

## **CITY OF FOLSOM**

### City of Folsom Landscaping and Lighting Districts:

#### **FINAL ENGINEER'S REPORT**

American River Canyon North 1  
American River Canyon North 2  
Blue Ravine Oaks  
Briggs Ranch  
Broadstone Unit No.1 and Unit No. 2  
Broadstone Unit No.3  
Cobble Ridge  
Cobble Hills Ridge II/Reflections II  
Folsom Heights  
Fieldstone Meadows  
Hannaford Cross  
La Collina dal Lago  
Lake Natoma Shores  
Los Cerros  
Natoma Station  
Prairie Oaks Ranch  
The Residences at American River Canyon  
Sierra Estates  
Silverbrook  
Steeplechase  
Willow Creek East  
Willow Creek South  
Willow Springs

Fiscal Year 2005-06

July 2005

(Pursuant to the Landscaping and Lighting Act of 1972  
and Article XIID of the California Constitution)

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**CITY OF FOLSOM**

**City of Folsom Landscaping and Lighting Districts**

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## **I. INTRODUCTION**

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 three such districts exist as follows:

The City of Folsom Landscaping and Lighting Assessment Districts are:

**American River Canyon North**  
**American River Canyon North No. 2**  
**Blue Ravine Oaks**  
**Briggs Ranch**  
**Broadstone Unit No.1 and Unit No. 2**  
**Broadstone Unit No.3**  
**Cobble Ridge**  
**Cobble Hills Ridge II/Reflections II**  
**Folsom Heights**  
**Fieldstone Meadows\*\***  
**Hannaford Cross**  
**La Collina dal Lago\***  
**Lakeridge Estates\*\*\***  
**Lake Natoma Shores**  
**Los Cerros**  
**Natoma Station**  
**Prairie Oaks Ranch**  
**Sierra Estates\***  
**Silverbrook**  
**The Residences at American River Canyon\***  
**Steeplechase**  
**Willow Creek East**  
**Willow Creek South**  
**Willow Springs**

\*Formed in 2003-04

\*\*Formed in 2004-05

\*\*\*Renamed to Natoma Valley (discussed in separate Engineer's Report)

With City of Folsom adoption of Resolution No. 7586, this Final Engineer's Report includes discussion and annual assessments for 23 districts for Fiscal Year 2005-06. Resolution No. 7586 renamed Lakeridge Estates Landscaping and Lighting District which was one of the 24 districts included in the Preliminary Engineer's Report (Resolution No. 7592). For this year only, the renamed district, Natoma Valley Landscaping and Lighting, is the subject of a separate Preliminary Engineer's Report (Resolution No. 7587) and Final Engineer's Report for Fiscal Year 2005-06. In subsequent years, the Natoma Valley Landscaping and Lighting Districts will be included in the collective analysis of the City of Folsom's Landscaping and Lighting districts. In this Final Engineer's Report, Fiscal Year estimates

of cost and budget have been revised to remove discussion and analysis of Lakeridge Estates since it has been renamed to Natoma Valley and is fully discussed in a separate Engineer's Report.

These assessments were established in previous fiscal years. In each subsequent year for which the assessments will be levied, 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 services that would be funded by the proposed 2005-06 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 XIIIID of the California Constitution (the "Article"). For a more complete description of the Act and the Article, please refer to Appendix B and Appendix C.

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 is typically used for this notice.

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 12, 2005. At this hearing, the Council would consider approval of a resolution confirming the assessments for fiscal year 2005-06. 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 2005-06.

Included this year is a separate but integral tool: the City of Folsom Landscaping and Lighting District Maintenance and Improvement Plan ("M&I Plan"). It is a separate planning document that identifies and plans for upcoming maintenance and service related improvements. The M&I Plan identifies the type of improvement (e.g. re-landscaping a corridor or painting a wall); the estimated cost; any installments required, and the approximate schedule for completion of the improvement. The City intends to continually update and revise the M&I Plan throughout each year to reflect the current status of improvement projects, budget updates and/or changes in priorities.

The concept of the M&I 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.

**CITY OF FOLSOM**  
**City of Folsom Landscaping and Lighting Districts**

**II. CERTIFICATES**

1. The undersigned respectfully submits the enclosed Engineer's Report and does hereby certify that this Engineer's Report, and the Assessment and Assessment Diagram herein, have been prepared by me in accordance with the order of the City Council of the City of Folsom.



\_\_\_\_\_  
Engineer of Work, License No. C52091

2. I, the Clerk of the City Council, City of Folsom, County of Sacramento, California, hereby certify that the enclosed Engineer's Report, together with the Assessment and Assessment Diagram thereto attached, was filed and recorded with me on \_\_\_\_\_, 2005.

