



Agenda

City Council Regular Meeting

Folsom City Hall | City Council Chambers, First Floor

50 Natoma Street, Folsom, CA 95630

April 23, 2024, 6:30 PM

Welcome to Your City Council Meeting

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

Participation

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




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

Reasonable Accommodations

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

How to Watch

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

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

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



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City Council Regular Meeting
Folsom City Hall | City Council Chambers, First Floor
50 Natoma Street, Folsom, CA 95630
www.folsom.ca.us

Tuesday, April 23, 2024 6:30 PM

Mike Kozlowski, Mayor

Sarah Aquino, Vice Mayor
Rosario Rodriguez, Councilmember

YK Chalamcherla, Councilmember
Anna Rohrbough, Councilmember

AGENDA

CALL TO ORDER

ROLL CALL:

Councilmembers: Chalamcherla, Rodriguez, Rohrbough, Aquino, Kozlowski

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

PLEDGE OF ALLEGIANCE

AGENDA UPDATE

SCHEDULED PRESENTATIONS:

- [1.](#) Proclamation of the Mayor of the City of Folsom Proclaiming May 12-18, 2024 as National Police Week in the City of Folsom
- [2.](#) Proclamation of the Mayor of the City of Folsom Proclaiming May 19 - May 25, 2024 as National Public Works Week and May 15, 2024 as City Works Day
- [3.](#) Presentation from HART of Folsom (Homeless Assistance Resource Team) regarding the Winter Shelter
- [4.](#) Police Department Report on Crime and Homelessness and Direction to Staff

BUSINESS FROM THE FLOOR:

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

CONSENT CALENDAR:

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

- [5.](#) Approval of April 9, 2024 Special and Regular Meeting Minutes
- [6.](#) Ordinance No. 1343 - An Ordinance of the City Council of the City of Folsom Repealing Chapter 9.64 of the Folsom Municipal Code Pertaining to Trespass (Second Reading and Adoption)
- [7.](#) Resolution No. 11187 – A Resolution Authorizing the City Manager to Execute an Agreement with Helix Environmental Planning, Inc. for Environmental Support Services for the Water System Rehabilitation Project No. 1
- [8.](#) Resolution No. 11188 – A Resolution Authorizing the City Manager to Execute an Agreement with Badawi & Associates to provide Audit Services for Three Fiscal Years Ending June 30, 2024, 2025, and 2026

PUBLIC HEARING:

- [9.](#) Resolution No. 11186 – A Resolution to Adopt an Amended User Fee Schedule for Community Development Engineering and Building Services

NEW BUSINESS:

- [10.](#) Ordinance No. 1344 - An Ordinance of the City of Folsom Amending Sections 3.50.020, 3.50.040 and 3.50.050 and repealing Section 3.50.060 of the Folsom Municipal Code (Introduction and First Reading) and Determination that the Project is Exempt from CEQA
- [11.](#) Workshop for Community for Health and Independence Conceptual Annexation Proposal

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER REPORTS

COUNCIL COMMENTS

ADJOURNMENT

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

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

As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal,

impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.

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

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

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

Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom, California and at the Folsom Public Library located at 411 Stafford Street, Folsom, California during normal business hours.

PROCLAMATION

OF THE MAYOR OF THE CITY OF FOLSOM PROCLAIMING May 12 – 18, 2024

as

NATIONAL POLICE WEEK IN THE CITY OF FOLSOM

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards and sacrifices of those who dedicate their lives to the law enforcement profession, and to keeping our communities safe; and

WHEREAS, in 1962 President Kennedy issued a proclamation based on a joint resolution of Congress, which proclaimed May 15 as National Peace Officers Memorial Day and the calendar week in which May 15 falls as National Police Week in recognition of those federal, state and local law enforcement officers who have lost their lives or have become disabled in the line of duty for the safety and protection of others, and

WHEREAS, in 2023, a total of 136 peace officers lost their lives either in the line of duty or from injuries received while on duty. While far too many officers were killed in 2023 this was a 39% decrease from 2022; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored and the names of the officers newly engraved on the Memorial will be formally dedicated during the National Law Enforcement officers Memorial Fund's Annual candlelight Vigil, to be held on the evening of Monday, May 13, 2024; and

WHEREAS, Folsom Police officers work selflessly and thankfully on behalf of the exceptionally supportive people of this great city and, to safeguard the lives and property of their fellow Americans regardless of the peril or hazard to themselves; and

WHEREAS, by their patriotic service and their dedicated efforts these men and women have earned the gratitude of the city.

NOW, THEREFORE, I, MICHAEL D. KOZLOWSKI, Mayor of the City of Folsom on behalf of the Folsom City Council, do hereby proclaim the week of May 12-18, 2024, as **NATIONAL POLICE WEEK** in the City of Folsom and extend our gratitude to the men and women of the Folsom Police Department for their dedicated service to our community, their courage, diligence, and dedication to keeping our city and citizens safe.

PROCLAIMED this 23rd day of April 2024.

