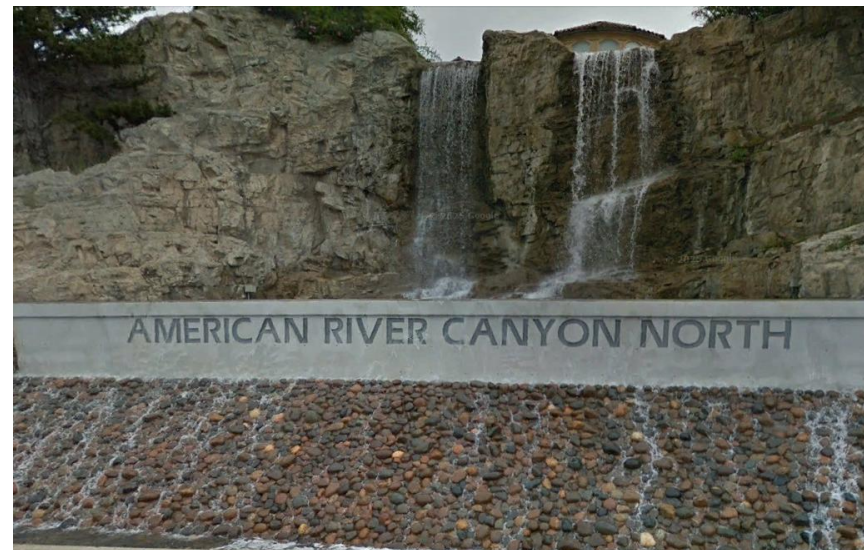
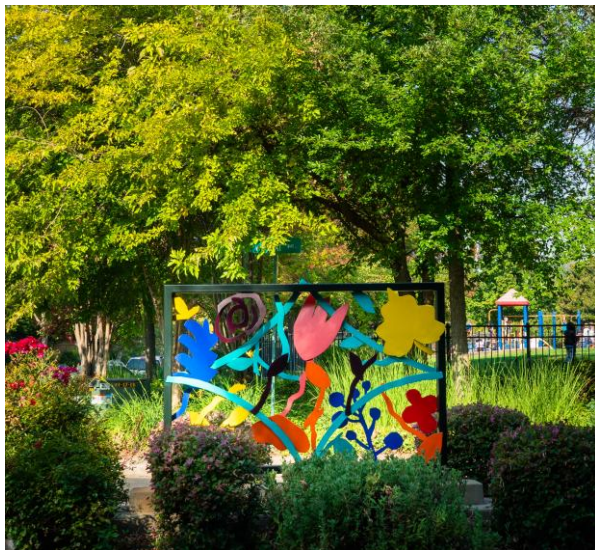




# Landscaping & Lighting Districts Final Engineers Report

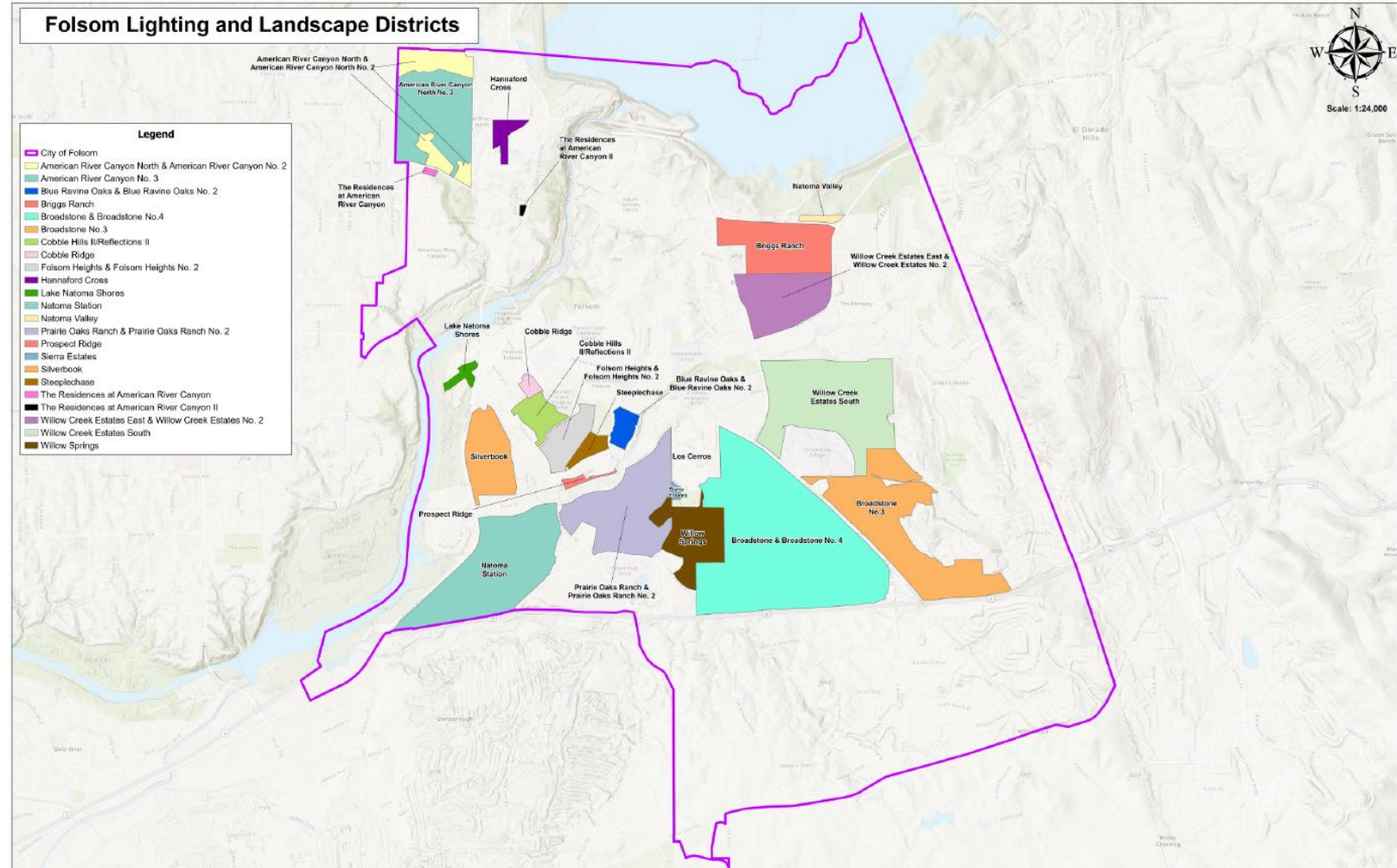
# What is a Landscaping and Lighting District?