\_\_\_\_\_  
Clerk of the City Council

3. I, the Clerk of the City Council, City of Folsom, County of Sacramento, California, hereby certify that the Assessment in this Engineer's Report was approved and confirmed by the City Council on \_\_\_\_\_, 2005, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
Clerk of the City Council

4. I, the Clerk of the City Council of the City of Folsom, County of Sacramento, California, hereby certify that a copy of the Assessment and Assessment Diagram was filed in the office of the County Auditor of the County of Sacramento, California, on \_\_\_\_\_, 2005.

\_\_\_\_\_  
Clerk of the City Council

5. I, the County Auditor of the County of Sacramento, California, hereby certify that a copy of the Assessment Roll and Assessment Diagram for fiscal year 2005-06 was filed with me on \_\_\_\_\_, 2005.

\_\_\_\_\_  
County Auditor, County of Sacramento

### **III. PLANS & SPECIFICATIONS**

The work and improvements proposed to be undertaken by the City of Folsom Landscaping and Lighting District (the "Districts") and the cost thereof paid from the levy of the annual assessment provide special benefit to Assessor 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 are generally described as follows:

Within these landscaping and lighting 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 will be filed with the City of Folsom and are incorporated herein by reference.

As applied herein, "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of said improvements, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

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

## **IV. FISCAL YEAR 2005-06 ESTIMATE OF COST AND BUDGET**

### **Description of Improvements**

Following are specific descriptions of funded 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 Maintenance and Improvement Projects for 2005-06:
  - No Funds for Projects
- Future Maintenance and Improvement Projects:
  - Waterfall Pond Liner

#### **American River Canyon North No. 2:**

- Purchase of electric power.
- Maintenance of street lighting fixtures.
- Planned Maintenance and Improvement Projects for 2005-06:
  - Paint/replace/repair Streetlights
- Future Maintenance and Improvement Projects:
  - Paint/replace/repair Streetlights

#### **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 Maintenance and Improvement Projects for 2005-06:
  - Riley Street Fence replacement
  - Riley Street landscape repairs from fence replacement
- Future Maintenance and Improvement Projects:
  - Blue Ravine Road Wall - Consulting/Repair
  - Riley Street Fence/Wall
  - Tree Replacement for wells

#### 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 Maintenance and Improvement Projects for 2005-065:
  - Landscape/E. Natoma Phase 1
  - Fence Painting and Repair – Blue Ravine Road
  - Sign/Replacement
- Future Maintenance and Improvement Projects:
  - Fence/Wall Fund
  - E. Natoma - Phase 2
  - Blue Ravine Relandscape

#### Broadstone Unit No. 1 and Unit 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, sound walls, water quality ponds and streetlights.
- Purchase of electric power.
- Maintenance of street lighting fixtures.
- Planned Maintenance and Improvement Projects for 2005-06:
  - Oak Ave. Median (Begin Design/relandscape)
  - Oak Ave Streetscapes
  - Wall Painting –Stucco
- Future Maintenance and Improvement Projects:
  - Windsor Park

#### Broadstone Unit No. 3:

- Purchase of electric power.
- Maintenance of street lighting fixtures.
- Planned Maintenance and Improvement Projects for 2005-06:
  - No Projects Planned for Streetlights
- Future Maintenance and Improvement Projects:
  - Paint/replace/repair Streetlights

#### 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 Maintenance and Improvement Projects for 2005-06:
  - Glenn Drive Relandscape
  - Oxborough Relandscaping
  - Paint Stucco Wall
- Future Maintenance and Improvement Projects:
  - Mini Park Renovation
  - Linear Park Renovation
  - Sidewalk Repair/Tree Removal
  - Soundwall/fence replacement

#### Cobble Ridge:

- Maintenance of lawns 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 Maintenance and Improvement Projects for 2005-06:
  - New Plants: Diggins/Oxborough
- Future Maintenance and Improvement Projects:
  - Relandscape Bidwell/Diggins
  - Paint/Replace Fence
  - Fence/landscape repairs

#### Fieldstone Meadows:

NOTE: *The improvements and maintenance listed below will be funded by the Fieldstone Meadows Homeowners Associations.*

- Maintenance of lawns 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 Maintenance and Improvement Projects for 2005-06:
  - No Projects Planned
- Future Maintenance and Improvement Projects:
  - No Projects Planned

Folsom Heights:

- 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 Maintenance and Improvement Projects for 2005-06:
  - Glenn Drive Landscape/Irrigation or Sibley/Irrigation
- Future Maintenance and Improvement Projects:
  - Bike Path Renovation/Relandscaping
  - Wall Repaint/Repair Fund
  - Vierra Circle/Open Space
  - Glenn Drive (Enclave) relandscape

