7. LED Streetlight Retrofit	\$5,000.00	
	<i>Subtotal of Item 8</i>	\$5,000.00
<b>Subtotal</b>		<b>\$50,305.00</b>
<u>Incidental Costs</u>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$6,858.00	
12. Overhead	\$994.00	
13. County Auditor Fee	\$46.61	
<b>Subtotal</b>		<b>\$12,248.61</b>
<b>Total Improvement Costs</b>		<b>\$62,553.61</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$856.37	
Single Family Equivalent Benefit Units	79	
<b>Total Assessment</b>		<b>\$67,653.23</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$0.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$0.00</b>
<b>District Balance</b>		
Total Assessment	\$67,653.23	
Total Improvement Costs	(\$62,553.61)	
Subtotal	\$5,099.62	
Total Available Funds	\$169,341.30	
Total Funds	\$174,440.92	
Total Installment Cost	\$0.00	
Contributions from other sources	\$0.00	
Net Balance	\$174,440.92	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$174,440.92</b>
<b>Net Assessment Calculation</b>		
Assessment	\$67,653.23	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$174,440.92)	
Net Assessment		<b>(\$106,787.69)</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment		<b>(\$106,787.69)</b>
Single Family Equivalent Benefit Units	79	
Allocated Net Assessment to Property		<b>(\$1,351.74)</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property		\$1,351.74
Allocated Assessment to Property		<b>\$856.37</b>
Per Parcel Surplus (+) or Deficit (-)		<b>\$2,208.11</b>

\*Funds from fund balance



City of Folsom Prospect Ridge Landscaping and Lighting District Fund 285 2020-21		
		<b>Total Budget</b>
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$12,244.91	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$4,200.48)	
<b>Available Funds</b>		<b>\$8,044.43</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$7,200.00	
2. Unscheduled	\$3,500.00	
3. Streetlights	\$415.00	
4. Irrigation	\$500.00	
<b>Service Costs</b>		
5. Electrical	\$1,000.00	
6. Water	\$2,200.00	
<b>Current Year Improvement Projects</b>		
7. No Planned Projects	\$500.00	
	<u>\$500.00</u>	
<b>Subtotal</b>	<i>Subtotal of Item 6</i>	<b>\$15,315.00</b>
<b>Incidental Costs</b>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$1,000.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$600.00	
12. Overhead	\$16.00	
13. County Auditor Fee	\$20.65	
	<u>\$2,886.65</u>	
<b>Subtotal</b>		<b>\$2,886.65</b>
<b>Total Improvement Costs</b>		<b>\$18,201.65</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$1,074.97	
Single Family Equivalent Benefit Units	8.75	
<b>Total Assessment</b>		<b>\$9,405.99</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$0.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$0.00</b>
<b>District Balance</b>		
Total Assessment	\$9,405.99	
Total Improvement Costs	(\$18,201.65)	
Subtotal	(\$8,795.66)	
Total Available Funds	\$8,044.43	
Total Funds	(\$751.23)	
Total Installment Cost	\$0.00	
Contributions from other sources	\$0.00	
Net Balance	(\$751.23)	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>(\$751.23)</b>
<b>Net Assessment Calculation</b>		
Assessment	\$9,405.99	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$751.23	
<b>Net Assessment</b>		<b>\$10,157.22</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$10,157.22	
Single Family Equivalent Benefit Units	9	
<b>Allocated Net Assessment to Property</b>		<b>\$1,160.83</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	(\$1,160.83)	
Allocated Assessment to Property	\$1,074.97	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>(\$85.86)</b>

\*Funds from fund balance

PROSPECT RIDGE - INSTALLMENT SUMMARY

District:	Prospect Ridge							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$12,245							
<b>Short Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Long Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2017	Years 2-5 2018	Years 5-10 2019	Years 10-20 2020	Years 20-30 2021	Required
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

City of Folsom Prairie Oaks Ranch Landscaping and Lighting District Fund 236 2020-21		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	(\$353,184.00)	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$87,629.88)	
<b>Available Funds</b>		<b>(\$440,813.88)</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$121,092.00	
2. Unscheduled	\$20,000.00	
3. Streetlights	\$5,000.00	
4. Irrigation-Parts	\$8,000.00	
<u>Service Costs</u>		
5. Electrical	\$4,000.00	
6. Water	\$56,500.00	
<u>Current Year Improvement Projects</u>		
7. No planned projects	\$0.00	
	Subtotal of Item 7	\$0.00
<b>Subtotal</b>		<b>\$214,592.00</b>
<u>Incidental Costs</u>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$54,858.00	
12. Overhead	\$4,396.00	
13. County Auditor Fee	\$541.99	
	Subtotal	\$64,145.99
<b>Total Improvement Costs</b>		<b>\$278,737.99</b>
<u>Assessment to Property (Current)</u>		
Assessment per Single Family Equivalent	\$213.61	
Single Family Equivalent Benefit Units	918.62	
<b>Total Assessment</b>		<b>\$196,226.42</b>
<u>Installment Costs (see installment Plan and Summary next page)</u>		
Short-Term Installment Plan (previously collected)	\$117,200.00	
Long-Term Installment Plan (previously collected)	\$97,711.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$214,911.00</b>
<u>District Balance</u>		
Total Assessment	\$196,226.42	
Total Improvement Costs	(\$278,737.99)	
Subtotal	(\$82,511.57)	
Total Available Funds	(\$440,813.88)	
Total Funds	(\$523,325.45)	
Total Installment Cost	(\$214,911.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$738,236.45)	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>(\$738,236.45)</b>
<u>Net Assessment Calculation</u>		
Assessment		\$196,226.42
Surplus or Deficit (surplus is subtracted; deficit is added)		\$738,236.45
<b>Net Assessment</b>		<b>\$934,462.87</b>
<u>Allocated Net Assessment to Property</u>		
Net Assessment		\$934,462.87
Single Family Equivalent Benefit Units		919
<b>Allocated Net Assessment to Property</b>		<b>\$1,017.25</b>
<u>Comparison of Net Assessment and Assessment</u>		
Allocated Net Assessment to Property		(\$1,017.25)
Allocated Assessment to Property		\$213.61
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>(\$803.64)</b>

\*Funds from fund balance

PRAIRIE OAKS RANCH - INSTALLMENT SUMMARY

District:	Prairie Oaks Ranch							
Fiscal Year:	2020-21							
Fund Balance (2020)	(\$353,184)							
<b>Short Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
Fence Repair/Replacement (1/2 fence=5000 feet)	\$20,000	\$79,700	\$0	\$0	\$0	\$0	\$0	\$150,000
Open Space/Weed Abatement	\$10,000	\$12,500	\$0	\$0	\$0	\$0	\$0	\$50,000
Fence Painting	\$20,000	\$25,000	\$0	\$0	\$0	\$0	\$0	\$100,000
<b>Totals:</b>	<b>\$50,000</b>	<b>\$117,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300,000</b>
<b>Long Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
Wall Repair/Repaint (4500 feet)	\$20,000	\$30,711	\$0	\$0	\$0	\$0	\$0	\$116,000
Fence Repair/Replacement (1/2 fence=5000 feet)	\$10,000	\$12,500	\$0	\$0	\$0	\$0	\$0	\$150,000
Grover Landscaping-replace	\$5,000	\$7,500	\$0	\$0	\$0	\$0	\$0	\$112,500
Russi Landscaping-replace	\$10,000	\$12,500	\$0	\$0	\$0	\$0	\$0	\$147,500
Iron Point Landscaping-replace	\$1,000	\$1,500	\$0	\$0	\$0	\$0	\$0	\$30,000
Blue Ravine Landscaping-replace	\$5,000	\$7,500	\$0	\$0	\$0	\$0	\$0	\$50,000
Signage Repair/Replacement	\$2,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$36,000
Tree & landscape improvements (or rep)	\$20,000	\$22,500	\$0	\$0	\$0	\$0	\$0	\$150,000
<b>Totals:</b>	<b>\$73,000</b>	<b>\$97,711</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$792,000</b>