Michael D. Kozlowski, MAYOR

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CITY OF
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**Proclamation of the Mayor of the City of Folsom
Proclaiming
May 19 - May 25, 2024 as National Public Works Week
and
May 15, 2024 as City Works Day**

WHEREAS, public works services provided in the Folsom community are an important part of our residents' everyday lives, and advance the quality of life for all; and

WHEREAS, the health, safety, and comfort of our residents greatly depend on the operational services of public works systems and programs such as traffic engineering, street maintenance, storm drainage, solid waste collection, recycling, and the management of hazardous materials; and

WHEREAS, the planning, design, construction, and operation of these programs depend upon the dedicated skills of the City of Folsom staff; and

WHEREAS, the Folsom City Charter and Folsom Municipal Code encourages broad, informed public participation in civic affairs; and

WHEREAS, the City of Folsom desires to share information with the public about municipal operations; and

WHEREAS, City Works Day is designed to inspire residents to discover the City of Folsom's wide variety of services and programs. Community members are invited to attend the May 15 City Works Day event at City Lions Park:

NOW, THEREFORE, I, Michael Kozlowski, Mayor of the City of Folsom, on behalf of the Folsom City Council, do hereby proclaim the week of May 19 through May 25, 2024 as National Public Works Week and May 15, 2024 as City Works Day in the City of Folsom, and recognize the contribution that Public Works and other City departments make daily to the health, safety and comfort of our residents.

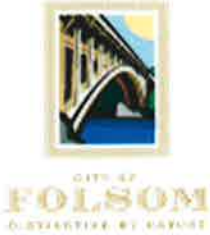
PROCLAIMED this 23rd day of April 2024.

Michael D. Kozlowski, MAYOR

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CITY OF
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DISTINCTIVE BY NATURE



Folsom City Council Staff Report



MEETING DATE:	4/23/2024
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	Presentation from HART of Folsom (Homeless Assistance Resource Team) regarding the Winter Shelter
FROM:	City Clerk's Department

CITY COUNCIL ACTION

Representatives from HART of Folsom will make a presentation regarding their winter shelter.

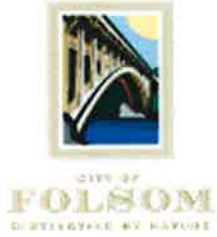
Respectfully submitted,

Christa Freemantle, CMC
City Clerk

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CITY OF
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Folsom City Council Staff Report

MEETING DATE:	4/23/2024
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	Police Department Report on Crime and Homelessness and Direction to Staff
FROM:	Police Department

RECOMMENDATION / CITY COUNCIL ACTION

The Police Department will present the 2023 crime and homelessness statistics and ask the Council for direction on further action.

Submitted,

Rick Hillman, CHIEF OF POLICE

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City Council Special Meeting

MINUTES

Tuesday, April 09, 2024 5:45 PM

CALL TO ORDER

The City Council meeting was called to order at 5:45 pm with Vice Mayor Aquino presiding.

ROLL CALL:

Councilmembers Present: Rosario Rodriguez, Councilmember
Sarah Aquino, Vice Mayor
YK Chalamcherla, Councilmember

Councilmembers Absent: Anna Rohrbough, Councilmember (*arrived at 5:57 pm*)
Mike Kozlowski, Mayor (*arrived 5:46 pm*)

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8:
Extending the lease of the VFW Post 6604 Building located at 1300 Forrest Street, APN 070-0042-001-0000. Negotiating Parties: City Manager Elaine Andersen on behalf of the City of Folsom, and Robert M. Lee, Jr., Post Commander, on behalf of the Veterans of Foreign Wars, Post 6604. Under Negotiation: Price and Terms of Lease
2. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8:
Extending the Practical Cycle lease of City-owned real property located at 905 Leidesdorff Street in the Historic District Parking Garage. Negotiating Parties: City Manager Elaine Andersen on behalf of the City of Folsom, and Tim Castleman on behalf of Practical Cycle. Under Negotiation: Price and Terms of Lease

Motion by Councilmember Rodriguez, second by Councilmember Chalamcherla to adjourn to closed session. Motion passed by the following roll-call vote:

AYES: Rodriguez, Aquino, Chalamcherla, Kozlowski
NOES: None
ABSENT: Rohrbough
ABSTAIN: None

RECONVENE

City Attorney Steven Wang announced that no final action was taken during closed session.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 6:31 pm.

SUBMITTED BY:

Christa Freemantle, City Clerk

ATTEST:

Mike Kozlowski, Mayor

City Council Regular Meeting

MINUTES

Tuesday, April 09, 2024 6:30 PM

CALL TO ORDER

The regular City Council meeting was called to order at 6:31 pm with Mayor Mike Kozlowski presiding.

ROLL CALL:

Councilmembers Present: Rosario Rodriguez, Councilmember
Anna Rohrbough, Councilmember
Sarah Aquino, Vice Mayor
YK Chalamcherla, Councilmember
Mike Kozlowski, Mayor

Councilmembers Absent: None

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

AGENDA UPDATE

City Attorney Steven Wang advised that there were no updates to the agenda.

SCHEDULED PRESENTATIONS:

1. Proclamation of the Mayor of the City of Folsom Proclaiming April 14-20, 2024 as National Public Safety Telecommunicators Week in the City of Folsom

Councilmember Rohrbough presented the proclamation.

2. Proclamation of the Mayor of the City of Folsom Proclaiming April 21-27, 2024 as Volunteer Appreciation Week and Recognizing the Contribution of the CAPS Volunteers

Councilmember Chalamcherla presented the proclamation.

3. Proclamation of the Mayor of the City of Folsom Proclaiming April 22, 2024, as Earth Day, Celebrated on April 20, 2024

Mayor Kozlowski presented the proclamation.