Hannaford Cross:

- Maintenance of lawns and trees within landscape medians and corridors.
- Purchase of irrigation water and electric power for the two parks in a 70%/30%: City/District contribution.
- 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 Maintenance and Improvement Projects for 2005-06:
  - Lakeside Drive Relandscaping
  - Egloff Circle Relandscaping
- Future Maintenance and Improvement Projects:
  - Paint lamp posts
  - Fence Replacement/Wall on Lakeside Drive

La Collina dal Lago

- Maintenance of landscaping lighting and soundwalls along East Natoma Street including turf, ground cover, shrubs and trees, irrigation systems, streetlighting, soundwalls, gates and all necessary appurtenances.
- Purchase of irrigation water from the City of Folsom
- Purchase of electric power.
- Maintenance of street lighting fixtures.
- Planned Maintenance and Improvement Projects for 2005-06:
  - No Projects planned
- Future Maintenance and Improvement Projects:
  - No Projects planned

### 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 Maintenance and Improvement Projects for 2005-06:
  - Mini Park Renovation-turf, plants/alleys
  - Entry Landscape - Minor Mod/Repair Irrigation
- Future Maintenance and Improvement Projects:
  - Alley Retrofit
  - Entry landscape-major modification
  - Mini-Park Renovation

### Los Cerros:

- Maintenance of lawns and trees within the park, 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 Maintenance and Improvement Projects for 2005-06:
  - Relandscaping E. Bidwell
  - Riley Street Relandscaping Phase
- Future Maintenance and Improvement Projects:
  - Open Space parcels/Riley Street
  - Wall Paint/Repair
  - Cruikshank/Woodsmoke landscape

### 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 Maintenance and Improvement Projects for 2005-06:
  - Turnpike Renovation (phase 1)
  - Big Foot Park relandscape
  - Bear Rabbit Park relandscape
  - Wall Painting (phase 1)
- Future Maintenance and Improvement Projects:
  - Wall painting future phases
  - Turnpike Renovation (phase 2)
  - Black Diamond - Relandscaping
  - Big Foot – Relandscaping (phase 2)

- Turnpike – Landscaping (phase 2)
- Blue Ravine Median/Streetscape
- Sign Replacement
- Street paver replacement

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 Maintenance and Improvement Projects for 2005-06:
  - Linear Sections of Landscape Corridors (phase 1)
  - Fence Painting (phase 1 of 2)
- Future Maintenance and Improvement Projects:
  - Fence Painting (phase 2)
  - Other Linear Sections of Landscaping
  - Riley Street Relandscaping
  - Fence Replacement

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 Maintenance and Improvement Projects for 2005-06:
  - No Projects planned
- Future Maintenance and Improvement Projects:
  - No Projects planned

Silverbrook:

- 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 Maintenance and Improvement Projects for 2005-06:
  - Landscape and irrigation replacement in median
- Future Maintenance and 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 Maintenance and Improvement Projects for 2005-06:
  - Riley Street Relandscape
  - Signage Improvement-repaint/repair 2 signs
- Future Maintenance and Improvement Projects:
  - Mini Park & Median Turf repairs
  - Landscape Improvements – Mini Park
  - Fence Replacement/Steeplechase Mini Park
  - Sidewalk/Tree Removal

### 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 Maintenance and Improvement Projects for 2005-06:
  - New plant material Oak Ave/American River Canyon Drive
- Future Maintenance and Improvement Projects:
  - Landscape and irrigation repairs and replacements

### 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 Maintenance and Improvement Projects for 2005-06:
  - Big Valley/Jorgensen/Ferrara/Garrett
- Future Maintenance and Improvement Projects:
  - Big Valley/Jorgesen/Femera (phase 2)
  - Blue Ravine/Fire Station Area
  - Oak Avenue Replanting
  - Planting Removal/Replacement
  - Signage Analysis/Study

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 Maintenance and Improvement Projects for 2005-06:
  - Signage Retrofit (all Signs)
  - All Median Replanting (18 medians)
  - Mini Park (3 Parks) minor planting
- Future Maintenance and Improvement Projects:
  - Oak Avenue Tree replacements/landscaping
  - Wall Paint/Power Wash
  - Special Street material replacement
  - Entry signage improvement/replacement
  - Mini Parks (2 parks)
  - Silberhorn Replanting
  - Streetpaver fund

Willow Springs:

- Purchase of electric power.
- Maintenance of street lighting fixtures.
- Planned Maintenance and Improvement Projects for 2005-06:
  - No Projects Planned
- Future Maintenance and 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.