City of Folsom		Total Budget
The Residences At ARC (Oak Ave) Landscaping and Lighting District		
Fund 271		
2020-21		
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$70,556.94	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$4,074.28)	
<b>Available Funds</b>		<b>\$66,482.66</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$11,556.00	
2. Unscheduled	\$4,000.00	
3. Streetlights	\$300.00	
4. Irrigation Parts	\$690.00	
<u>Service Costs</u>		
5. Electrical	\$750.00	
6. Water	\$3,250.00	
<u>Current Year Improvement Projects</u>		
7. Landscape replacement	\$2,000.00	
	Subtotal of Item 8	\$2,000.00
<b>Subtotal</b>		<b>\$22,546.00</b>
<u>Incidental Costs</u>		
8. Professional Services (Engineer's Report and IP)	\$500.00	
9. Contract Services (all other contracts and services)	\$1,550.00	
10. Publications/Mailings/Communications	\$125.00	
11. Staff	\$1,850.00	
12. Overhead	\$180.00	
13. County Auditor Fee	\$10.03	
<b>Subtotal</b>		<b>\$4,215.03</b>
<b>Total Improvement Costs</b>		<b>\$26,761.03</b>
<u>Assessment to Property (Current)</u>		
Assessment per Single Family Equivalent	\$536.67	
Single Family Equivalent Benefit Units	17	
<b>Res 1 - Assessment</b>		<b>\$9,123.39</b>
<b>Total Assessment</b>		<b>\$9,123.39</b>
<u>Installment Costs (see Installment Plan and Summary next page)</u>		
Short-Term Installment Plan (previously collected)	\$44,000.00	
Long-Term Installment Plan (previously collected)	\$12,000.00	
Short-Term Installment Plan (collected this year)	\$2,000.00	
Long-Term Installment Plan (collected this year)	\$1,000.00	
<b>Total Installment Costs</b>		<b>\$59,000.00</b>
<u>District Balance</u>		
Total Assessment	\$9,123.39	
Total Improvement Costs	(\$26,761.03)	
Subtotal	(\$17,637.64)	
Total Available Funds	\$66,482.66	
Total Funds	\$48,845.02	
Total Installment Cost	(\$59,000.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$10,154.98)	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>(\$10,154.98)</b>
<u>Net Assessment Calculation</u>		
Assessment	\$9,123.39	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$10,154.98	
<b>Net Assessment</b>		<b>\$19,278.37</b>
<u>Allocated Net Assessment to Property</u>		
<u>The Residences at ARC I</u>		
Net Assessment	\$19,278.37	
Single Family Equivalent Benefit Units	17	
<b>Allocated Net Assessment to Property</b>		<b>\$1,134.02</b>
<u>Comparison of Net Assessment and Assessment</u>		
<u>The Residences at ARC I</u>		
Allocated Net Assessment to Property	(\$1,134.02)	
Allocated Assessment to Property	\$536.67	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>(\$597.35)</b>

Funds from fund balance



THE RESIDENCES AT ARC - INSTALLMENT SUMMARY

District:	The Residences at ARC							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$70,557							
<b>Short Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
<b>The Residences at ARC</b>								
Wall Repair/Replacement (770 ft)	\$2,000	\$18,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$20,000
Landscape/Irrigation replacement	\$2,000	\$18,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$20,000
Totals:	\$4,000	\$36,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$40,000
<b>Long Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
<b>The Residences at ARC</b>								
Drainage Swale Repair	\$1,000	\$4,000	\$500	\$500	\$500	\$500	\$500	\$10,000
Landscape/Irrigation	\$1,000	\$4,000	\$500	\$500	\$500	\$500	\$500	\$15,000
Totals:	\$2,000	\$8,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$25,000

City of Folsom		
The Residences At ARC II (Folsom-Auburn Blvd) Landscaping and Lighting District		
Fund 271		
2020-21		
		<b>Total Budget</b>
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$70,556.94	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$5,224.80)	
<b>Available Funds</b>		<b>\$65,332.14</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$11,556.00	
2. Unscheduled	\$4,000.00	
3. Streetlights	\$300.00	
4. Irrigation Parts	\$690.00	
<b>Service Costs</b>		
5. Electrical	\$750.00	
6. Water	\$3,250.00	
<b>Current Year Improvement Projects</b>		
7. Landscaping Auburn/Folsom	\$2,000.00	
8. LED Streetlight Renovation	0.00	
<i>Subtotal of Item 8</i>	\$2,000.00	
<b>Subtotal</b>		<b>\$22,546.00</b>
<b>Incidental Costs</b>		
9. Professional Services (Engineer's Report and IP)	\$500.00	
10. Contract Services (all other contracts and services)	\$1,550.00	
11. Publications/Mailings/Communications	\$125.00	
12. Staff	\$1,850.00	
13. Overhead	\$180.00	
14. County Auditor Fee	\$5.90	
<b>Subtotal</b>		<b>\$4,210.90</b>
<b>Total Improvement Costs</b>		<b>\$26,756.90</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$1,169.97	
Single Family Equivalent Benefit Units	10	
<b>Res 2 - Assessment</b>		<b>\$11,699.70</b>
<b>Total Assessment</b>		<b>\$11,699.70</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$33,000.00	
Long-Term Installment Plan (previously collected)	\$12,000.00	
Short-Term Installment Plan (collected this year)	\$2,000.00	
Long-Term Installment Plan (collected this year)	\$1,000.00	
<b>Total Installment Costs</b>		<b>\$48,000.00</b>
<b>District Balance</b>		
Total Assessment	\$11,699.70	
Total Improvement Costs	(\$26,756.90)	
<b>Subtotal</b>	<b>(\$15,057.20)</b>	
Total Available Funds	\$65,332.14	
<b>Total Funds</b>	<b>\$50,274.94</b>	
Total Installment Cost	(\$48,000.00)	
Contributions from other sources	\$0.00	
<b>Net Balance</b>	<b>\$2,274.94</b>	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$2,274.94</b>
<b>Net Assessment Calculation</b>		
Assessment	\$11,699.70	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$2,274.94)	
<b>Net Assessment</b>		<b>\$9,424.76</b>
<b>Allocated Net Assessment to Property</b>		
<b>The Residences at ARC II</b>		
Net Assessment	\$9,424.76	
Single Family Equivalent Benefit Units	.10	
<b>Allocated Net Assessment to Property</b>		<b>\$942.48</b>
<b>Comparison of Net Assessment and Assessment</b>		
<b>The Residences at ARC II</b>		
Allocated Net Assessment to Property	(\$942.48)	
Allocated Assessment to Property	\$1,169.97	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>\$227.49</b>