Draft – Not Official Until Approved by the City Council

4. Proclamation of the Mayor of the City of Folsom Encouraging the Community to Become Involved in Arbor Day

Vice Mayor Aquino presented the proclamation.

5. Long-Term Liabilities Update - CalPERS and Other Postemployment Benefits

Chief Financial Officer Stacey Tamagni made a presentation and responded to questions from the City Council.

6. Presentation on the 5-Year City of Folsom Strategic Plan, Implementation Action Plan

Communications Director Christine Brainerd made a presentation and responded to questions from the City Council. Parks and Recreation Director Kelly Gonzalez, City Manager Elaine Andersen, and City Attorney Steven Wang provided additional information in response to further questions.

BUSINESS FROM THE FLOOR:

The following speaker addressed the City Council:

Diane Cigelski, regarding a planned freeway overpass and traffic circulation: City Manager Elaine Andersen invited Ms. Cigelski to speak with Public Works Director Mark Rackovan.

CONSENT CALENDAR:

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

7. Approval of March 12, 2024 Regular Meeting Minutes
8. Approval of March 26, 2024 Special and Regular Meeting Minutes
9. Resolution No. 11183 – A Resolution Approving Application for Specific Grant Funds from the Budget Act of 2023, in the Amount of \$425,000 to the City of Folsom Parks & Recreation Department, for the Johnny Cash Trail Art Experience – Cash’s Pick No. 2 and Appropriation of Funds
10. Resolution No. 11184 – A Resolution Authorizing the City Manager to Execute a Communications Site License Agreement with CCTM1 LLC, a Delaware Limited Liability Company, at Lembi Park
11. Resolution No. 11185 – A Resolution Authorizing the City Manager to Execute an Amendment to the Contract with Dokken Engineering for Grant Application Assistance for the Folsom Boulevard Bicycle and Pedestrian Overcrossing Project (Contract No. 173-21 22-066) and Appropriation of Funds

Motion by Vice Mayor Aquino, second by Councilmember Rodriguez, to approve the Consent Calendar. Motion passed by the following roll-call vote:

AYES: Rodriguez, Rohrbough, Aquino, Chalamcherla, Kozlowski
NOES: None

Draft – Not Official Until Approved by the City Council

Page 4

ABSENT: None
ABSTAIN: None

PUBLIC HEARING:

12. Resolution No. 11182 - A Resolution of the City Council of the City of Folsom Approving the Issuance of the California Statewide Communities Development Authority of Tax-exempt Multifamily Housing Revenue Bonds for Vintage at Folsom

Community Development Department staff member Stephanie Henry made a presentation and responded to questions from the City Council. City Attorney Steven Wang and Community Development Director Pam Johns provided additional information in response to further questions.

Mayor Kozlowski opened the public hearing at 8:15 pm. The following speaker addressed the City Council regarding the item:

Ravi Kahlon

Hearing no further speakers, the public hearing was closed.

Project developer Ryan Patterson, Vintage Housing, addressed the City Council.

Motion by Mayor Kozlowski, second by Councilmember Rodriguez to approve Resolution No. 11182. Motion passed by the following roll-call vote:

AYES: Rodriguez, Aquino, Chalamcherla, Kozlowski
NOES: Rohrbough
ABSENT: None
ABSTAIN: None

OLD BUSINESS:

13. Potential Special Sales Tax Ballot Measure for the November 2024 General Municipal Election and Direction to Staff

City Manager Elaine Andersen presented the item.

The following speakers addressed the City Council regarding the item:

Ronald Carter
Robert Goss
Bruce Cline

The City Council discussed the potential ballot measure.

Motion by Mayor Kozlowski, second by Councilmember Rodriguez to – within the bounds of [the in-house] communications tools available now – ask the City Manager to focus on communicating the current budget situation, describe the need for additional revenue and how that revenue would be most valuable; then, as [this year’s] budget is developed, [the City Council] will discuss what additional resources make sense to put toward an educational

campaign; and [further] to decide that the City Council won't be placing their own measure on the ballot at this time.

The City Council further discussed their options. Councilmember Rohrbough requested two separate motions and votes on the compound motion. Mayor Kozlowski agreed to represent his motion in two parts.

Motion by Mayor Kozlowski, second by Councilmember Rodriguez to direct staff not to move forward with placing a special local sales tax measure on the ballot for the November 2024 general election at this time. Motion passed by the following roll-call vote:

AYES: Rodriguez, Rohrbough, Aquino, Chalamcherla, Kozlowski
NOES: None
ABSENT: None
ABSTAIN: None

Motion by Mayor Kozlowski, second by Councilmember Rodriguez to direct the City Manager to [at this time] develop a plan with the communications team to use all current pathways for communicating with the public regarding the need and purpose for additional revenue; then, as part of the budget process, to bring a plan (including cost information) for the Council's consideration to determine what additional resources may be needed and where they would come from, to follow through to November.

The City Council discussed the motion.

Motion passed by the following roll-call vote:

AYES: Rodriguez, Aquino, Chalamcherla, Kozlowski
NOES: Rohrbough
ABSENT: None
ABSTAIN: None

NEW BUSINESS:

- 14. Ordinance No. 1343 - An Ordinance of the City Council of the City of Folsom Repealing Chapter 9.64 of the Folsom Municipal Code Pertaining to Trespass (Introduction and First Reading)

City Attorney Steven Wang made a presentation and responded to questions from the City Council.