### City of Folsom Landscaping and Lighting Districts 2005-2006

District	Abbreviation	Improvement Costs	Incidental Costs	Other Costs	Total Improvement Costs	Benefit Units (SFEs)	Assessment
American River Canyon North 1	ARCN1	\$84,298.39	\$19,799.61	\$52,049.00	\$156,147.00	1,011	\$102.94 *
American River Canyon North 2	ARCN2	\$9,837.17	\$2,672.53	\$6,254.85	\$18,764.55	161	\$77.70
Blue Ravine Oaks	BRO	\$93,655.80	\$11,586.35	\$18,034.50	\$123,276.65	165	\$218.60
Briggs Ranch	BRGR	\$112,118.40	\$16,517.40	\$40,351.99	\$168,987.79	660	\$122.28
Broadstone Unit No.1 and Unit No. 2	BRDST12	\$523,806.00	\$73,111.64	\$189,395.25	\$786,312.89	2,296	\$164.99
Broadstone Unit No.3	BRDST3	\$10,426.10	\$4,214.00	\$7,272.63	\$21,912.73	645	\$22.70 ***
Cobble Hills/Reflections	CHR	\$107,777.00	\$11,461.51	\$22,005.73	\$141,244.24	389	\$113.14 ***
Cobble Ridge	CBR2	\$10,326.64	\$5,097.82	\$6,842.23	\$22,266.69	98	\$139.64
Fieldstone Meadows	FM	\$0.00	\$0.00	\$0.00	\$0.00	0	\$0.00 ***
Folsom Heights	FH	\$42,150.27	\$8,263.11	\$10,206.69	\$60,620.07	288	\$70.88
Hannaford Cross	HAN	\$58,689.23	\$8,343.77	\$10,082.47	\$77,115.47	103	\$195.78
La Collina dal Lago	LACOL	\$14,432.52	\$5,608.42	\$10,020.47	\$30,061.41	38	\$527.39 ***
Lake Natoma Shores	LKNS	\$52,190.33	\$7,477.67	\$10,372.27	\$70,040.27	113	\$183.85
Los Cerros	LC	\$93,438.83	\$9,398.83	\$20,418.83	\$123,256.49	337	\$121.18
Natoma Station	NS	\$210,884.73	\$37,468.64	\$81,676.99	\$330,030.36	1,781	\$91.70 *
Prairie Oaks Ranch	POR	\$247,561.59	\$40,655.21	\$98,108.40	\$386,325.20	919	\$213.51
The Residences at ARC	RES	\$8,356.02	\$4,037.17	\$3,768.59	\$16,161.78	17	\$443.36 ***
Sierra Estates	SE	\$3,037.75	\$3,297.25	\$3,167.50	\$9,502.50	25	\$253.40 ***
Silverbrook	SB	\$29,522.66	\$6,316.98	\$35,839.64	\$71,679.28	122	\$0.00
Steeplechase	SC	\$41,373.14	\$8,431.86	\$12,141.36	\$61,946.36	154	\$157.68
Willow Creek East	WCE	\$70,488.68	\$14,650.32	\$30,069.50	\$115,208.50	748	\$80.40
Willow Creek South	WCS	\$250,149.01	\$23,034.99	\$80,281.46	\$353,465.46	1461	\$109.88 **
Willow Springs	WS	\$8,624.35	\$5,924.03	\$7,274.19	\$21,822.57	517	\$28.14
<b>TOTALS</b>		<b>\$2,083,144.61</b>	<b>\$327,369.11</b>	<b>\$755,634.54</b>	<b>\$3,166,148.26</b>	<b>12,049</b>	

\* Assessment also includes per acre and/or per unit levies

\*\* Assessment varies per village

\*\*\* Eligible for Cost of Living increase

## **V. METHOD OF APPORTIONMENT**

### **A. Method of Apportionment**

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 consists of all Assessor Parcels within the boundaries 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.