\*Funds from fund balance

THE RESIDENCES AT ARC II - INSTALLMENT SUMMARY

District:	The Residences at ARC II							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$70,557							
<b>Short Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
<b>The Residences at ARCII</b>								
Wall Repair/Replacement	\$2,000	\$11,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$15,000
Landscape/irrigation replacement	\$2,000	\$14,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$15,000
Totals:	\$4,000	\$25,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$30,000
<b>Long Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
<b>The Residences at ARC II</b>								
Drainage Swale Repair	\$1,000	\$4,000	\$500	\$500	\$500	\$500	\$500	\$10,000
Landscape/irrigation	\$1,000	\$4,000	\$500	\$500	\$500	\$500	\$500	\$10,000
Totals:	\$2,000	\$8,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$20,000

City of Folsom Silverbrook Landscaping and Lighting District Fund 237 2020-21		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$112,311.62	
Estimated Reserve to finance approx. first 6 months of 20-21	\$0.00	
<b>Available Funds</b>		<b>\$112,311.62</b>
<b>Improvement Costs</b>		
<u>General Maintenance Costs</u>		
1. Scheduled	\$3,135.00	
2. Unscheduled*	\$1,500.00	
3. Streetlights*	\$650.00	
4. Irrigation Parts	\$30.00	
<u>Service Costs</u>		
5. Electrical*	\$500.00	
6. Water*	\$500.00	
<u>Current Year Improvement Projects</u>		
6. LED Streetlight Retrofit	\$10,000.00	
Subtotal of Item 7	\$10,000.00	
<b>Subtotal</b>		<b>\$16,315.00</b>
<u>Incidental Costs</u>		
7. Professional Services (Engineer's Report and IP)	\$1,000.00	
8. Contract Services (all other contracts and services)*	\$3,100.00	
9. Publications/Mailings/Communications	\$250.00	
10. Staff	\$1,055.00	
11. Overhead	\$254.00	
12. County Auditor Fee	\$67.17	
<b>Subtotal</b>		<b>\$5,726.17</b>
<b>Total Improvement Costs</b>		<b>\$22,041.17</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$0.00	
Single Family Equivalent Benefit Units	113.84	
<b>Total Assessment</b>		<b>\$0.00</b>
<b>Installment Plan Costs (see Installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$57,000.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$57,000.00</b>
<b>District Balance</b>		
Total Assessment to property	\$0.00	
Total Improvement Costs	(\$22,041.17)	
Subtotal	(\$22,041.17)	
Total Available Funds	\$112,311.62	
Total Funds	\$90,270.45	
Total Installment Costs	(\$57,000.00)	
Contributions from other sources	\$0.00	
<b>Net Balance</b>		<b>\$33,270.45</b>
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$33,270.45</b>
<b>Net Assessment Calculation</b>		
Assessment	\$0.00	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$33,270.45)	
<b>Net Assessment</b>		<b>(\$33,270.45)</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	(\$33,270.45)	
Single Family Equivalent Benefit Units	114	
<b>Allocated Net Assessment to Property</b>		<b>(\$292.26)</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	\$292.26	
Allocated Assessment to Property	\$0.00	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>\$292.26</b>

\*These are estimated costs based on prior year's costs and/or anticipated expenses upcoming year.

Assessments will not be levied for 2020-21.



City of Folsom Steeplechase Landscaping and Lighting District Fund 251 2020-21		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$89,524.26	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$10,844.06)	
<b>Available Funds</b>		<b>\$78,680.20</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$10,865.00	
2. Unscheduled	\$5,000.00	
3. Streetlights	\$750.00	
4. Irrigation Parts	\$300.00	
<b>Service Costs</b>		
5. Electrical	\$2,000.00	
6. Water	\$3,850.00	
<b>Current Year Improvement Projects</b>		
7. No Planned Improvements	\$0.00	
Subtotal of Item 7	\$0.00	
<b>Subtotal</b>		<b>\$22,765.00</b>
<b>Incidental Costs</b>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$3,709.00	
12. Overhead	\$477.00	
13. County Auditor Fee	\$883.00	
<b>Subtotal</b>		<b>\$9,419.00</b>
<b>Total Improvement Costs</b>		<b>\$32,184.00</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$157.68	
Single Family Equivalent Benefit Units	154	
<b>Total Assessment</b>		<b>\$24,282.72</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$63,376.00	
Long-Term Installment Plan (previously collected)	\$67,500.00	
Short-Term Installment Plan (collected this year)	\$5,000.00	
Long-Term Installment Plan (collected this year)	\$6,500.00	
<b>Total Installment Costs</b>		<b>\$142,376.00</b>
<b>District Balance</b>		
Total Assessment	\$24,282.72	
Total Improvement Costs	(\$32,184.00)	
Subtotal	(\$7,901.28)	
Total Available Funds	\$78,680.20	
Total Funds	\$70,778.92	
Total Installment Cost	(\$142,376.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$71,597.08)	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>(\$71,597.08)</b>
<b>Net Assessment Calculation</b>		
Assessment	\$24,282.72	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$71,597.08	
<b>Net Assessment</b>		<b>\$95,879.80</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$95,879.80	
Single Family Equivalent Benefit Units	154	
<b>Allocated Net Assessment to Property</b>		<b>\$622.60</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	(\$622.60)	
Allocated	\$157.68	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>(\$464.92)</b>

Funds from fund balance

STEEPLECHASE - INSTALLMENT SUMMARY

District:	Steeplechase								
Fiscal Year:	2020-21								
Fund Balance (2020)	\$89,524								
<b>Short Term Installment Summary</b>									
									Approx. Total Required
Project	Yearly Installation	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020		
Landscape Replacement-Riley	\$5,000	\$15,376	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
Landscape-median and park	\$5,000	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000
Remove Roots in park/replace turf	\$10,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Tree Removal (park)	\$3,000	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000
Totals:	\$23,000	\$43,376	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$97,000
<b>Long Term Installment Summary</b>									
									Approx. Total Required
Project	Yearly Installation	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020		
Fence Replacement-Riley	\$2,500	\$7,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$25,000
Fence Replacement-Park	\$2,500	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
Signage Repair/Replacement	\$5,000	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000
Renovate turf in mini-park	\$10,000	\$17,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$40,000
Repair/Replace Bollards (18)	\$1,000	\$3,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$8,000
Tree & landscape improvements (or replacements)	\$1,000	\$3,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$6,000
Totals:	\$22,000	\$41,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$117,000