- Landscaping and Lighting Maintenance Districts (LLMDs) are funding mechanisms established by local governments in accordance with the State of California Landscaping and Lighting Act of 1972, Streets and Highways Code Section 22500, et seq. to provide landscaping and lighting services, facilities, or other improvements in a defined geographic area.



# Background

- The City of Folsom has 30 Landscaping and Lighting (L&L) Districts that maintain publicly owned landscape, streetlights, paths, sidewalks, 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.
- Folsom has districts that range in size from 10 to 2,370 units.
- Most Districts within the City were formed prior to proposition 218 (1996)



# Engineers Report Process



- The annual Landscaping and Lighting Engineers Report process is a three-step process.
- **Step 1** - A Resolution (Reso. 11556) Directing the Preparation of Engineer's Report (completed on February 24, 2026).
- **Step 2** - A Resolution (Reso. 11580) Approving the Preliminary Engineer's Report for the Landscaping and Lighting Districts for Fiscal Year 2026-2027 and Setting Public Hearing (March 24, 2026).
- **Step 3** - A Resolution Approving the Final Engineer's Report (Public Hearing) on April 14, 2026, at 6:30 p.m., at the City of Folsom, City Council Chambers, 50 Natoma Street, Folsom, California 95630
- **Additional Step** - *Between step 1 and 2 the Municipal Landscape Services Manager presented the preliminary budgets to all Landscaping and Lighting District Advisory Committee members to allow them to review and provide comments. This step was completed on March 19, 2026.*