### **B. Discussion of Benefit**

In summary, the assessments can only be levied based on the special benefit to property. This benefit is received by property over and above any general benefits. Moreover, such benefit is not based on any one property owner's use of the District's setback landscaping or a property owner's specific demographic status. With reference to the requirements for assessments, Section 22573 of the Landscaping and Lighting Act of 1972 states:

*"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

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

*"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 installation, maintenance and servicing of landscaping improvements to be provided with the

assessment proceeds. These categories of special benefit are derived from the statutes passed by the California Legislature and other studies which describe the types of special benefit received by property from maintenance and improvements such as those proposed by the City of Folsom Landscaping and Lighting Districts. These types of special benefit are summarized as follows:

- A. Protection of views, scenery and other resources values and environmental benefits enjoyed by residents, customers and guests and preservation of public assets maintained by the City.
- B. Potential for increased economic opportunity.
- C. Reduced cost of local government in law enforcement, public health care, and fire prevention because improved and well-maintained facilities provide a healthy alternative for youth and adult activities.
- D. Enhanced quality of life and desirability of the area.
- E. Specific Improvement of property values.
- F. Moderation of temperatures, dust control, increased oxygenation, improved disease control for local vegetation, and improved localized pest management.
- G. Creation of individual lots for residential and commercial use that, in absence of the assessments, would not have been created.

These benefit factors, when applied to property in the Districts, specifically increase the value of the land within the Districts. For example, the assessments will provide funding to improve and maintain the landscaping and lighting adjoining the properties in the Districts. Such improved and well-maintained setback landscaping enhances the overall quality, desirability and safety of the properties. In turn, property values are specifically enhanced by the availability of improved and well-maintained landscaping and adequate safety lighting in the area.

Typically, the original owner/developer of the property within the Districts agreed to the assessments. 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. Moreover, in absence of the assessments, the lots within the Districts would not have been created. These lots, and the improvements they support, are a special benefit to the property owners.

### ***C. General versus Special Benefit***

The proceeds from the City of Folsom Landscaping and Lighting Districts would be used to fund improvements and increased levels of maintenance to the grounds adjoining the properties in the Districts. In absence of the City of Folsom Landscaping and Lighting 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 public resources 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.

#### ***D. 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.

#### ***E. 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:

<b>Blue Ravine Oaks</b>	<b>165 residential lots</b>
<b>Cobble Ridge</b>	<b>98 residential lots</b>
<b>Cobble Hills Ridge II/Reflections II</b>	<b>389 residential lots</b>
<b>Fieldstone Meadows</b>	<b>90 residential lots</b>
<b>Hannaford Cross</b>	<b>103 residential lots</b>
<b>La Collina dal Lago</b>	<b>38 residential lots</b>
<b>Lake Natoma Shores</b>	<b>113 residential lots</b>
<b>Los Cerros</b>	<b>337 residential lots</b>
<b>Sierra Estates</b>	<b>25 residential lots</b>
<b>Silverbrook</b>	<b>122 residential lots</b>
<b>Steeplechase</b>	<b>154 residential lots</b>
<b>The Residences at American River Canyon</b>	<b>17 residential lots</b>
<b>Willow Creek East</b>	<b>748 residential lots</b>
<b>Willow Springs</b>	<b>517 residential lots</b>

These Districts are assessed per Assessment Table 1, below.

Assessment Table 1

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

### **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:

Assessment Table 2

<b>Description</b>	<b>SFEs</b>
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:

Assessment Table 3

<b>Description</b>	<b>SFEs</b>
Single Family Parcel	1.0000
Undeveloped Residential Property, per lot	0.3273
Non Assessed (e.g. open space, park land etc.)	0.0000

### **Broadstone No. 1 and No. 2**

There are 895.301 assessable acres in Broadstone No. 1 and No. 2. 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). 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. (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 \*.0.5 \* 0.335).

There are 152 lots with Bentley Square East and West and each is assigned .0962 SFEs per lot.

Broadstone No.1 and No. 2 properties are assessed per Assessment Table 4, below:

Assessment Table 4

<b>Description</b>	<b>SFEs</b>
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 four use as parks, open space, etc.

There are 382 single family residential lots and each one is assigned 1 SFEs

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  $0.326 * 2.034$  SFEs

Broadstone No.3 properties are assessed per Assessment Table 5, below:

Assessment Table 5

<b>Description</b>	<b>SFEs</b>
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

### **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:

Assessment Table 6

<b>Description</b>	<b>SFEs</b>
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:

Assessment Table 7

<b>Description</b>	<b>SFEs</b>
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:

Assessment Table 8

<b>Description</b>	<b>SFEs</b>
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

**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:

Assessment Table 9

<b>Description</b>	<b>SFEs</b>
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 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 parcel 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 parcels.

Willow Creek Estates South properties are assessed per Assessment Table 10, below:

Assessment Table 10

<b>Description</b>	<b>SFEs</b>
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**

All properties that are specially benefited are assessed. 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.