Motion by Councilmember Rodriguez, second by Vice Mayor Aquino to introduce Ordinance No. 1343. Motion passed by the following roll-call vote:

AYES: Rodriguez, Rohrbough, Aquino, Chalamcherla, Kozlowski
NOES: None
ABSENT: None
ABSTAIN: None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Councilmember Chalamcherla requested a funding workshop to discuss how the city might intervene in school district funding, acknowledging that the City has no authority over the school board; Councilmember Rohbrough added a request that the discussion include the potential funding impacts of a district split.

CITY MANAGER REPORTS

City Manager Elaine Andersen spoke of the recent passing of city employee Terri Hemley

COUNCIL COMMENTS

Councilmember Rodriguez expressed condolences to Terri Hemley’s family and encouraged all to get involved in the budget process.

Councilmember Rohrbough spoke of recent attendance at the ICSC conference and invited residents to an upcoming Coffee with a Cop/Parks and Recreation Director event. She expressed condolences to Terri Hemley’s family and friends.

Councilmember Chalamcherla expressed prayers for Terri Hemley, spoke of Parks and Recreation Commission meetings, urged the planting of colorful trees and school events.

Vice Mayor Aquino spoke of wildfire and biomass bus tour and expressed thoughts and prayers for Terri Hemley’s friends, family, and co-workers.

Mayor Kozlowski spoke of his upcoming “listening session” on homelessness to brainstorm ideas to address the problems. He spoke of a recent SACOG land use meeting and dragon boat races.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 9:24 pm in honor and memory of Terri Hemley.

SUBMITTED BY:

Christa Freemantle, City Clerk

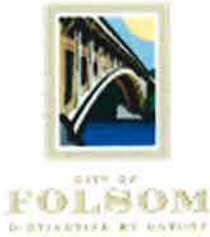
ATTEST:

Mike Kozlowski, Mayor

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CITY OF
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Folsom City Council Staff Report

MEETING DATE:	4/23/2024
AGENDA SECTION:	Consent Calendar
SUBJECT:	Ordinance No. 1343 - An Ordinance of the City Council of the City of Folsom Repealing Chapter 9.64 of the Folsom Municipal Code Pertaining to Trespass (Second Reading and Adoption)
FROM:	City Attorney's Office

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council conduct second reading and adopt Ordinance No. 1343 - An Ordinance of the City Council of the City of Folsom Repealing Chapter 9.64 of the Folsom Municipal Code Pertaining to Trespass.

BACKGROUND / ISSUE

The City Council introduced and conducted first reading of this Ordinance at its April 9, 2024 meeting. There is no change to the Ordinance.

The City Council in 1968 enacted Chapter 9.64 in the Folsom Municipal Code to provide for misdemeanor citation for trespassing on business premises if the business owner or operator: (1) issues a notice in writing; (2) signs the notice; and (3) personally delivers the notice to the trespasser.

Additionally, the notice must contain the following information: (1) date; (2) description of the premises involved; (3) name or description of the trespasser; (4) reason for requesting the trespasser to leave the premises; and (5) a statement that remaining on the premises after receiving such notice is punishable as a misdemeanor.

A much simpler process to issue misdemeanor citations for trespassing exists under State law. There is no need for, and law enforcement does not typically rely on, Chapter 9.64 of

the Folsom Municipal Code to discourage, prevent, and address trespassing problems for businesses in Folsom.

POLICY / RULE

All powers of the City shall be vested in the City Council, except as otherwise provided by the City Charter. Section 2.02 of the City Charter.

ANALYSIS

Section 602 of the California Penal Code contains a much simpler and less onerous process for law enforcement to issue and prosecute misdemeanor citations for trespass. In particular, the mere act of entering upon or occupying the property of another without permission is sufficient to demonstrate trespass (see, e.g., Penal Code 602(k), (m), and (o)).

Because law enforcement typically relies on Section 602 of the California Penal Code to discourage, prevent, and address trespassing problems, staff respectfully recommend that the City Council introduce and conduct first reading of Ordinance No. 1343 - An Ordinance of the City Council of the City of Folsom Repealing Chapter 9.64 of the Folsom Municipal Code Pertaining to Trespass.

FINANCIAL IMPACT

This item has no impact on the City’s general fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(c)(3)), or are otherwise not considered a project as defined by Public Resources Code §21065 and CEQA Guidelines §15060(c)(3) and §15378. This Council action meets the above criteria and is not subject to CEQA. No environmental review is required.

ATTACHMENT

Ordinance No. 1343 - An Ordinance of the City Council of the City of Folsom Repealing Chapter 9.64 of the Folsom Municipal Code Pertaining to Trespass (Second Reading and Adoption)

Respectfully submitted,

Steven Wang, City Attorney

ORDINANCE NO. 1343

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOLSOM REPEALING CHAPTER 9.64 OF THE FOLSOM MUNICIPAL CODE PERTAINING TO TRESPASS

The City Council of the City of Folsom does hereby ordain as follows:

SECTION 1 PURPOSE

The purpose of this Ordinance is to repeal Chapter 9.64, "Trespass" in the Folsom Municipal Code to conform with the California Penal Code enforcement provisions regarding misdemeanor citation and prosecution for trespass.