City of Folsom Sierra Estates Landscaping and Lighting District Fund 231 2020-21		
		<b>Total Budget</b>
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$19,781.13	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$4,060.26)	
<b>Available Funds</b>		<b>\$15,720.87</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$11,760.00	
2. Unscheduled	\$2,250.00	
3. Streetlights	\$500.00	
4. Irrigation Parts	\$200.00	
<b>Service Costs</b>		
5. Electrical	\$300.00	
6. Water	\$735.00	
<b>Current Year Improvement Projects</b>		
7. Streetlight Retrofit	\$1,000.00	
	<i>Subtotal of Item 7</i>	<u>\$1,000.00</u>
<b>Subtotal</b>		<b>\$16,745.00</b>
<b>Incidental Costs</b>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$1,055.00	
12. Overhead	\$174.00	
13. County Auditor Fee	\$14.75	
<b>Subtotal</b>		<u>\$5,593.75</u>
<b>Total Improvement Costs</b>		<b>\$22,338.75</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$363.68	
Single Family Equivalent Benefit Units	25	
<b>Total Assessment</b>		<u>\$9,092.00</u>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$6,658.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$1,100.00	
<b>Total Installment Costs</b>		<u>\$7,758.00</u>
<b>District Balance</b>		
Total Assessment	\$9,092.00	
Total Improvement Costs	(\$22,338.75)	
Subtotal	(\$13,246.75)	
Total Available Funds	\$15,720.87	
Total Funds	\$2,474.12	
Total Installment Cost	(\$7,758.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$5,283.88)	
<b>District Balance (surplus is +; deficit is 0)</b>		<u>(\$5,283.88)</u>
<b>Net Assessment Calculation</b>		
Assessment	\$9,092.00	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$5,283.88	
<b>Net Assessment</b>		<u>\$14,375.88</u>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$14,375.88	
Single Family Equivalent Benefit Units	25	
<b>Allocated Net Assessment to Property</b>		<u>\$575.04</u>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	(\$575.04)	
Allocated Assessment to Property	\$363.68	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<u>(\$211.36)</u>

\*Funds from fund balance





City of Folsom Willow Creek Estates East Landscaping and Lighting District Fund 249 2020-21		
		<b>Total Budget</b>
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	(\$139,470.64)	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$26,820.78)	
<b>Available Funds</b>		<b>(\$166,291.42)</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$38,748.00	
2. Unscheduled	\$10,000.00	
3. Streetlights	\$0.00	
4. Irrigation	\$1,800.00	
<b>Service Costs</b>		
5. Electrical	\$0.00	
6. Water	\$0.00	
<b>Current Year Improvement Projects</b>		
7. No planned projects	\$0.00	
	Subtotal of Item 7	\$0.00
<b>Subtotal</b>		<b>\$50,548.00</b>
<b>Incidental Costs</b>		
8. Professional Services (Engineer's Report and IP)	\$0.00	
9. Contract Services (all other contracts and services)	\$0.00	
10. Publications/Mailings/Communications	\$0.00	
11. Staff	\$0.00	
12. Overhead	\$0.00	
13. County Auditor Fee	\$0.00	
<b>Subtotal</b>		<b>\$0.00</b>
<b>Total Improvement Costs</b>		<b>\$50,548.00</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$80.40	
Single Family Equivalent Benefit Units	747	
<b>Total Assessment</b>		<b>\$60,058.80</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$34,000.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$34,000.00</b>
<b>District Balance</b>		
Total Assessment	\$60,058.80	
Total Improvement Costs	(\$50,548.00)	
Subtotal	\$9,510.80	
Total Available Funds	(\$120,951.42)	
Total Funds	(\$111,440.62)	
Total Installment Cost	(\$34,000.00)	
Contributions from other sources	\$0.00	
Net Balance	(\$145,440.62)	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>(\$145,440.62)</b>
<b>Net Assessment Calculation</b>		
Assessment	\$60,058.80	
Surplus or Deficit (surplus is subtracted; deficit is added)	\$145,440.62	
<b>Net Assessment</b>		<b>\$205,499.42</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$205,499.42	
Single Family Equivalent Benefit Units	747	
<b>Allocated Net Assessment to Property</b>		<b>\$275.10</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	(\$275.10)	
Allocated Assessment to Property	\$80.40	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>(\$194.70)</b>

\*Funds from fund balance



City of Folsom  
Willow Creek Estates East No. 2 Landscaping and Lighting District  
Fund 284  
2020-21

		Total Budget
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$93,365.39	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$32,310.26)	
<b>Available Funds</b>		<b>\$61,055.13</b>

<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$0.00	
2. Unscheduled	\$0.00	
3. Streetlights	\$0.00	
<b>Service Costs</b>		
4. Electrical	\$9,000.00	
5. Water	\$9,300.00	
<b>Current Year Improvement Projects</b>		
6. Blue Ravine frontage landscape/monument signs	\$71,000.00	
	<i>Subtotal of Item 7</i>	<u>\$71,000.00</u>
<b>Subtotal</b>		<b>\$89,300.00</b>
<b>Incidental Costs</b>		
7. Professional Services (Engineer's Report and IP)	\$1,000.00	
8. Contract Services (all other contracts and services)	\$2,100.00	
9. Publications/Mailings/Communications	\$250.00	
10. Staff	\$13,789.00	
11. Overhead	\$2,096.00	
12. County Auditor Fee	\$440.00	
<b>Subtotal</b>		<u>\$19,675.00</u>
<b>Total Improvement Costs</b>		<b>\$108,975.00</b>

<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$97.58	
Single Family Equivalent Benefit Units	741.46	
<b>Total Assessment</b>		<u>\$72,351.20</u>

<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$0.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<u>\$0.00</u>

<b>District Balance</b>		
Total Assessment	\$72,351.20	
Total Improvement Costs	(\$108,975.00)	
Subtotal	(\$36,623.80)	
Total Available Funds	\$61,055.13	
Total Funds	\$24,431.33	
Total Installment Cost	\$0.00	
Contributions from other sources	\$0.00	
Net Balance	\$24,431.33	
<b>District Balance (surplus is +; deficit is -)</b>		<u>\$24,431.33</u>

<b>Net Assessment Calculation</b>		
Assessment	\$72,351.20	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$24,431.33)	
<b>Net Assessment</b>		<u>\$47,919.87</u>

<b>Allocated Net Assessment to Property</b>		
Net Assessment	\$47,919.87	
Single Family Equivalent Benefit Units	741	
<b>Allocated Net Assessment to Property</b>		<u>\$64.63</u>

<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	(\$64.63)	
Allocated Assessment to Property	\$97.58	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<u>\$32.95</u>