## VI. ASSESSMENT

**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"), adopted 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 assessment district and an assessment of the estimated costs of the improvements upon all assessable parcels within the assessment districts, to which the description of said proposed improvements therein contained, reference is hereby made for further particulars;

**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 assessment 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 2005-06 is generally as follows:

### SUMMARY COST ESTIMATE

Improvement Costs	\$ 2,083,144.61
Incidental Costs	\$ 327,369.11
Other Costs	<u>\$ 755,634.54</u>
<b>Total Improvement Costs</b>	<b>\$ 3,166,148.26</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 assessments are subject to an annual adjustment tied to the Consumer Price Index for the San Francisco Area for Broadstone No 3, Fieldstone Meadows, La Collina dal Lago, Sierra Estates, and The Residences at American River Canyon. However, no increase (districts are eligible for a 2.15% increase) has been taken for Fiscal Year 2005-06.

Silverbrook is subject to an annual assessment of \$138.32. However, there will be a credit in 2005-06.

Fieldstone Meadows was formed in 2004. The new developer of Fieldstone Meadows has elected to form a Homeowner's Association to service and maintain improvements. As such, the City will not be assessing the property for Fiscal Year 2005-06.

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 2005-06. 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 2005-06 for each parcel or lot of land within the said City of Folsom Landscaping and Lighting Districts.

Dated: July 1, 2005

Engineer of Work



By \_\_\_\_\_  
John W. Bliss, License No. C52091



## **VII. Assessment Diagram**

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



## **VIII. Appendix A -- BUDGETS**

The attached budgets for Fiscal Year 05-06 are included for each of the Districts. New this year is a revised format to better reflect the requirements of the Act as well as improve the functionality and usefulness of the budget information.

### **Category Descriptions**

#### **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 Maintenance and Improvement Projects**

- ❑ Fully funded improvements planned to occur in the upcoming fiscal year

##### **Incidental Costs**

- ❑ Professional Services: consultant cost for Engineer's Report and Maintenance 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 Department Director.)
- ❑ County Auditor Fee: Fee charged by County to put levy on tax bills

##### **Other Costs**

- ❑ Estimated Reserve to finance first 6 months of following year: This is 50% of the operating and incidental costs of a Landscaping and Lighting District to fund the operations until collected revenue is received from the County.

**Total Improvement Costs:** This is the total of all improvement costs budgeted for the upcoming year. This cost includes current maintenance and 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 Calculation:** 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 calculation subtracts monies that will come from the fund balance. The outcome of the calculation is the total assessment for the district.

**Allocated Assessment to Property (Current):** This calculation takes the entire assessment for the district and divides it by the number of single-family equivalent benefit units. This is the amount that each property within a district is currently assessed for the upcoming year.

**Fund Balance Calculation:** This calculation determines whether there is a surplus or deficit in a district. This calculation considers the anticipated improvement projects and costs for not only the upcoming fiscal year but also improvements and associated costs that are anticipated to occur in future years. Funds in the fund balance that are budgeted for the 6-month reserve and the current (upcoming fiscal year) and proposed improvements are therefore encumbered and not surplus monies. Any funds remaining after being allocated to the 6-month reserve, or current and proposed projects, would be considered surplus monies. 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 next 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.

## **IX. Appendix B -- 1972 ACT APPLICATION**

If approved, the Landscaping and Lighting Maintenance Assessment District, through the Act, would collect special benefit assessments and provide funding for the installation, maintenance and servicing of landscaping features within Tract 5201 [Wilshire Builders]. The assessments are levied on the basis of benefit and are considered an assessment, not a tax. Pertinent excerpts from the Act are included below.

### **§22500 Short Title**

This part shall be known and may be cited as the "Landscaping and Lighting Act of 1972."

### **§22503 Assessment district; benefited territory**

An assessment district shall consist of all territory which, as determined by the legislative body, will be benefited by the improvements and is to be assessed to pay the costs thereof.

### **§22504 Assessment District; territory within local agency**

An assessment district may consist of all or any part of the territory within the local agency and, in the case of a county, may consist of all or any part of the unincorporated territory of the county.

### **§22505 Assessment district; contiguous or non-contiguous territory**

An assessment district may consist of contiguous or non-contiguous areas. The improvement in one area need not be of benefit to other areas.

### **§22523 Engineer**

"Engineer" means the city engineer, county engineer, engineer of the district, or any person designated by the legislative body as the engineer for the purposes of this part, including officer, board, or employee of the local agency or any private person or firm specially employed by the Local agency as engineer for the purposes of this part. (Revised by Article XIID of the California Constitution)

### **§22525 Improvement**

"Improvement" means one or any combination of the following:

- (a) The installation of planting or landscaping.
- (b) The installation or construction of statuary, fountains, or other ornamental structures and facilities.
- (c) The installation or construction of public lighting facilities, including, but not limited to, traffic signals.
- (d) The installation or construction of any facilities which are appurtenant to and of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- (e) The installation of park or recreational improvements, including but not limited to all of the following:
  - (1) Land preparation, such as grading, leveling, cutting and filling sod landscaping, irrigation systems, sidewalks, and drainage.
  - (2) Lights, playground equipment, play courts, and public restrooms.
- (f) The maintenance or servicing or both, of any of the foregoing.
- (g) The acquisition of land for park, recreational or open-space purposes.
- (h) The acquisition of any existing improvement otherwise authorized pursuant to this section.