SECTION 2 REPEAL TO CODE

Chapter 9.64, "Trespass" of the Folsom Municipal Code is hereby repealed in its entirety. All proceedings with respect to issuing misdemeanor citations and prosecution relating to trespass shall be consistent with the requirements in the California Penal Code.

SECTION 3 SCOPE

Except as set forth in this Ordinance, all other provisions of the Folsom Municipal Code shall remain in full force and effect.

SECTION 4 SEVERABILITY

If any section, subsection, sentence, clause, or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council declares that it would have passed each section irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared unconstitutional, invalid, or ineffective.

SECTION 5 EFFECTIVE DATE

This Ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City.

This Ordinance was introduced and the title thereof read at the regular meeting of the City Council on April 9, 2024, and the second reading occurred at the regular meeting of the City Council on April 23, 2024.

On a motion by Council Member _____ seconded by Council Member _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this 23rd day of April, 2024 by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

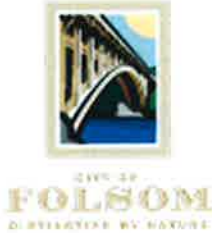
ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report



MEETING DATE:	4/23/2024
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11187 – A Resolution Authorizing the City Manager to Execute an Agreement with HELIX Environmental Planning, Inc. for Environmental Support Services for the Water System Rehabilitation Project No. 1
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 11187 – A Resolution Authorizing the City Manager to Execute an Agreement with HELIX Environmental Planning, Inc. for Environmental Support Services for the Water System Rehabilitation Project No. 1.

BACKGROUND / ISSUE

The Environmental and Water Resources (EWR) Department has developed a water infrastructure rehabilitation and replacement (R & R) program through water master plans and ongoing condition assessment programs. Through these efforts, portions of the water system in the City have been identified as needing rehabilitation or replacement. A comprehensive plan has been developed for the R & R of these aging systems, and much of this work has been completed in recent years. The projects identified and included within the Water System Rehabilitation Project No. 1 include the replacement of the waterline serving Black Miner’s Bar State Park, rehabilitating the waterline on Rainbow Bridge, and replacing the upstream slide gate and downstream isolation valve on the Willow Hill Dam, known as the Willow Hill Reservoir Valve Replacement Project.

In April 2019, the City entered into an Agreement (Contract No. 173-21 19-030) with HELIX Environmental Planning, Inc. (HELIX) for environmental consulting services for the Willow Hill Reservoir Valve Replacement Project. Per this original agreement, HELIX performed surface water evaluations and biological resource assessment monitoring services. Due to the complexity of the design for this project (design services are currently being provided by Water Works Engineers, LLC) and the extended time to coordinate with the Division of Safety of Dams (DSOD)

for review, the design for this project has taken longer than anticipated. The agreement (Contract No. 173-21 19-030) with HELIX expired in April 2022.

This contract is for environmental support services related to the Willow Hill Reservoir Valve Replacement Project only. No additional cost for design or construction management services is being requested for the Black Miner’s Bar Waterline Rehabilitation Project or the Rainbow Bridge Waterline Rehabilitation Project. These projects have been designed and constructed to date.

This resolution will authorize the City Manager to execute an agreement with HELIX Environmental Planning, Inc. for environmental support services for the Water System Rehabilitation Project No. 1 for a not-to-exceed amount of \$79,500.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$73,209 or greater shall be awarded by City Council.

ANALYSIS

The Willow Hill Reservoir Valve Replacement Project will involve replacing the existing slide gate on the upstream side of the dam at the Willow Hill Reservoir and replacing the existing isolation valve on the downstream side of the dam, which is required by the DSOD. DSOD requires two working valves on the outlet pipe of the reservoir, one on both sides of the reservoir. The existing valves on the upstream and downstream sides of the outlet pipe are no longer functional and need to be replaced.

HELIX is uniquely qualified to perform environmental support services for this project based on their previous involvement with this project, understanding and familiarity of the background and requirements of the project, qualifications, and experience of coordinating with the design team (Water Works Engineers, LLC).

For the Willow Hill Reservoir Valve Replacement Project, HELIX Environmental Planning, Inc. will provide environmental support services throughout the design phase. The following describes the services that HELIX will perform:

- Willow Hill Reservoir Valve Replacement Project
 - o Air Quality Assessment and Greenhouse Gas Emissions Analysis
 - o Cultural Resources Assessment
 - o Biological Resources Evaluation
 - o CEQA Compliance (Initial Study/Mitigated Negative Declaration)
 - o Regulatory Permitting
 - o Project Management and Meetings

This resolution will authorize the City Manager to execute an agreement with HELIX Environmental Planning, Inc. for Environmental Support Services for the Water System Rehabilitation Project No. 1 for a not-to-exceed amount of \$79,500.

FINANCIAL IMPACT

The Water System Rehabilitation Project No. 1 (Project # WA1603) is included in the Fiscal Year 2023-2024 Capital Improvement Plan with a total project budget of \$2,391,061. Sufficient funds are budgeted and available in the Water Operating Fund (Fund 520). The EWR Department recommends that the contract be awarded to HELIX Environmental Planning, Inc. for \$79,500.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the City is required to prepare the environmental documentation for the Water System Rehabilitation Project No. 1.