<sup>F</sup>Funds from land balance



City of Folsom Willow Creek Estates South Landscaping and Lighting District Fund 252 2020-21		
		<b>Total Budget</b>
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$609,063.42	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$71,738.92)	
<b>Available Funds</b>		<b>\$537,324.50</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$16,029.00	
2. Unscheduled	\$15,000.00	
3. Streetlights	\$4,000.00	
4. Irrigation	\$5,000.00	
<b>Service Costs</b>		
5. Electrical	\$29,000.00	
6. Water	\$34,500.00	
<b>Current Year Improvement Projects</b>		
7. Sign retrofit/replacement	\$40,000.00	
	<i>Subtotal of Item 8</i>	<u>\$40,000.00</u>
<b>Subtotal</b>		<b>\$143,529.00</b>
<b>Incidental Costs</b>		
8. Professional Services (Engineer's Report and IP)	\$1,000.00	
9. Contract Services (all other contracts and services)	\$3,100.00	
10. Publications/Mailings/Communications	\$250.00	
11. Staff	\$4,586.00	
12. Overhead	\$5,891.00	
13. County Auditor Fee	\$862.57	
<b>Subtotal</b>		<u>\$15,689.57</u>
<b>Total Improvement Costs</b>		<b>\$159,218.57</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$109.88	
Single Family Equivalent Benefit Units	1,461.98	
<b>Total Assessment</b>		<u>\$160,642.36</u>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$0.00	
Long-Term Installment Plan (previously collected)	\$364,000.00	
Short-Term Installment Plan (collected this year)	\$0.00	
Long-Term Installment Plan (collected this year)	\$15,000.00	
<b>Total Installment Costs</b>		<u>\$379,000.00</u>
<b>District Balance</b>		
Total Assessment	\$160,642.36	
Total Improvement Costs	(\$159,218.57)	
Subtotal	\$1,423.79	
Total Available Funds	\$537,324.50	
Total Funds	\$538,748.30	
Total Installment Cost	(\$379,000.00)	
Contributions from other sources	\$0.00	
Net Balance	\$159,748.30	
<b>District Balance (surplus is +; deficit is 0)</b>		<u><b>\$410,965.96</b></u>
<b>Net Assessment Calculation</b>		
Assessment	\$160,642.36	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$410,965.96)	
Net Assessment	(\$250,323.60)	
<b>Allocated Net Assessment to Property</b>		
Net Assessment	(\$250,323.60)	
Single Family Equivalent Benefit Units	1462	
Allocated Net Assessment to Property	(\$171.22)	
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	\$171.22	
Allocated Assessment to Property	\$109.88	
Per Parcel Surplus (+) or Deficit (-)	\$281.10	

\*Funds from fund balance



City of Folsom Willow Springs Landscaping and Lighting District Fund 260 - Streetlights Only 2020-21		
		<b>Total Budget</b>
<b>Fund Balance Calculation</b>		
Starting Fund Balance (as of April 2020)	\$42,775.41	
Estimated Reserve to finance approx. first 6 months of 20-21	(\$6,496.95)	
<b>Available Funds</b>		<b>\$36,278.46</b>
<b>Improvement Costs</b>		
<b>General Maintenance Costs</b>		
1. Scheduled	\$0.00	
2. Unscheduled	\$0.00	
3. Streetlights	\$2,996.00	
<b>Service Costs</b>		
4. Electrical	\$5,800.00	
5. Water	\$0.00	
<b>Current Year Improvement Projects</b>		
6. LED Streetlight and Retrofit	\$32,000.00	
	<i>Subtotal of Item 6</i>	\$32,000.00
<b>Subtotal</b>		<b>\$40,796.00</b>
<b>Incidental Costs</b>		
7. Professional Services (Engineer's Report and IP)	\$0.00	
8. Contract Services (all other contracts and services)	\$0.00	
9. Publications/Mailings/Communications	\$0.00	
10. Staff	\$0.00	
11. Overhead	\$306.00	
12. County Auditor Fee	\$305.03	
<b>Subtotal</b>		<b>\$611.03</b>
<b>Total Improvement Costs</b>		<b>\$41,407.03</b>
<b>Assessment to Property (Current)</b>		
Assessment per Single Family Equivalent	\$28.14	
Single Family Equivalent Benefit Units	517	
<b>Total Assessment</b>		<b>\$14,548.38</b>
<b>Installment Costs (see installment Plan and Summary next page)</b>		
Short-Term Installment Plan (previously collected)	\$10,500.00	
Long-Term Installment Plan (previously collected)	\$0.00	
Short-Term Installment Plan (collected this year)	\$1,000.00	
Long-Term Installment Plan (collected this year)	\$0.00	
<b>Total Installment Costs</b>		<b>\$11,500.00</b>
<b>District Balance</b>		
Total Assessment	\$14,548.38	
Total Improvement Costs	(\$41,407.03)	
Subtotal	(\$26,858.65)	
Total Available Funds	\$43,693.46	
Total Funds	\$16,634.81	
Total Installment Cost	(\$11,500.00)	
Contributions from other sources	\$0.00	
Net Balance	\$5,134.81	
<b>District Balance (surplus is +; deficit is 0)</b>		<b>\$42,682.48</b>
<b>Net Assessment Calculation</b>		
Assessment	\$14,548.38	
Surplus or Deficit (surplus is subtracted; deficit is added)	(\$42,682.48)	
<b>Net Assessment</b>		<b>(\$28,134.10)</b>
<b>Allocated Net Assessment to Property</b>		
Net Assessment	(\$28,134.10)	
Single Family Equivalent Benefit Units	517	
<b>Allocated Net Assessment to Property</b>		<b>(\$54.42)</b>
<b>Comparison of Net Assessment and Assessment</b>		
Allocated Net Assessment to Property	\$54.42	
Allocated Assessment to Property	\$28.14	
<b>Per Parcel Surplus (+) or Deficit (-)</b>		<b>\$82.56</b>

\*Funds from fund balance



WILLOW SPRINGS - INSTALLMENT SUMMARY

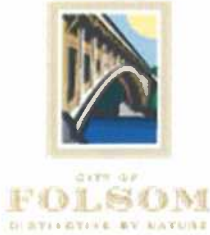
District:	Willow Springs							
Fiscal Year:	2020-21							
Fund Balance (2020)	\$42,775							
<b>Short Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Required
Light pole repair/replacement	\$1,000	\$6,500	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$45,000
Totals:	\$1,000	\$6,500	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$45,000
<b>Long Term Installment Summary</b>								
								Approx. Total
Project	Yearly Installment	Prior Years Collections	Year 1 2016	Years 2-5 2017	Years 5-10 2018	Years 10-20 2019	Years 20-30 2020	Required
Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**APPENDIX B – ASSESSMENT ROLL, FY 2020-21**

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Reference is hereby made to the Assessment Roll in and for the assessment proceedings on file with the City of Folsom City Clerk, as the Assessment Roll is too voluminous to be bound with this Engineer's Report.

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## Folsom City Council Staff Report

<b>MEETING DATE:</b>	5/12/2020
<b>AGENDA SECTION:</b>	Public Hearing
<b>SUBJECT:</b>	Resolution No. 10428 - A Resolution of the City Council of the City of Folsom Approving the Issuance by the California Public Finance Authority of Multifamily Housing Revenue Bonds in an Aggregate Principal Amount not to Exceed \$20,000,000 for the Purpose of Financing or Refinancing the Acquisition and Construction of Bidwell Place Apartments and Certain Other Matters Relating Thereto
<b>FROM:</b>	Community Development Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Move to Adopt Resolution No. 10428 - A Resolution of the City Council of the City of Folsom Approving the Issuance by the California Public Finance Authority of Multifamily Housing Revenue Bonds in an Aggregate Principal Amount not to Exceed \$20,000,000 for the Purpose of Financing or Refinancing the Acquisition and Construction of Bidwell Place Apartments and Certain Other Matters Relating Thereto.