# L&L District Listing

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



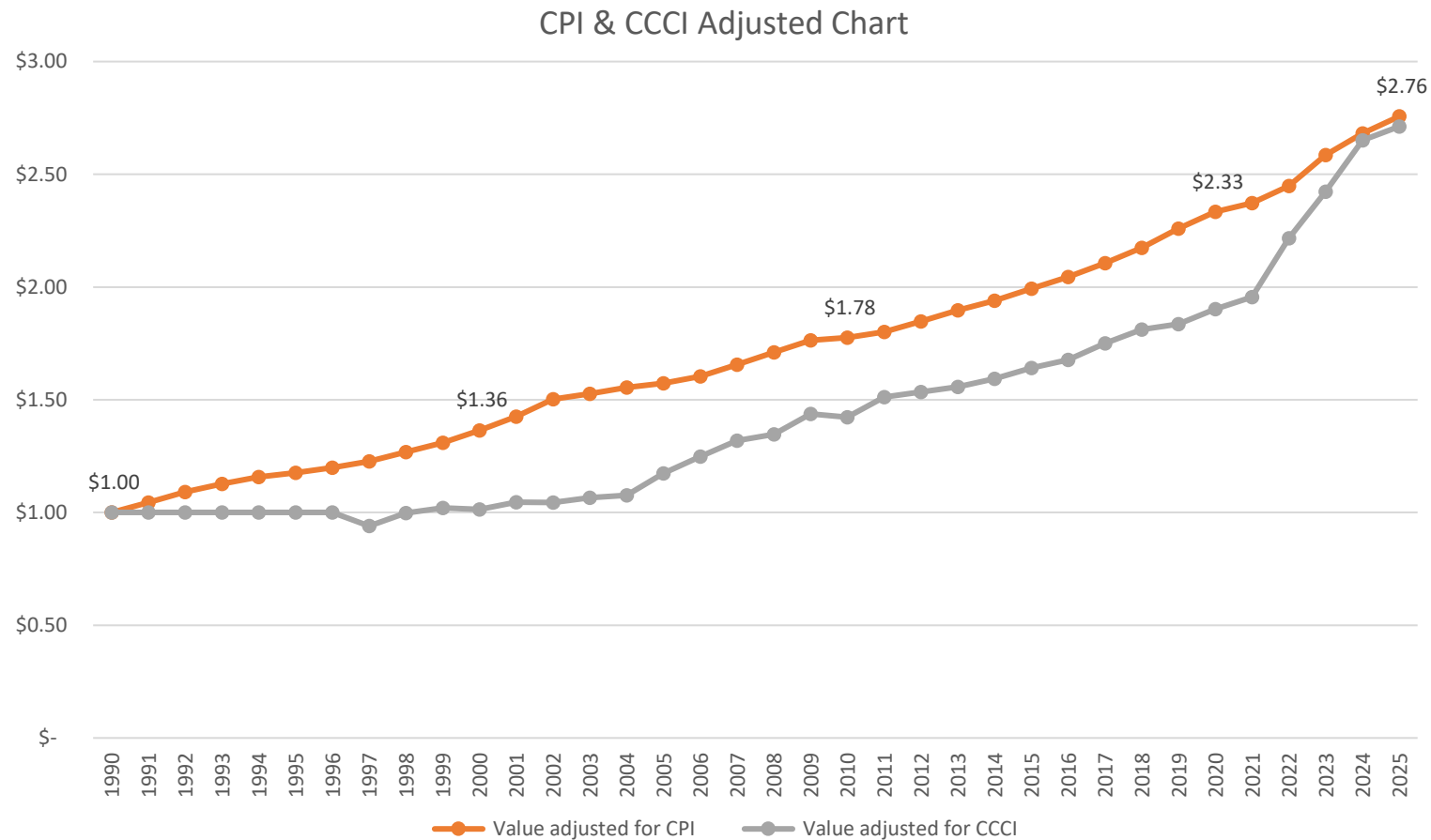
"Brazen" By: Stephen Kaltenbach

# Sampling of Amenities

- Streetscapes
- Public Art
- Waterfall
- Monument Signs
- Sound walls
- Iron Fencing
- Open Space
- Mini parks
- Streetlights
- Service Pedestals
- Backflows
- Irrigation Controllers
- Benches
- Dog Stations
- Trash Receptacles



# Cost of Living Over Lifespan of a District



# District Overview

District	Assessment Revenue FY 2026/27	Total Expense FY 2026/27	Revenue Less Expenses FY 2026/27	Fund Balance December 31, 2025
American River Canyon North	\$105,204.68	\$76,844.28	\$28,360.40	(\$216,217.26)
American River Canyon North No. 2	12,432.00	7,926.60	4,505.40	211,221.01
American River Canyon North No. 3	305,312.76	313,329.54	(8,016.78)	686,454.26
Blue Ravine Oaks	36,069.00	28,495.10	7,573.90	155,085.32
Blue Ravine Oaks No. 2	19,418.85	35,249.95	(15,831.10)	80,704.26
Briggs Ranch	80,575.18	135,207.85	(54,632.67)	(276,809.01)
Broadstone	398,935.66	577,541.06	(178,605.40)	157,077.90
Broadstone No. 3	39,870.04	35,403.86	4,466.18	42,958.00
Broadstone No. 4	109,293.65	158,998.46	(49,704.81)	(959,234.23)
Cobble Hills II/Reflections II	44,011.46	66,964.44	(22,952.98)	(111,407.63)
Cobble Ridge	9,295.05	18,590.10	(9,295.05)	135,522.48
Folsom Heights	21,831.04	16,553.92	5,277.12	62,307.63
Folsom Heights No. 2	78,940.40	82,106.11	(3,165.71)	282,050.77
Hannaford Cross	20,165.34	74,647.15	(54,481.81)	(66,477.14)
Lake Natoma Shores	20,744.54	35,966.77	(15,222.23)	60,728.92
Los Cerros	40,837.66	61,916.03	(21,078.37)	68,313.65
Natoma Station	170,293.55	147,365.91	22,927.64	(822,307.57)
Natoma Valley	28,800.52	57,601.03	(28,800.52)	255,769.05
Prairie Oaks Ranch	196,228.55	136,844.92	59,383.63	(508,344.62)
Prairie Oaks Ranch No. 2	327,291.66	225,372.89	101,918.77	239,413.80
Prospect Ridge	48,641.25	34,036.58	14,604.67	55,257.24
Sierra Estates	11,759.50	13,776.51	(2,017.01)	4,142.26
Silverbrook	15,490.70	12,599.37	2,891.33	95,694.35
Steeplechase	24,282.72	33,518.24	(9,235.52)	6,628.24
The Residences at American River Canyon	13,549.34	27,664.98	(14,115.64)	44,151.95
The Residences at American River Canyon II	16,553.40	27,659.80	(11,106.40)	44,151.95
Willow Creek Estates East	60,058.80	26,362.78	33,696.02	(52,223.77)
Willow Creek Estates East No. 2	87,240.42	98,514.52	(11,274.10)	38,487.27
Willow Creek Estates South	160,504.90	238,477.76	(77,972.86)	266,570.06
Willow Springs	14,548.38	19,066.10	(4,517.72)	2,536.53

# Districts Needing Outreach

- Briggs Ranch
- Hannaford Cross
- Broadstone & Broadstone No. 4
- Cobble Ridge II/Reflections II
  
