



NATOMA STATION

Natoma Station Landscaping and
Lighting District 3/13/2024



Introductions:



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Background

- The City of Folsom has 30 Landscaping and Lighting (L&L) Districts and fourteen (14) Community Facilities Districts (CFD) that maintain publicly owned landscape, streetlights, paths, open space, and other assets.
- All L&L districts are formed pursuant to the Landscaping and Lighting act of 1972 and Article XIID of the California Constitution.
- Districts within the City of Folsom range in size from 10 to 2,370 units (Natoma Station has 1,897.23)
- Most districts within the City were formed prior to proposition 218 (1996).



Landscaping and Lighting Act 1972



(Streets & Highways §22500) allows local governmental agencies to form Landscaping & Lighting (L&L) Maintenance Districts for the purpose of financing the costs and expenses of landscaping and lighting public areas. This act can be used by public agencies such as cities, counties, and special districts to fund services including, but not limited to, the installation and maintenance of landscaping, park amenities, general lighting, traffic lights, recreational areas, and public restrooms.

Prop 218 “Right to Vote on Taxes Act”:

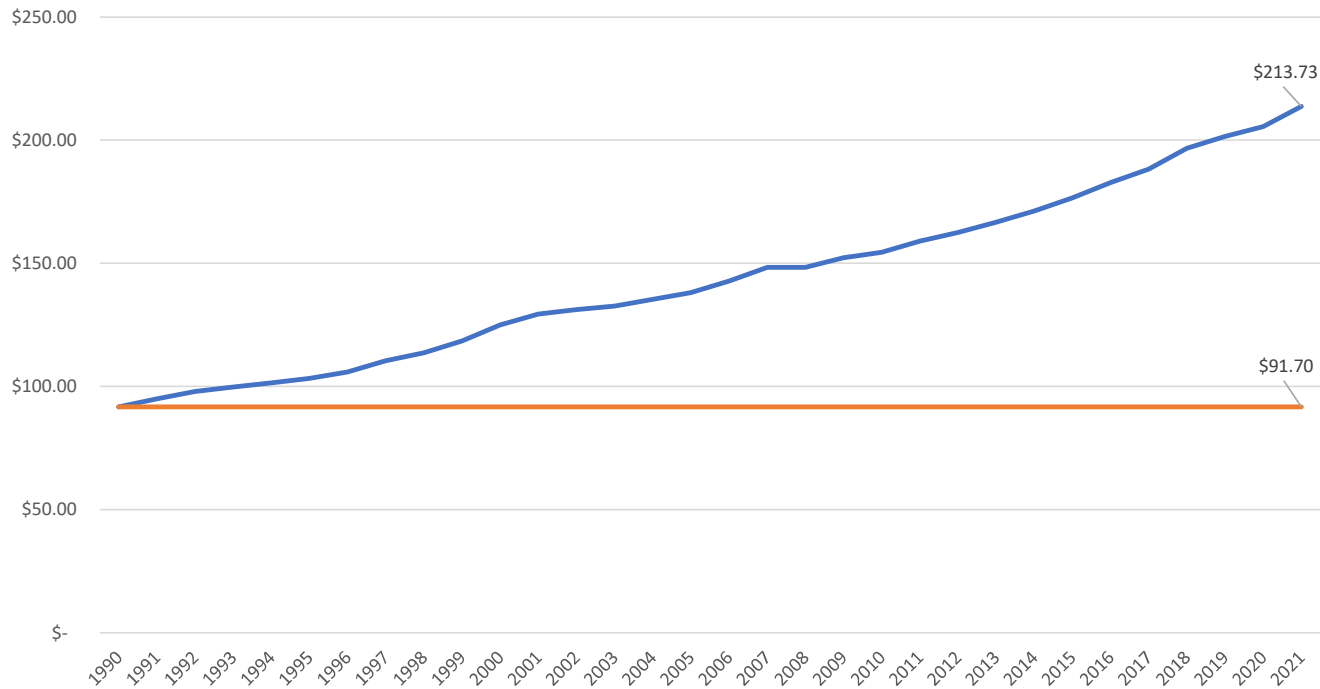


- Amended the California Constitution to require constitutional voter approval requirements for all local government taxes which previously did not exist
- Requires voter approval when local governments impose, extend, or increase a tax
- Districts can be formed under normal balloting procedures (simple majority of votes cast to form or simple majority opposed for majority protest)