**BACKGROUND / ISSUE**

In late 2019, the City received a proposal from St. Anton Communities, Inc. seeking City-funding for a proposed 75-unit 100% affordable project to be known as the Bidwell Place Project (“Project”), which expands on the developer’s mixed-use Bidwell Pointe development. The proposed project, which includes development of three (3) three-story apartment buildings, features nine studio units, 39 one-bedroom units, and 27 two-bedroom units. The individual apartment units range from 503-square feet (studio units) to 959-square feet (two-bedroom units). In addition to the residential units, the project includes demolishing a portion of the existing Bank of America commercial building that is at the project site. On April 28,

2020, the City Council approved an affordable housing loan, in the amount of \$4,150,000, to construct the Bidwell Place Apartments project.

The City Council is being asked to adopt a resolution that would approve the issuance of multifamily housing revenue bonds by the California Public Finance Authority ("CalPFA") for the purpose of financing the acquisition and construction of the Bidwell Place multifamily residential housing project to be located in the City (the "Project"). Prior to the issuance of bonds, the Project will need to receive "private activity bond" allocation from the California Debt Limit Allocation Committee (CDLAC), and CalPFA will be required to adopt a resolution which would approve the execution and delivery of certain bond documents that would reflect the terms of the bonds.

In order for all or a portion of the bonds to qualify as tax-exempt bonds, the City of Folsom must conduct a public hearing under the Tax and Equity Fiscal Responsibility Act ("TEFRA") to allow members of the community an opportunity to speak in favor of or against the use of tax-exempt bonds for the financing of the Project.

**POLICY / RULE**

Section 147(f) of the Internal Revenue Code of 1986 (the "Code") requires that the "applicable elected representatives" of the jurisdiction in which a project is to be financed with "private activity bonds" is situated, adopt a resolution approving the issuance of such "private activity bonds" after holding a public hearing which has been noticed in a newspaper of general circulation in such jurisdiction.

**ANALYSIS**

This public hearing by the City Council is held pursuant to Section 147(f) of the Internal Revenue Code in order to comply with the statutory requirements prior to CalPFA issuing the multifamily housing revenue bonds. If the City Council adopts the proposed resolution, CalPFA will proceed with the submission to CDLAC of an application for "private activity bond" allocation for the purpose of financing the acquisition and construction of the Project. CalPFA is not permitted to issue bonds for the Project without first conducting a public hearing and obtaining permission from the governing board of the jurisdiction in which the project is located, which in this case is the City Council of the City of Folsom.

CalPFA is a political subdivision of the State of California established under the Joint Exercise of Powers Act for the purpose of issuing tax-exempt conduit bonds for public and private entities throughout California. CalPFA was established to promote economic, cultural, and community development opportunities that create temporary and permanent jobs, affordable housing, community infrastructure and improve the overall quality of life in local communities. As of 2017, the City of Folsom is an additional member of CalPFA, which allows CalPFA to issue bonds and finance the Project.

**FINANCIAL IMPACT**

As set forth in the Joint Exercise of Powers Agreement of CalPFA, the debt from bonds issued by CalPFA would not be a debt or financial obligation or liability of the City. Pursuant to the governing California statutes and the JPA Agreement, members of CalPFA are not responsible for the repayment of obligations incurred by CalPFA. The debt from the bond issuance would be payable solely from amounts received pursuant to the terms and provisions of financing agreements to be executed by the Project developer and CalPFA. In the financing documents, the Project developer will be required to provide comprehensive indemnification to CalPFA and its members, including the City of Folsom. The City's membership in the Authority bears no cost or financing obligation.

**ENVIRONMENTAL REVIEW**

The Bidwell Place Apartments project is exempt from environmental review under Public Resources Code Sections 21159.21 and 21159.23 and Sections 15192 and 15194 of the California Environmental Quality Act Guidelines.

**ATTACHMENTS**

Resolution No. 10428- A Resolution of the City Council of the City of Folsom Approving the Issuance by the California Public Finance Authority of Multifamily Housing Revenue Bonds in an Aggregate Principal Amount not to Exceed \$20,000,000 for the Purpose of Financing or Refinancing the Acquisition and Construction of Bidwell Place Apartments and Certain Other Matters Relating Thereto

Submitted,



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Pam Johns, Community Development Director



**RESOLUTION NO. 10428**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM APPROVING THE ISSUANCE BY THE CALIFORNIA PUBLIC FINANCE AUTHORITY OF MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$20,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION AND CONSTRUCTION OF BIDWELL PLACE APARTMENTS AND CERTAIN OTHER MATTERS RELATING THERETO**

**WHEREAS**, Bidwell Place, LP or a partnership of which St. Anton Communities, LLC (the "Developer") or a related person to the Developer is the general partner, has requested that the California Public Finance Authority (the "Authority") adopt a plan of financing providing for the issuance of exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Internal Revenue Code of 1986 (the "Code") in one or more series issued from time to time, including bonds issued to refund such exempt facility bonds in one or more series from time to time, and at no time to exceed \$20,000,000 in outstanding aggregate principal amount (the "Bonds") for the acquisition, construction, improvement and equipping of a multifamily rental housing project located at 403 East Bidwell Street, Folsom, California (the "Project"); and

**WHEREAS**, pursuant to Section 147(f) of the Code, the issuance of the Bonds by the Authority must be approved by the City of Folsom (the "City") because the Project is located within the territorial limits of the City; and

**WHEREAS**, the City Council of the City (the "City Council") is the elected legislative body of the City and is the applicable elected representative under Section 147(f) of the Code; and

**WHEREAS**, the Authority has requested that the City Council approve the issuance of the Bonds by the Authority in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 12 of the Joint Exercise of Powers Agreement Relating to the California Public Finance Authority, dated as of May 12, 2015 (the "Agreement"), among certain local agencies, including the City; and

**WHEREAS**, pursuant to Section 147(f) of the Code, the City Council has, following notice duly given, held a public hearing regarding the issuance of the Bonds, and now desires to approve the issuance of the Bonds by the Authority; and

**WHEREAS**, the City Council understands that its actions in holding this public hearing and in approving this Resolution do not obligate the City in any manner for payment of the principal, interest, fees or any other costs associated with the issuance of the Bonds, and said City Council expressly conditions its approval of this Resolution on that understanding.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Folsom as follows:

**Section 1.** The City Council hereby approves the issuance of the Bonds by the Authority for the purposes of financing the Project. It is the purpose and intent of the City Council

that this Resolution constitute approval of the issuance of the Bonds by the Authority, for the purposes of (a) Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with said Section 147(f) and (b) Section 12 of the Agreement.

**Section 2.** The officers of the City Council are hereby authorized and directed, jointly and severally, to do any and all things and execute and deliver any and all documents, certificates and other instruments which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this Resolution and the financing transaction approved hereby. Any actions heretofore taken by such officers are hereby ratified and approved.