**§22569 Estimates of costs; content**

The estimate of the costs of the improvements for the fiscal year shall contain estimates for all of the following:

- (a) The total costs for improvements to be made that year, being the total costs of constructing or installing all proposed improvements and of maintaining and servicing all existing and proposed improvements, including all incidental expenses. This may include a reserve which shall not exceed the estimated costs of maintenance and servicing to December 10 of the fiscal year, or whenever the city expects to receive its apportionment of special assessments and tax collections from the county, whichever is later.
- (b) The amount of any surplus or deficit in the improvement fund to be carried over from a previous fiscal year.
- (c) The amount of any contributions to be made from sources other than assessments levied pursuant to this chapter.

(d) The amount, if any, of the annual installment for the fiscal year where the legislative body has ordered an assessment for the estimated cost of any improvements to be levied and collected in annual installments.

(e) The net amount to be assessed upon assessable lands within the assessment district, being the total improvement costs, as referred to in subdivision (a), increased or decreased, as the case may be, by any of the amounts referred to in subdivision (b), (c), or (d).

**§22573 Net amount; apportionment**

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.

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 Division 7 (commencing with Section 5000).

**§22574 Classification into zones**

The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory that will receive substantially the same degree of benefit from the improvements.

**§22605 Authority of Legislative Bodies**

The Legislative body, either in a single proceeding or by separate proceedings, may order one or any combination of the following changes of organization:

(a) The annexation of territory to an existing assessment district formed under this part.

(b) The detachment of territory from an existing assessment district formed under this part.

(c) The dissolution of an existing assessment district formed under this part.

(d) The consolidation into a single assessment district formed under this part any combination of two or more of any of the following:

(1) An existing assessment district formed pursuant to this part.

(2) An existing lighting, street lighting, maintenance, or tree planting district formed pursuant to Chapter 26 (commencing with Section 5820) of Part 3 of Division 14, or Part 1 (commencing with Section 18000), Part 2 (commencing with Section 18300), Part 3 (commencing with Section 18600), or Part 4 (commencing with Section 19000) of Division 14, or Part 1 (commencing with Section 22000) of this division, or pursuant to any procedural ordinance adopted by a charter city.

(e) The legislative body shall not, by annexation, detachment, dissolution, or consolidation, alter the obligation of property owners to pay the principal of, and interest on, bonded debt or notes issued pursuant to Section 22662.5. This section does not prevent the lawful refunding of the bonded debt or notes or the apportionment of assessments upon the division of properties assessed.

**X. Appendix C -- Article XIID of the California Constitution  
(Proposition 218)**

Proposition 218 was approved by voters as a Constitutional Amendment on November 6, 1996. It became Article XIIC and Article XIID of the California State Constitution and has imposed additional requirements for assessment districts. Following is a summary of the Article.

**CALIFORNIA CONSTITUTION ARTICLE 13D  
(ASSESSMENT AND PROPERTY-RELATED FEE REFORM)**

SECTION 1. Application. Notwithstanding any other provision of law, the provisions of this article shall apply to all assessments, fees and charges, whether imposed pursuant to state statute or local government charter authority. Nothing in this article or Article XIIC shall be construed to:

- (a) Provide any new authority to any agency to impose a tax, assessment, fee, or charge.
- (b) Affect existing laws relating to the imposition of fees or charges as a condition of property development.
- (c) Affect existing laws relating to the imposition of timber yield taxes.

**CALIFORNIA CONSTITUTION ARTICLE 13D  
(ASSESSMENT AND PROPERTY-RELATED FEE REFORM)**

**SEC. 2. Definitions.**

As used in this article:

- (a) "Agency" means any local government as defined in subdivision (b) of Section 1 of Article XIIC.
- (b) "Assessment" means any levy or charge upon real property by an agency for a special benefit conferred upon the real property. "Assessment" includes, but is not limited to, "special assessment," "benefit assessment," "maintenance assessment" and "special assessment tax."
- (c) "Capital cost" means the cost of acquisition, installation, construction, reconstruction, or replacement of a permanent public improvement by an agency.
- (d) "District" means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service.
- (e) "Fee" or "charge" means any levy other than an ad valorem tax, a special tax, or an assessment, imposed by an agency upon a parcel or upon a person as an incident of property ownership, including a user fee or charge for a property related service.