Cost of living over lifespan of district



Natoma Station CPI VS. Flat Rate



- Number of SFE (Single Family Equivalent Units): 1,897.23
- Assessment Rate Per Unit: \$91.70
- Total Annual Assessment: \$173,975.99
- Current Operating Budget: \$240,871.37
- Annual Deficit: (\$66,895.38)
- In today's dollars the \$91.70 from 1990 would be \$213.73

Natoma Station Information



- Natoma Station is comprised of 1897.23 Single Family Equivalent Units (SFE's)
 - 1272 single family homes = 1SFE
 - Commercial outside of lot X = .6299 SFE's per acre
 - Commercial inside of lot X = 4.2487 SFE's per acre
 - Multi-Family = 3.2337 SFE's per acre
- The district was formed in 1990
- The district has a single source of funding to maintain, replace, and manage the specified publicly owned amenities within the Natoma Station L&L. There are no Mello Roos or CFD's to supplement these costs.
- All Natoma Station revenues come from the \$91.70 per Single Family Equivalent (SFE) per year for a total annual revenue of \$173,975.99 which has remained the same since 1990 when the district was formed.
- Because of Proposition 218 (adopted in November of 1996), yearly increases that would have adjusted for inflation were no longer possible.
- 9.37 acres of streetscapes
- 21 pieces of public artwork
- 7 large entry monument signs
- 10,200 linear feet of 6' sound wall
- 1,045 linear feet of iron fencing
- 9.1 acres of open space
- 2 mini parks
- 16 irrigation controllers
- 37 backflows
- 359 streetlights
- 15 service pedestals
- 27 corner pillars (between fences)

Issues facing the district



- Redwoods on Black Diamond Dr.
- Maintaining public art (21 of the 28 public art pieces in Folsom are located within Natoma Station.)
- Open space / basin maintenance
- Tree care
- Overall maintenance (wall painting / pressure washing / crack filling)
- Street trees vs. sidewalk
- Centralized irrigation (smart controllers)
- Replacing obsolete / inefficient / aging infrastructure with new industry standards (drip conversions / water efficient sprinkler heads / flow sensor / master valve)
- Sufficient funding for current and future maintenance needs
- Painting / replacing light poles (2-piece fiberglass light poles)

Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Possible Budget Options



Option 1: Do nothing =
\$91.70 / Year
Annual budget of \$173,976

- Reduce services to restore balanced budget.
- No ability to replace missing or dead plant material.
- No changes to irrigation controllers for efficiencies.
- No funds to address district's aging assets.
- No funds set to set aside to ensure district assets are replaced, repaired, updated as they reach end of life.

Option 2: Basic increase
(balance budget) = additional \$78.02* / year
Combined annual budget of \$321,998

- Address deficit for scheduled maintenance.
- Provide a more appropriate unscheduled maintenance budget to allow us to respond to unexpected issues (downed trees, irrigation leaks and breaks, streetlights out, backflow testing, etc.)
- Cover the cost of annual open space work (weed abatement and pond maintenance).
- Address increased utility cost.
- Allow for some LED retrofits over time.
- Debt repayment

Possible Budget Options



Option 3: Enhanced Increase =
additional \$122.39* / year
Annual Budget of \$406,178

This would provide all services included in option 2 in addition to the items below.

- Replace obsolete irrigation controllers with centralized flow sensing controllers.
- Renovate select monument signs / walls.
- Begin 5 - year tree pruning regimen.
- Replacement of plant material when it reaches end of life.

Option 4: Enhanced Increase plus additional projects =
additional \$147.09* / year
Annual Budget of \$453,040

This would provide all services included in option 2 & 3 in addition to the items below.

- Provide ample budget for maintenance of art pieces at village entries and mini parks.
- Paver replacement at district major entries.
- Enhanced landscaping at district entries and mini parks.
- Start addressing trees vs. sidewalk issues with replacing trees and failed sections of sidewalk.

* These rates are based on estimates for recent work of similar scope, should the property owners of Natoma Station choose to move forward with a measure these costs and quantities would be verified by a licensed assessment engineer and communicated back to said owners before balloting proceedings.

Outreach / Public Engagement



- Talk with your neighbors!
- Direct residents of Natoma Station to City Staff to help address any questions or concerns.
- Use Social Media (Feel free to post on Nextdoor or other platforms that are specific to Natoma Station Residents.)

Questions and Comments



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