- *Note: Natoma Station  
(Prop 218 in progress)*



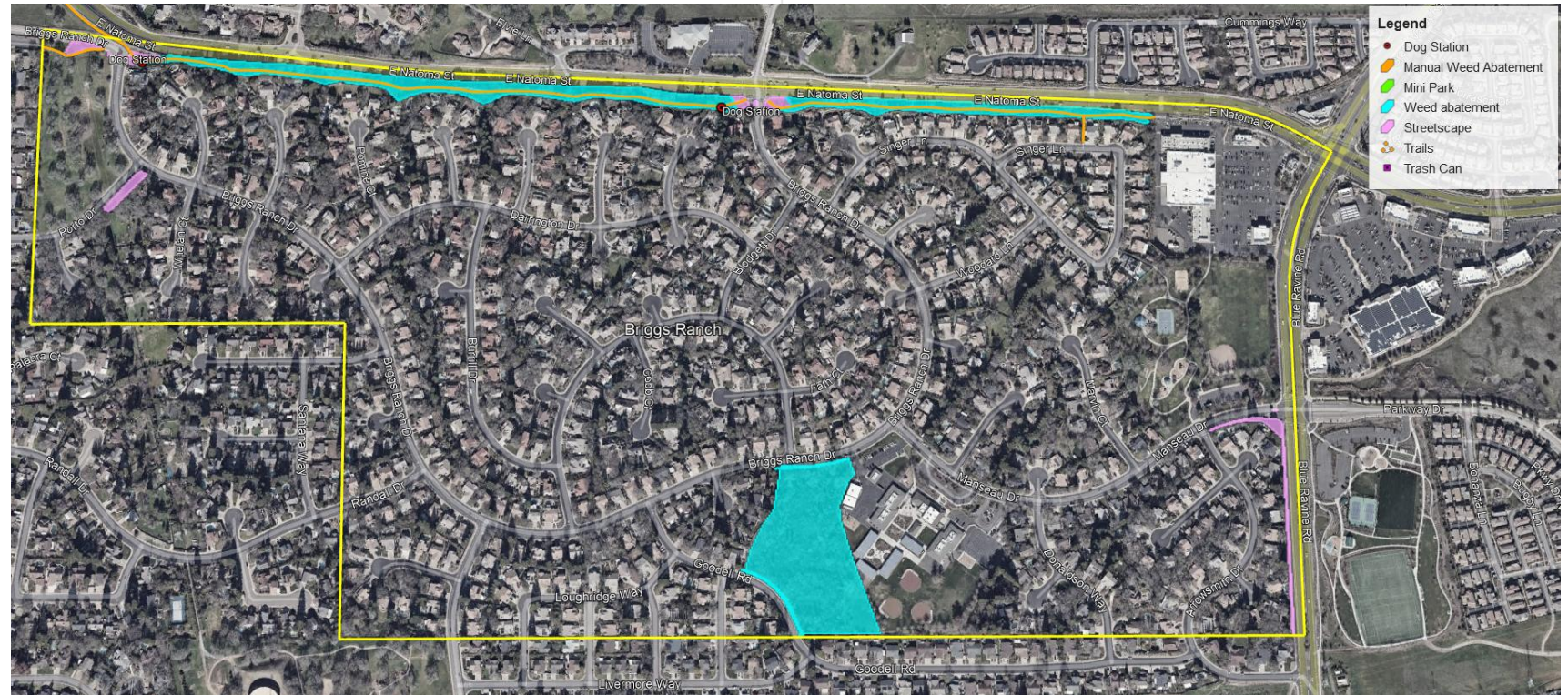
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Willow Springs	14,548.38	19,066.10	(4,517.72)	2,536.53

# Briggs Ranch

Briggs Ranch						
	Actual	Actual	Actual	Actual	Adopted	Projected
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Assessment Revenues	\$ 80,041	\$ 80,545	\$ 80,181	\$ 79,793	\$ 80,576	\$ 80,575
Expenditures	\$ 111,850	\$ 129,603	\$ 149,784	\$ 128,638	\$ 205,812	\$ 135,208
	\$ (31,809)	\$ (49,058)	\$ (69,603)	\$ (48,845)	\$(125,236)	\$ (54,633)
<b>Account Balance December 31, 2025</b>	<b>\$ (276,809)</b>					
<b>Year deficit began</b>	<b>2021</b>					
<b>Single Family Equivalents (SFE)</b>	<b>658.94</b>					
<b>Deficit Per SFE</b>	<b>\$ (420.08)</b>					

- If the deficit was paid back over a 15-year period, the average cost per SFE would be approximately \$28.00 annually per SFE or \$2.33 per month



# Hannaford Cross

Hannaford Cross						
	Actual	Actual	Actual	Actual	Adopted	Projected
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Assessment Revenues	\$ 20,078	\$ 20,088	\$ 19,886	\$ 20,268	\$ 20,165	\$ 20,165
Expenditures	\$ 24,684	\$ 33,434	\$ 37,290	\$ 35,591	\$ 35,140	\$ 74,647
	\$ (4,606)	\$ (13,346)	\$ (17,404)	\$ (15,323)	\$ (14,975)	\$ (54,482)
<b>Account Balance December 31, 2025</b>	<b>\$ (66,477)</b>					
<b>Year deficit began</b>	<b>2021</b>					
<b>Single Family Equivalents (SFE)</b>	<b>103</b>					
<b>Deficit Per SFE</b>	<b>\$ (645.41)</b>					