**Section 3.** The City Council expressly conditions its approval of this Resolution on its understanding that the City shall have no obligation whatsoever to pay any principal, interest, fees or any other costs associated with the Authority's issuance of the Loan for the financing of the Project.

**Section 4.** This Resolution shall take effect from and after its passage and approval.

**PASSED AND ADOPTED** this 12th day of May 2020, by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

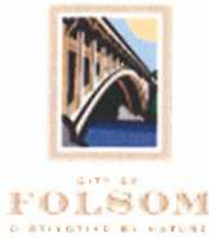
\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



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# Folsom City Council Staff Report

<b>MEETING DATE:</b>	5/12/2020
<b>AGENDA SECTION:</b>	Old Business
<b>SUBJECT:</b>	Resolution No. 10433 – A Resolution of the City Council Confirming Emergency Order DES-04-20 Issued by the Director of Emergency Services
<b>FROM:</b>	City Attorney's Office

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

Staff respectfully recommends that the City Council pass and adopt the following Resolution:

Resolution No. 10433 – A Resolution of the City Council Confirming Emergency Order DES-04-20 Issued by the Director of Emergency Services

### **BACKGROUND / ISSUE**

The rapid spread of the novel coronavirus 2019 (COVID-19) throughout the country has caused many states, including the State of California, to declare a state of emergency. Part of the reasons for the emergency declarations is due to the lack of a vaccine and effective medical treatment to help patients recover from COVID-19, which has resulted in severe illnesses, health complications and deaths worldwide.

The Governor of the State of California declared a state of emergency on March 4, 2020. The Sacramento County Board of Supervisors ratified the declaration of a state of emergency by the County Health Officer on March 10, 2020. The Folsom City Council declared the existence of a local emergency on March 16, 2020.

### **POLICY / RULE**

Rules and regulations issued by the City’s Director of Emergency Services must be confirmed by the City Council at the earliest practicable time. Folsom Municipal Code Section 2.28.040(E)(1).

**ANALYSIS**

On the basis of the City Council declaration of a local emergency, the City’s Director of Emergency Services (City Manager) is empowered to make and issue rules and regulations on matters reasonably related to the protection of life, environment and property as affected by such emergency, and that such emergency rules and regulations must be confirmed by the City Council at the earliest practicable opportunity.

Following the City Council’s proclamation of a local emergency, the City’s Director of Emergency Services issued Emergency Order DES-01-20 on March 20, 2020 (confirmed by the City Council on March 27, 2020), Emergency Order DES-02-20 on April 1, 2020 (confirmed by the City Council on April 14, 2020), and Emergency Order DES-03-20 on April 10, 2020 (confirmed by the City Council on April 28, 2020).

In the interest of protecting life and property of those affected by the COVID-19 emergency, the City’s Director of Emergency Services issued a further Emergency Order, DES-04-20, on May 1, 2020 (Attachment No. 2). Said Emergency Order is being presented to the City Council for confirmation consistent with Section 2.28.040(E)(1) of the Folsom Municipal Code.

**FINANCIAL IMPACT**

Costs and expenses associated with emergency response actions are budgeted in the City’s General Fund, which may be reimbursable under the State and Federal emergency proclamations.

**ENVIRONMENTAL REVIEW**

This action is not considered a project under Section 15061(b)(3) of the California Environmental Quality Act Guidelines, and as such is exempt from environmental review.

**ATTACHMENTS**

1. Resolution No. 10433 – A Resolution of the City Council Confirming Emergency Order DES-04-20 Issued by the Director of Emergency Services
2. Emergency Order DES-04-20

Respectfully submitted,




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Steven Wang, City Attorney

# ATTACHMENT 1

**RESOLUTION NO. 10433**

**A RESOLUTION OF THE CITY COUNCIL CONFIRMING  
EMERGENCY ORDER DES-04-20 ISSUED BY THE  
DIRECTOR OF EMERGENCY SERVICES**

WHEREAS, the Governor of the State of California proclaimed on March 4, 2020 a State of Emergency to exist in California as a result of the threat from the rapid spread of a respiratory illness caused by novel coronavirus 2019 (COVID-19); and

WHEREAS, Sacramento County has confirmed community transmission of COVID-19, with multiple cases of diagnosed patients, and cautioned that the rapid transmission of COVID-19 poses an ongoing risk and likelihood of additional patients in Sacramento County; and

WHEREAS, on March 10, 2020 the Sacramento County Board of Supervisors ratified the County Public Health Officer's Proclamation of Local Public Health Emergency in Sacramento County due to the threat to public health and safety from COVID-19; and

WHEREAS, there is currently no vaccine or medical treatment specifically for COVID-19, which constitutes a potential epidemic under Section 8558 of the Government Code that, by reason of its magnitude, is potentially beyond the control of the services, personnel, equipment and facilities of the City of Folsom and requires the combined forces of a mutual aid region or regions to contain, control, combat, treat and mitigate; and

WHEREAS, on March 16, 2020, the City Council adopted Resolution No. 10408 and proclaimed the existence of a local emergency in the City of Folsom; and

WHEREAS, following the City Council proclamation of a local emergency, and based on the authority in Section 2.28.040 of the Folsom Municipal Code, the City's Director of Emergency Services issued Emergency Order DES-01-20 on March 20, 2020 (confirmed by the City Council on March 27, 2020), Emergency Order DES-02-20 on April 1, 2020 (confirmed by the City Council on April 14, 2020), and Emergency Order DES-03-20 on April 10, 2020 (confirmed by the City Council on April 28, 2020); and

WHEREAS, in the interest of protecting life and property affected by the COVID-19 emergency, the City's Director of Emergency Services issued further rules and regulations in Emergency Order DES-04-20 on May 1, 2020; and

WHEREAS, rules and regulations issued by the City's Director of Emergency Services shall be confirmed by the City Council as early as practicable under the circumstances of the emergency.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that Emergency Order DES-04-20 is hereby confirmed, and all actions taken in furtherance thereto are hereby ratified and approved.

PASSED AND ADOPTED this 12<sup>th</sup> day of May, 2020, by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

# ATTACHMENT 2





## EMERGENCY ORDER DES-04-20

Pursuant to the Proclamation of a State of Emergency by California Governor Gavin Newsom on March 4, 2020 in response to the rapid spread of the novel coronavirus (COVID-19), the Governor's Executive Orders (including but not limited to N-33-20), the City's Proclamation of a Local Emergency dated March 16, 2020, and the Orders of the Sacramento County Health Officer dated March 19, 2020, April 7, 2020 and May 1, 2020, and Government Code Section 8634, I hereby issue the following Order:

1. In the interest of balancing the public's needs for greater recreational opportunities and the City's efforts to contain and limit the spread of COVID-19 for the protection of life, health and safety of Folsom residents, City facilities listed on Exhibit "A" attached to this Order are re-opened from 11:59 pm on the date of this Order subject to the following requirements:

- A. Six-foot social distancing must be maintained at all times (except for people in the same household). Failure to practice social distancing may result in the suspension or loss of privilege to use the facilities, as well as closure of the facilities.
- B. It is strongly encouraged that privately-owned sports equipment (e.g., balls, rackets, etc.) brought to City facilities be disinfected by the owner before visiting City facility and after each use.
- C. Cloth face coverings or masks are required to enter the Andy Morin Sports Complex. Users must bring their own sports equipment (sanitized before and after use) as none will be provided by the City at this time.
- D. Masks or cloth face coverings are strongly advised if you feel the six-foot distancing between you and others might accidentally be encroached while recreating.
- E. Those recreating at City parks and using park amenities are strongly encouraged to take personal responsibility for sanitizing equipment and structures before and after use.
- F. Users of City facilities and those accessing essential services are strongly encouraged to wear face coverings over their nose and mouth (except for people with medical conditions that preclude wearing facial coverings), and wash hands with soap and water for at least 20 seconds after each visit. This is a strong recommendation and not a mandatory requirement at this time. The face coverings do not have to be (and should not be)



medical-grade surgical masks or N95 respirators, but rather, fabric coverings such as scarves, bandanas or homemade fabric face coverings.