ATTACHMENT

Resolution No. 11187 – A Resolution Authorizing the City Manager to Execute an Agreement with HELIX Environmental Planning, Inc. for Environmental Support Services for the Water System Rehabilitation Project No. 1

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 11187

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH HELIX ENVIRONMENTAL PLANNING, INC. FOR ENVIRONMENTAL SUPPORT SERVICES FOR THE WATER SYSTEM REHABILITATION PROJECT NO. 1

WHEREAS, the City identifies projects that are critical to ensuring the delivery of adequate and high quality water supply to all residents and businesses; and

WHEREAS, the City of Folsom has identified the Willow Hill Reservoir Valve Replacement Project, as a part of the Water System Rehabilitation Project No. 1 (Project # WA1603), as a priority to maintain integrity and operation of the raw water system; and

WHEREAS, the City of Folsom will incorporate comments provided by the Division of Safety of Dams (DSOD) into the environmental review; and

WHEREAS, HELIX Environmental Planning, Inc. by reason of their knowledge and familiarity with this project, understanding of the background and requirements of the project, and the qualifications and experience of the project team, are qualified to perform the required environmental support services; and

WHEREAS, the Water System Rehabilitation Project No. 1 (Project # WA1603) was included in the FY 2023-24 Capital Improvement Plan with a total project budget within the Water Operating Fund (Fund 520) of \$2,391,061; and

WHEREAS, sufficient funds are budgeted and available in the Water Operating Fund (Fund 520) in the amount of \$79,500; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an Agreement with HELIX Environmental Planning, Inc. for Environmental Support Services for the Water System Rehabilitation Project No. 1 for a not-to-exceed amount of \$79,500.

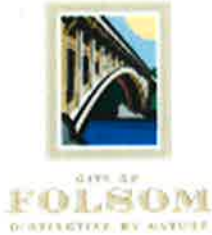
PASSED AND ADOPTED this 23rd day of April, 2024, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report

MEETING DATE:	4/23/2024
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11188 – A Resolution Authorizing the City Manager to Execute an Agreement with Badawi & Associates to Provide Audit Services for Three Fiscal Years Ending June 30, 2024, 2025, and 2026
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

The Finance Department recommends that the City Council pass and adopt Resolution No. 11188 – A Resolution Authorizing the City Manager to Execute an Agreement with Badawi & Associates to Provide Audit Services for Three Fiscal Years Ending June 30, 2024, 2025, and 2026

BACKGROUND / ISSUE

The Finance Department issued a request for proposal to qualified auditors, including the City’s current auditors, to audit the City’s financial statements for the three fiscal years ending June 30, 2024, 2025, and 2026. Five firms responded to the request by providing proposals for these services. The selection process was structured so that the principal factor in auditor selection was the auditor’s ability to perform a quality audit. The firms were evaluated based on the following criteria:

- Independent and licensed to practice in California
- Firm personnel having received adequate continuing professional education in the last two years
- No conflict of interest with regard to other work performed for the City of Folsom
- Responsiveness to the requirements of the Request for Proposal
- Thoroughness and demonstrated understanding of the tasks to be completed
- Recent municipal experience in conducting similar engagements

- Staff expertise and overall impression of personnel to be assigned to the project
- Time required to accomplish the requested services
- Depth of industry experience
- Cost

POLICY / RULE

Section 2.36.080, Award of Contracts of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$73,209 or greater shall be awarded by the City Council.

Section 3.02.160 of the Folsom Municipal Code requires the City Council shall provide for an independent annual audit of all city accounts, financial transactions, and documents, and may provide for more frequent, more specialized, or special audits as it may determine in its discretion to be necessary to assure the integrity of City moneys, assets, accounts, and records.

ANALYSIS

As a Recommended Practice, the Government Finance Officers Association (GFOA) recommends that governmental entities undertake a competitive process for the selection of independent auditors at the end of each audit contract term. GFOA further encourages governmental entities to enter into multiyear agreements of at least five years in duration when obtaining the services of independent auditors. Such agreements allow for greater continuity and help to minimize the potential for disruption in connection with the independent audit. The request for proposal included an option to extend the agreement for two (2) consecutive one-year periods.

On February 9, 2024 the Finance Department received proposals from Eide Bailly LLP, Clifton Larson Allen LLP, Chavan & Associates LLP, Badawi & Associates, and The Pun Group. The proposals were evaluated by three Finance Department staff members for technical evaluation prior to reviewing costs. The technical evaluation were scored as shown in Table 1 based on a maximum technical score of 65.

Table 1: Consultant Technical Scores without Costs

Consultant	FIN 1	FIN 2	FIN 3	Total	Average
Badawi & Associates	62	46	61	169	56.33
Eide Bailly LLP	56	48	63	167	55.67
The Pun Group	55	49	60	164	54.67
Clifton Larson Allen LLP	55	44	53	152	50.67
Chavan & Associates, LLP	46	37	51	134	44.67

After reviewing each proposal for technical experience, the proposals were reviewed for project costs. The fee schedules for the scope of work outlined in the request for proposals for Year 1 from each consultant are shown in Table 2.

Table 2: Consultant Project Costs

Consultant	Fee Amount
Badawi & Associates	\$ 81,675.00
Eide Bailly LLP	\$107,550.00
The Pun Group	\$ 85,000.00
Clifton Larson Allen LLP	\$ 87,260.00
Chavan & Associates, LLP	\$ 70,000.00

To assist in the final selection, three firms were invited to interview with the Finance Director, Financial Services Manager, Deputy Treasurer and Senior Financial Analyst. The focus of the interview process was to find the firm with the best fit in terms of expertise, communication style and ability to work closely with City staff.