- If the deficit was paid back over a 15-year period, the average cost per SFE would be approximately \$43.02 annually per SFE or \$3.58 per month



# Broadstone 1,2,4

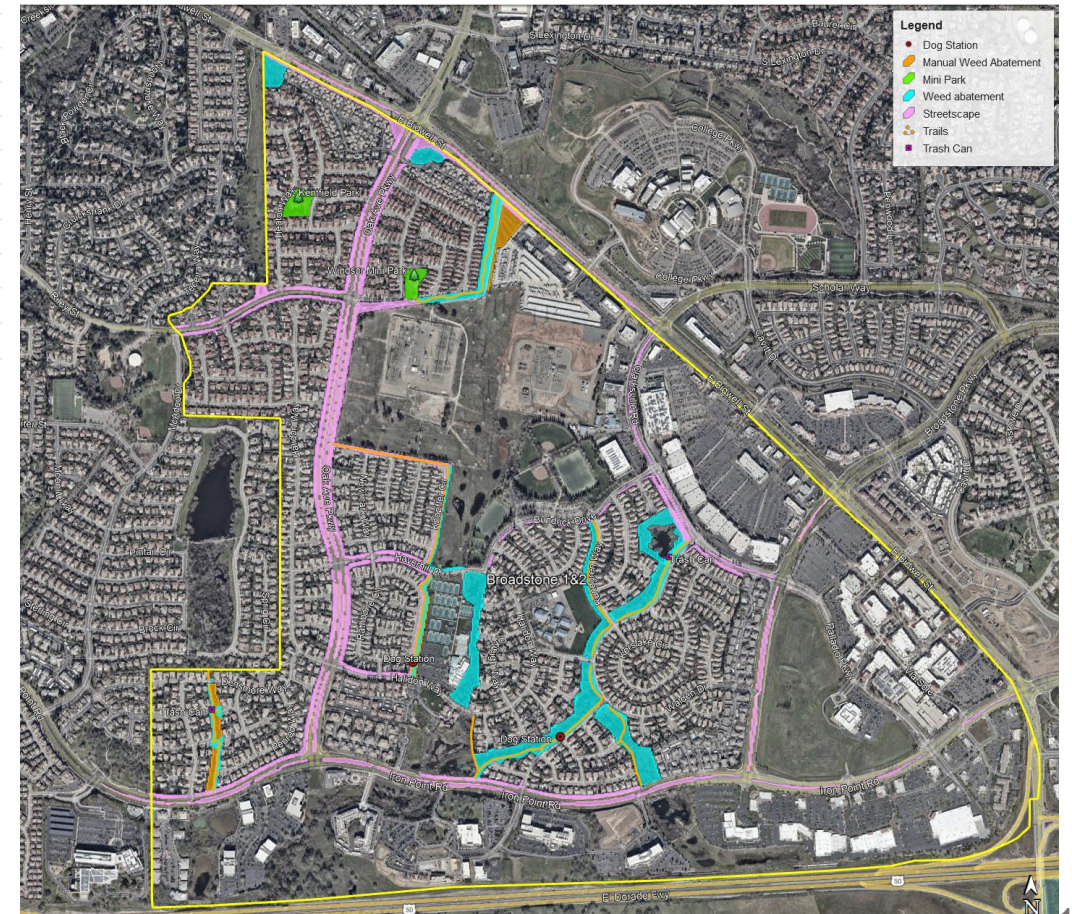
Broadstone 1/2						
	Actual	Actual	Actual	Actual	Adopted	Projected
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Assessment Revenues	\$ 389,782	\$ 390,234	\$ 390,278	\$ 391,684	\$ 395,642	\$ 398,936
Expenditures	\$ 228,490	\$ 229,345	\$ 258,221	\$ 397,546	\$ 578,029	\$ 577,541
	\$ 161,292	\$ 160,889	\$ 132,057	\$ (5,862)	\$ (182,387)	\$ (178,605)
<b>Account Balance December 31, 2025</b>	<b>\$ 157,078</b>					
<b>Year deficit began</b>	<b>See Broadstone 4</b>					
<b>Single Family Equivelents (SFE)</b>	<b>2398.09</b>					

Broadstone 4						
	Actual	Actual	Actual	Actual	Adopted	Projected
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Assessment Revenues	\$ 94,839	\$ 98,194	\$ 96,272	\$ 100,017	\$ 105,454	\$ 109,294
Expenditures	\$ 284,453	\$ 461,451	\$ 432,523	\$ 268,713	\$ 162,055	\$ 158,998
	\$ (189,614)	\$ (363,257)	\$ (336,251)	\$ (168,696)	\$ (56,601)	\$ (49,705)
<b>Account Balance December 31, 2025</b>	<b>\$ (959,234)</b>					
<b>Year deficit began</b>	<b>2022</b>					
<b>Single Family Equivelents (SFE)</b>	<b>2530.54</b>					
<b>Deficit Per SFE</b>	<b>\$ (379.06)</b>					