2. Section 5.09.020 of the Folsom Municipal Code limiting the numbers and frequency of garage sales is suspended until termination of the local emergency. Six-foot social distancing must be maintained at all times, except for people in the same household.

3. Provided that the home occupation complies with all operational criteria in Section 17.61.070 of the Folsom Municipal Code, Sections 17.61.030, 17.61.050, and 17.61.060 of the Folsom Municipal Code pertaining to the permitting, business license requirement, and fees for home occupations are suspended until termination of the local emergency.

4. Until termination of the local emergency, City-owned non-ADA public parking spaces may be used temporarily for curbside pick-up of food from restaurants, as well as curbside pick-up of retail goods and merchandise from Essential Businesses (as defined in the latest Sacramento County Health Order), subject to the following requirements:

- A. Businesses desiring to use public parking spaces for curbside pick-up and delivery shall submit a request, with photographs, drawing or depiction of the proposed location and layout, and obtain a temporary permit from the Community Development Department.
- B. Temporary signage may be placed at the curb to designate the use of public parking spaces for pick-up and delivery purposes.
- C. The City reserves the right to determine on a case-by-case basis the suitability and appropriateness of the public parking spaces requested by the businesses.
- D. The use of City-owned public parking spaces shall not interfere with vehicular and pedestrian traffic, or access under the Americans with Disabilities Act.
- E. No permanent item or structure may be installed on City-owned public parking spaces.
- F. No real property right is provided, given, or otherwise conveyed to any person or entity using City-owned public parking spaces as provided herein. Any such use shall cease upon termination of the local emergency, and the permittee shall return City-owned public parking spaces to the condition existing at the time of permit issuance.

5. Once retailers and businesses other than Essential Businesses are permitted by the Sacramento County Health Officer to resume operation (not just to maintain "Minimum Basic Operations" as defined in the latest Sacramento County Health Order), City-owned non-ADA public parking spaces may be used temporarily for curbside pick-up of retail goods and merchandise until termination of the local emergency, subject to the requirements in Section 4 above.

6. Once sit-down dining is permitted by the Sacramento County Health Officer, certain City-owned public properties may be used temporarily for outdoor dining until termination of the local emergency, subject to the following requirements:

- A. Restaurants desiring to use public property for outdoor dining shall submit a request, with photographs, drawing or depiction of the proposed location and layout, and obtain a temporary permit from the Community Development Department.
- B. Temporary signage may be placed at the curb to designate the use of public property for outdoor dining.
- C. The City reserves the right to determine on a case-by-case basis the suitability and appropriateness of the public property requested by the restaurant for outdoor dining.
- D. The use of City property shall not interfere with vehicular and pedestrian traffic, or access under the Americans with Disabilities Act.
- E. No permanent item or structure may be installed on City property.
- F. Temporary fencing not exceeding 3 feet tall shall be placed in a safe manner around the outdoor dining area.
- G. Dining tables shall be placed in a manner that observe six-foot social distance between groups of customers. Customers in the same household dining together are counted as one group and are exempt from this requirement while sitting at the same table(s).
- H. Restaurants shall comply with all applicable State and County laws and regulations pertaining to outdoor dining (including but not limited to sale and consumption of alcoholic beverages) under this provision.
- I. No real property right is provided, given, or otherwise conveyed to any person or entity using public property for outdoor dining purpose. Any such use permitted hereunder shall cease upon termination of the local emergency, and the permittee shall return public property to the condition existing at the time of permit issuance.

7. The amount of the differential for local contract preferences provided for in Section 2.36.100(I) of the Folsom Municipal Code is hereby increased to 25% until termination of the local emergency.

8. To the extent feasible and appropriate based on project type and location, public works activities (including construction and maintenance) occurring in the public rights-of-way shall be

performed outside of normal business hours in order to minimize disruption to commercial and business operations.

9. The provisions in the Folsom Municipal Code limiting temporary signage such as, for example, A-frame, window signs or banner signs, for business advertisement and promotion are suspended until termination of the local emergency, provided that such signs do not block, impede or otherwise interfere with the public rights-of-way and the safe travel of vehicles and pedestrians.

10. The provisions in the Folsom Municipal Code and any Conditional Use Permit limiting or restricting the hours of delivery of goods and supplies to businesses are hereby suspended until termination of the local emergency.

11. Temporary waiver of rental payments for rental or lease of City facilities under a formal written lease agreement or concessionaire agreement due and payable to the City, as described in Emergency Order DES-01-20, shall be extended until termination of the local emergency.

12. Temporary modification to the Contract between the City of Folsom and the Sacramento Society for the Prevention of Cruelty to Animals for Shelter Services dated January 1, 2018, as described in Emergency Order DES-01-20, shall be extended until termination of the local emergency.

Failure of any person to comply with this Order and any order issued by a law enforcement officer pursuant to this Order constitutes an imminent threat to public health.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the City of Folsom, its departments, officers, employees, or any other person.

If any provision of this Order to the application thereof to any person or circumstances is held to be invalid, the remainder of the Order, including the application of such part or provision to other persons or circumstances, shall not be affected and shall continue in full force and effect. To this end, the provisions of this Order are severable.

This Order shall be filed in the City Clerk's Office and given widespread publicity and notice.

**IT IS SO ORDERED:  
DES-04-20**

Date: May 1, 2020


By:   
Elaine Andersen  
City Manager  
Director of Emergency Services

EXHIBIT A

[RE-OPENING OF CITY FACILITIES]

- Andy Morin Sports Complex. **Masks or cloth face coverings required to enter facility. Only non-contact sports or recreational activities are authorized.**
  
- Athletic fields, including but not limited to Lembi, Livermore, Econome, Kemp, Catlin, Davies, Ed Mitchell, Briggs, Rodeo, Handy Family, McFarland, Mann, Nisenan, Cohn, and Sheldon parks. **Only non-contact sports or recreational activities are authorized. Drop-in play only, no organized league practices or games authorized.**
  
- Ball walls
  
- Bocce ball courts
  
- FIDO Field Dog Park
  
- Pickleball courts
  
- Playgrounds and play equipment
  
- Tennis courts
  
- Volleyball courts
  
- B.T. Collins Disc Golf Course
  
- Skate park
  
- Bike park

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