- (f) "Maintenance and operation expenses" means the cost of rent, repair, replacement, rehabilitation, fuel, power, electrical current, care, and supervision necessary to properly operate and maintain a permanent public improvement.
- (g) "Property ownership" shall be deemed to include tenancies of real property where tenants are directly liable to pay the assessment, fee, or charge in question.
- (h) "Property-related service" means a public service having a direct relationship to property ownership.
- (i) "Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General Improvement of property value does not constitute "special benefit."

CALIFORNIA CONSTITUTION ARTICLE 13D  
 (ASSESSMENT AND PROPERTY-RELATED FEE REFORM)  
 SEC. 3. Property Taxes, Assessments, Fees and Charges Limited.

- (a) No tax, assessment, fee, or charge shall be assessed by any agency upon any parcel of property or upon any person as an incident of property ownership except: (1) The ad valorem property tax imposed pursuant to Article XIII and Article XIII A. (2) Any special tax receiving a two-thirds vote pursuant to Section 4 of Article XIII A. (3) Assessments as provided by this article. (4) Fees or charges for property related services as provided by this article.
  - (b) For purposes of this article, fees for the provision of electrical or gas service shall not be deemed charges or fees imposed as an incident of property ownership.
- CALIFORNIA

CONSTITUTION ARTICLE 13D  
 (ASSESSMENT AND PROPERTY-RELATED FEE REFORM)  
 SEC. 4. Procedures and Requirements for All Assessments.

- (a) An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel. Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.
- (b) All assessments shall be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.

- (c) The amount of the proposed assessment for each identified parcel shall be calculated and the record owner of each parcel shall be given written notice by mail of the proposed assessment, the total amount thereof chargeable to the entire district, the amount chargeable to the owner's particular parcel, the duration of the payments, the reason for the assessment and the basis upon which the amount of the proposed assessment was calculated, together with the date, time, and location of a public hearing on the proposed assessment. Each notice shall also include, in a conspicuous place thereon, a summary of the procedures applicable to the completion, return, and tabulation of the ballots required pursuant to subdivision (d), including a disclosure statement that the existence of a majority protest, as defined in subdivision (e), will result in the assessment not being imposed.
- (d) Each notice mailed to owners of identified parcels within the district pursuant to subdivision (c) shall contain a ballot which includes the agency's address for receipt of the ballot once completed by any owner receiving the notice whereby the owner may indicate his or her name, reasonable identification of the parcel, and his or her support or opposition to the proposed assessment.
- (e) The agency shall conduct a public hearing upon the proposed assessment not less than 45 days after mailing the notice of the proposed assessment to record owners of each identified parcel. At the public hearing, the agency shall consider all protests against the proposed assessment and tabulate the ballots. The agency shall not impose an assessment if there is a majority protest. A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property.
- (f) In any legal action contesting the validity of any assessment, the burden shall be on the agency to demonstrate that the property or properties in question receive a special benefit over and above the benefits conferred on the public at large and that the amount of any contested assessment is proportional to, and no greater than, the benefits conferred on the property or properties in question.
- (g) Because only special benefits are assessable, electors residing within the district who do not own property within the district shall not be deemed under this Constitution to have been deprived of the right to vote for any assessment. If a court determines that the Constitution of the United States or other federal law requires otherwise, the assessment shall not be imposed unless approved by a two-thirds vote of the electorate in the district in addition to being approved by the property owners as required by subdivision (e).

CALIFORNIA CONSTITUTION ARTICLE 13D  
(ASSESSMENT AND PROPERTY-RELATED FEE REFORM)  
SEC. 5. Effective Date.

Pursuant to subdivision (a) of Section 10 of Article II, the provisions of this article shall become effective the day after the election unless otherwise provided. Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article. Notwithstanding the foregoing, the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process set forth in Section 4:

- (a) Any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4.
- (b) Any assessment imposed pursuant to a petition signed by the persons owning all of the parcels subject to the assessment at the time the assessment is initially imposed. Subsequent increases in such assessments shall be subject to the procedures and approval process set forth in Section 4.
- (c) Any assessment the proceeds of which are exclusively used to repay bonded indebtedness of which the failure to pay would violate the Contract Impairment Clause of the Constitution of the United States.
- (d) Any assessment which previously received majority voter approval from the voters voting in an election on the issue of the assessment. Subsequent increases in those assessments shall be subject to the procedures and approval process set forth in Section 4.

## ***XI. Appendix D -- 2005-06 ASSESSMENT ROLL***

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

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