Based on the evaluation and results of the request for proposals and interview processes, staff recommends the firm of Badawi & Associates, as the best qualified to provide audit services for the three fiscal years ending June 30, 2024, 2025 and 2026. This firm was selected based upon its extensive municipal auditing experience, approach to internal control testing, analytical procedures, and ability to meet the City’s reporting timeline. Table 3 shows the overall total scores including project costs based on a maximum score of 80.

Table 3: Consultant Overall Scoring Including Project Costs

Consultant	Technical Score (avg.)	Cost Score	Total Score
Badawi & Associates	56.33	14	70.33
The Pun Group	54.67	12	66.67
Eide Bailly LLP	55.67	8	63.67
Clifton Larson Allen LLP	50.67	13	63.67
Chavan & Associates, LL	44.67	15	59.67

Badawi & Associates is located in Berkley, CA, and has provided audit services to a variety of California cities, counties, and public agencies. The firm’s references include the Cities of Berkeley, Richmond, Dublin, Antioch, and Lafayette.

FINANCIAL IMPACT

Fees for the proposed services provided by Badawi & Associates for audits of the Fiscal Years ending June 30, 2024, 2025 and 2026 have not been budgeted. However, these services historically are budgeted in the Finance Department’s budget and costs for the first year of services will be included in the FY 2025 preliminary budget proposal. Amounts for the next two years will be included in subsequent budgets. The following table outlines the proposed audit services, which include an annual audit of the City’s financial statements, and other financial and compliance audits to be performed with the associated fees.

<u>Financial Service</u>	<u>Fiscal Year Ending</u>			<u>Total</u>
	<u>6/30/2024</u>	<u>6/30/2025</u>	<u>6/30/2026</u>	
City Financial Statements	\$ 62,475	\$ 64,330	\$ 66,205	\$ 193,010
Successor Agency Financial Statements	5,405	5,570	5,675	16,650
Folsom Public Financing Authority Financial Statements	4,540	4,640	4,785	13,965
Folsom Ranch Financing Authority Financial Statements	3,480	3,590	3,730	10,800
Gann Appropriation Limit	745	795	845	2,385
Agreed-Upon-Procedures	5,030	5,235	5,465	15,730
Single Audit				
	<u>\$ 81,675</u>	<u>\$ 84,160</u>	<u>\$ 86,705</u>	<u>\$ 252,540</u>

ENVIRONMENTAL REVIEW

Not Applicable.

ATTACHMENTS

1. Resolution No. 11188 - A Resolution Authorizing the City Manager to Execute an Agreement with Badawi & Associates, to Provide Audit Services for Three Fiscal Years Ending June 30, 2024, 2025 and 2026

Submitted,

Stacey Tamagni, Finance Director

RESOLUTION NO. 11188

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH BADAWI & ASSOCIATES TO PROVIDE AUDIT SERVICES FOR THREE FISCAL YEARS ENDING JUNE 30, 2024, 2025 AND 2026

WHEREAS, Section 2.36.120 of the Folsom Municipal Code requires the City Council to approve professional service contracts greater than \$73,209; and

WHEREAS, Section 3.02.160 of the Folsom Municipal Code requires the City Council shall provide for an independent annual audit of all city accounts, financial transactions and documents, and may provide for more frequent, more specialized, or special audits as it may determine in its discretion to be necessary to assure the integrity of City moneys, assets, accounts and records; and

WHEREAS, the Government Finance Officers Association encourages governmental entities to enter into multiyear agreements of at least five years in duration when obtaining the services of independent auditors as such agreements allow for greater continuity and help to minimize the potential for disruption in connection with the independent audit; and

WHEREAS, the agreement will include an option to extend the agreement for two (2) consecutive one-year periods; and

WHEREAS, the annual cost for this agreement will be included in the FY 2025, FY 2026 and FY 2027 budgets; and

WHEREAS, based on the evaluation and results of the request for proposals and interview processes, Badawi & Associates is the best qualified to provide audit services; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Badawi & Associates to provide audit services for the three fiscal years ending June 30, 2024, 2025 and 2026 in an amount not to exceed \$252,540.

PASSED AND ADOPTED this 23rd day of April 2024, by the following roll call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Michael D. Kozlowski, MAYOR

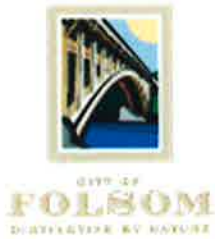
ATTEST:

Christa Freemantle, CITY CLERK

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to facilitate double-sided printing
and minimize paper use.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report



MEETING DATE:	4/23/2024
AGENDA SECTION:	Public Hearing
SUBJECT:	Resolution No. 11186 – A Resolution to Adopt an Amended User Fee Schedule for Community Development Engineering and Building Services
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council adopt Resolution No. 11186 to adopt an amended user fee schedule for Community Development Engineering and Building services.

BACKGROUND / ISSUE

On March 12, 2024, Community Development staff conducted a workshop with the City Council to discuss proposed user fee updates for the department and receive feedback from Council and the public. As part of that process, staff had a draft fee study prepared by ClearSource Financial Consulting that analyzed existing user fees, hourly rates, and staff time needed to perform fee-based tasks for Building, Engineering, and Planning services as well as for Special Event Permits. The study found that existing fees, which were last fully updated in 2006, did not adequately cover the amount of staff time and resources associated with those processes and services. The fee study proposed a new fee schedule, with some modifications to the structure itself, to better capture the costs associated with fee-based services as well as a new technology fee to cover long-term updates to the department’s online permitting system to benefit the end user and an updated General Plan and Zoning Code Update fee.