# Broadstone 1,2,4 Combined

Broadstone 1,2,4 Combined						
	Actual	Actual	Actual	Actual	Adopted	Projected
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Assessment Revenues	\$ 484,621	\$ 488,428	\$ 486,550	\$ 491,701	\$ 501,096	\$ 508,229
Expenditures	\$ 512,943	\$ 690,796	\$ 690,744	\$ 666,259	\$ 740,084	\$ 736,540
	\$ (28,322)	\$ (202,368)	\$ (204,194)	\$ (174,558)	\$ (238,988)	\$ (228,310)
<b>Account Balance December 31, 2025</b>	<b>\$ (802,156)</b>					
<b>Year deficit began</b>	<b>2022 in Broadstone 4</b>					
<b>Single Family Equivalents (SFE)</b>	<b>2530.54</b>					
<b>Deficit Per SFE</b>	<b>\$ (316.99)</b>					

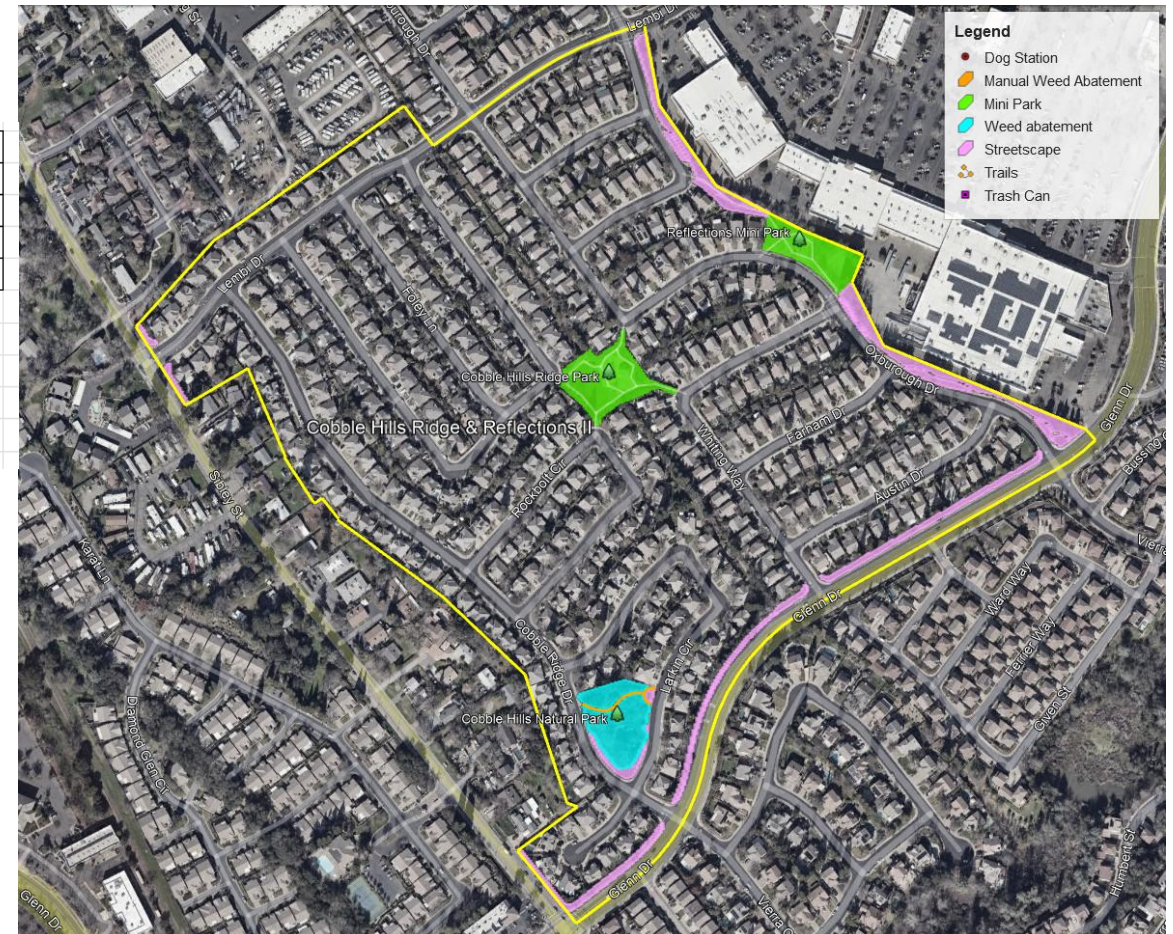
- If the deficit was paid back over a 15-year period, the average cost per SFE would be approximately \$21.13 annually per SFE or \$1.76 per month



# Cobble Ridge II / Reflections II

Cobble Ridge II/ Reflections II						
	Actual	Actual	Actual	Actual	Adopted	Projected
	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Assessment Revenues	\$ 43,636	\$ 43,794	\$ 43,821	\$ 43,806	\$ 44,011	\$ 44,011
Expenditures	\$ 68,158	\$ 57,688	\$ 62,452	\$ 54,995	\$ 62,304	\$ 66,964
	\$ (24,522)	\$ (13,894)	\$ (18,631)	\$ (11,189)	\$ (18,293)	\$ (22,953)
<b>Account Balance December 31, 2025</b>	<b>\$ (111,408)</b>					
<b>Year deficit began</b>	<b>2021</b>					
<b>Single Family Equivalents (SFE)</b>	<b>389</b>					
<b>Deficit Per SFE</b>	<b>\$ (286.39)</b>					

- If the deficit was paid back over a 15-year period, the average cost per SFE would be approximately \$19.09 annually per SFE or \$1.59 per month



# Sample Amortization Tables for Underfunded L&L Districts



## Sample Amortization Schedule

District: Briggs Ranch  
 Fiscal Year: 2026-27  
 December 31, 2025  
 Fund Balance: (\$276,809)

### 15-Year Amortization of Repayment Amount

Calendar Year	Year	Repayment Amount <sup>(1)</sup>
2026	1	(\$18,453.93)
2027	2	(18,453.93)
2028	3	(18,453.93)
2029	4	(18,453.93)
2030	5	(18,453.93)
2031	6	(18,453.93)
2032	7	(18,453.93)
2033	8	(18,453.93)
2034	9	(18,453.93)
2035	10	(18,453.93)
2036	11	(18,453.93)
2037	12	(18,453.93)
2038	13	(18,453.93)
2039	14	(18,453.93)
2040	15	(18,453.93)
Total:		(\$276,809.01)

(1) Based on the current available fund balance, this is the amount that would need to be paid back each year over 15 years to repay the current funding deficit within the District. If no deficit exists, no annual repayment would be required.

## Sample Amortization Schedule

District: Hannaford Cross  
 Fiscal Year: 2026-27  
 December 31, 2025  
 Fund Balance: (\$66,477)

### 15-Year Amortization of Repayment Amount

Calendar Year	Year	Repayment Amount <sup>(1)</sup>
2026	1	(\$4,431.81)
2027	2	(4,431.81)
2028	3	(4,431.81)
2029	4	(4,431.81)
2030	5	(4,431.81)
2031	6	(4,431.81)
2032	7	(4,431.81)
2033	8	(4,431.81)
2034	9	(4,431.81)
2035	10	(4,431.81)
2036	11	(4,431.81)
2037	12	(4,431.81)
2038	13	(4,431.81)
2039	14	(4,431.81)
2040	15	(4,431.81)
Total:		(\$66,477.14)

(1) Based on the current available fund balance, this is the amount that would need to be paid back each year over 15 years to repay the current funding deficit within the District. If no deficit exists, no annual repayment would be required.

# District Comparisons (average rate per SFE)



District	FY 2026/27 Maximum Authorized Rate	FY 2026/27 Proposed Rate	Maximum Assessment Inflator
American River Canyon North	\$102.94	\$102.94	No Inflator
American River Canyon North No. 2	77.70	77.70	No Inflator
American River Canyon North No. 3	332.02	332.02	CPI NTE 3%
Blue Ravine Oaks	218.60	218.60	No Inflator
Blue Ravine Oaks No. 2	117.69	117.69	CPI NTE 3%
Briggs Ranch	122.28	122.28	No Inflator
Broadstone	164.99	164.99	No Inflator
Broadstone No. 3	44.21	44.21	CPI
Broadstone No. 4-Zone A	44.99	44.99	CPI NTE 3%
Broadstone No. 4-Zone B	42.85	42.85	CPI NTE 3%
Broadstone No. 4-Zone C	42.23	42.23	CPI NTE 3%
Broadstone No. 4-Zone D	41.43	41.43	CPI NTE 3%
Cobble Hills II/Reflections II	113.14	113.14	No Inflator
Cobble Ridge	271.96	94.85	CPI
Folsom Heights	70.88	70.88	No Inflator
Folsom Heights No. 2	256.30	256.30	CPI NTE 3%
Hannaford Cross	195.78	195.78	No Inflator
Lake Natoma Shores	183.58	183.58	No Inflator
Los Cerros	121.18	121.18	No Inflator
Natoma Station	91.71	91.71	No Inflator
Natoma Valley	1,107.64	364.56	CPI NTE 4%

District	FY 2026/27 Maximum Authorized Rate	FY 2026/27 Proposed Rate	Maximum Assessment Inflator
Prairie Oaks Ranch	213.61	213.61	No Inflator
Prairie Oaks Ranch No. 2	363.90	363.90	CPI NTE 3%
Prospect Ridge	1,389.75	1,389.75	CPI NTE 4%
Sierra Estates	470.38	470.38	CPI NTE 4%
Silverbrook	132.32	132.32	No Inflator
Steeplechase	157.68	157.68	No Inflator
The Residences at American River Canyon	797.02	797.02	CPI NTE 4%
The Residences at American River Canyon II	1,655.34	1,655.34	CPI NTE 4%
Willow Creek Estates East	80.40	80.40	No Inflator
Willow Creek Estates No. 2-Zone A&B	117.82	117.82	CPI NTE 4%
Willow Creek Estates No. 2-Zone C	108.30	108.30	CPI NTE 4%
Willow Creek Estates South	109.88	109.88	No Inflator
Willow Springs	28.14	28.14	No Inflator

# Future Outreach in the Next 5 Years

- Steeplechase
- Blue Ravine Oaks
- Blue Ravine Oaks No. 2 (The Shores)
- Willow Creek Estates East & Willow Creek Estates East No. 2
- Willow Creek Estates South (Lexington Hills)
- Los Cerros
- Lake Natoma Shores (The Preserves)
- Willow Springs
- Sierra Estates



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Willow Creek Estates South	160,504.90	238,477.76	(77,972.86)	266,570.06
Willow Springs	14,548.38	19,066.10	(4,517.72)	2,536.53

# Landscaping and Lighting District Advisory Committee



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## City of Folsom L&L District Advisory Committee

### Notice of Vacancy | Invitation for Applications

Applications Due: Ongoing

The Folsom City Council is seeking applications from people interested in serving on the Landscaping and Lighting District Advisory Committee. These vacancies are for representatives from the following districts:

Terms Ending December 2026:	Terms Ending December 2028:
Briggs Ranch	Natoma Valley
Broadstone	Steeplechase
Cobble Ridge II/Reflections	The Residences at American River Canyon
Folsom Heights/California Hills	Willow Springs
Hannaford Cross	
Silverbrook	

- The committee meets at 5:30 p.m. the third Thursday of each month in the R.G. Smith Room at the Folsom Community Center, 52 Natoma Street.

## Natoma Station Landscaping & Lighting District

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The Natoma Station Landscaping & Lighting (L&L) District funds the upkeep of neighborhood amenities including landscaped areas, lighting, irrigation, and small parks. The district is funded through annual property assessments approved by local property owners.

In recent years, service levels have been impacted due to the district's assessment revenue falling short of maintenance costs. The City of Folsom is working with residents to explore long-term solutions that support the neighborhood's appearance and quality of life.

### Community Meetings and Updates

#### Past Meetings

The City of Folsom has hosted several public meetings to inform and engage residents. These meetings provided opportunities to review the proposed assessment, understand impacts, and discuss next steps.

- March 13, 2024: Initial neighborhood meeting
- May 20 and 28, 2025: Community meetings following ballot results
- January 22 and 29, 2026: Community meetings on the proposed new assessment 2025-2
- March 5, 2026: Final community meeting on the proposed new assessment 2025-2

Presentations and materials from those meetings are available below.

- View the [March 5, 2026 PowerPoint Presentation](#)
- View the [February 11, 2026 Community Update](#)
- View the [February 10, 2026 City Council Presentation](#)
- View the [January 29, 2026 Meeting Recording](#)
- View the [January 29, 2026 PowerPoint Presentation](#)
- View the [January 22, 2026 PowerPoint Presentation](#)

- View the [January 22, 2026 PowerPoint Presentation](#)
- View the [January 7, 2026 Community Update](#)
- View the [August 12, 2025 City Council Presentation](#)
- View the [August 7, 2025 Community Update](#)
- View the [June 27, 2025 Community Update](#)
- View the [June 24, 2025 City Council Presentation](#)
- View the [June 20, 2025 Community Update](#)
- View the [June 6, 2025 Community Update](#)
- View the [May 28, 2025 PowerPoint Presentation](#)
- View the [March 13, 2024 PowerPoint Presentation](#)

### Timeline

This is a multi-phase process with public outreach and opportunities for resident input. The timeline has been adjusted to allow for additional staff analysis.

- **Step 1 (Completed June 24, 2025):** City Council adopted a resolution to initiate proceedings and authorize preparation of the Engineer's Report.
- **Step 2 (February 10, 2026):** City Council adopted a resolution to approve the preliminary Engineer's Report, declare its intent to form the district, and authorize mailing Proposition 218 ballots to affected property owners.
- **Step 3a (April 28, 2026):** The City Council will hold a public hearing for the proposed assessment.  
**Step 3b (April 29, 2026):** Submitted ballots will be tabulated at City Hall in the Large Public Works Conference Room starting at 9 a.m. (50 Natoma Street) This is open to the public.  
**Step 3c (May 12, 2026):** The City Council may adopt a resolution to approve the final Engineer's Report and confirm the new assessment based on the tabulation results.

### Next Steps and Community Involvement

### Financial Challenges and Assessment Vote

# Recommendation

- Staff recommends the City Council adopt Resolution No. 11591 – A Resolution Approving the Final Engineer’s Report, Confirming the Diagrams and Assessments, and Ordering the Continued Levying of Assessments for Maintenance and Servicing of Improvements Within the City of Folsom Landscaping and Lighting Districts for Fiscal Year 2026-27 for American River Canyon North, American River Canyon North No. 2, American River Canyon North No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, Prairie Oaks Ranch No. 2, Prospect Ridge, Sierra Estates, Silverbrook, Steeplechase, The Residences at American River Canyon, The Residences at American River Canyon II, Willow Creek Estates East, Willow Creek Estates East No. 2, Willow Creek Estates South, and Willow Springs.

# Questions?

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*"The Hundreth Monkey" by: Kathleen Kasper Noonan*

Additional information can be found on the  
Landscaping and Lighting website.  
[Folsom.ca.us/LandscapeAndLighting](http://Folsom.ca.us/LandscapeAndLighting)