At the workshop, the City Council took in comments from the public regarding the proposed updated fee schedule. Public comments primarily focused on concerns about new fees and current processes associated with special events from groups that put on several key events in the city and business owners that benefit from events being held. Members of the public also requested lower fees for appeals to ensure that the public is not priced out of appealing a project while still recognizing that staff’s level of effort is not currently captured in the existing fee. Finally, the

North State Building Industry Association requested a tiered roll-out of fees of 50 percent of the proposed increase initially and then implement the remainder of the fee increase six months later to reduce the immediate impact of fee increases on applicants.

The City Council discussed the proposed fee schedule update and provided comments to staff for consideration. While Council did not suggest modifications to any specific fees for Building or Engineering services, questions were raised about the necessity of the proposed technology fee and why it needed to be called out as a separate line item rather than included in the overall permit cost. That clarification has been made to address the comment received.

With regards to proposed fees for Planning services, Councilmembers stated that better explanations are needed for the various Planning processes and how often they are utilized to determine if all listed fees are still necessary. Councilmembers also stated that the proposed appeal fees were too high even though they captured staff’s level of effort. With regards to special events, Councilmembers also noted that proposed Special Event Permit fees were too high and that more research was needed to determine what types of events and organizations, such as non-profits, should be charged less for events with community or economic development benefits. Additionally, the special event process, which is currently handled by Planning staff was also called into question with some suggestions that the Parks & Recreation or other City departments handle this process. Ultimately, Council concluded that updating fees for Planning processes and Special Event Permits should be handled separately from the rest of the fee schedule.

Ultimately, staff determined that it would be more effective to discuss Planning fees in tandem with the upcoming Zoning Code update. This update may come with modifications to, or even the elimination of, existing Planning processes that could in turn have effects on staff time and Planning fees. Staff believes that discussing changes to processes currently required in the Zoning Code should go hand in hand with discussions of the fees associated with those processes to improve efficiency. Furthermore, additional work is needed to make changes to the Special Event Permit process and how fees should be charged for events. As such, staff is only proposing updates to fees for Building and Engineering services at this time. Updated Special Event Permit fees are anticipated to go in front of Council in summer/fall 2024 with a target effective date of January 1st, 2024. To coincide with the Zoning Code update, planning process fees are anticipated to go in front of Council in late 2024 or early 2025, with a target effective date of July 1, 2025.

POLICY / RULE

The objectives of the fee study, the methodology used to complete the study, and the formulation of outcomes and recommended fee updates were significantly influenced by Article XIII C of the California Constitution, Propositions 218 (1996) and 26 (2010), and Section 66014 of the California Government Code.

Article XIII C states that, *“the local government bears the burden of proving by a preponderance of the evidence that a levy, charge, or other exaction is not a tax, that the amount is no more than necessary to cover the reasonable costs of the governmental activity, and that the manner in which those costs are allocated to a payor bear a fair or reasonable relationship to the payer’s burdens*

on, or benefits received from, the governmental activity.” Additionally, Article XIII C identifies the following development processing fees as items that are not defined as taxes:

- A charge imposed for a specific benefit conferred or privilege granted directly to the payer that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege [Art. XIII, C, 1(e)(1)].
- A charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product [Art. XIII, C, 1(e)(2)].
- A charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof [Art. XIII, C, 1(e)(3)].

Section 66014(a) of the California Government Code includes the following, “*Notwithstanding any other provision of law, when a local agency charges fees for zoning variances; zoning changes; use permits; building inspections; building permits; ...the processing of maps under the provisions of the Subdivision Map Act...; or planning services...; those fees may not exceed the estimated reasonable cost of providing the service for which the fee is charged, unless a question regarding the amount of the fee charged in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue*”.

The outcomes and recommendations of the fee study were intended to comply with applicable federal, state, and local laws including providing confirmation that the proposed fees (“charges”) recommended as a result of the fee study are not taxes as defined in Article XIII C of the California Constitution and that the proposed fees are no more than necessary to cover the reasonable costs of the City’s activities and services addressed in the fees. Additionally, the fee study shows that the manner in which the costs are allocated to a payor bear a fair and reasonable relationship to the payor’s burdens on, or benefits received from the activities and services provided by the City.

ANALYSIS

The Building Division’s modified fee schedule includes restructuring and new tiers and fee types so fees could more accurately reflect the level of effort that is expected as projects grow in scale and detail. The restructuring and modifications included:

- Introducing flat rate fees for common residential permit types to be simpler for the public to understand and pay as well as easier for staff to administer. Staff found this to be consistent with other jurisdictions in the area.

- Proposing lower cost recovery for residential HVAC and water heater change-out permits to promote code compliance. These have been identified as projects where people often avoid getting a permit. As such, lowering the cost of these types of projects below full cost recovery encourages contractors and homeowners to obtain a permit to ensure the work is completed in accordance with the Building Code.
- Restructuring the fees related to subdivision development to align with the amount of staff time utilized for each permit type. Production permits for homes in a subdivision are reviewed by all divisions in Community Development, though the current fee covers less than 1 hour of staff time.
- Revising the current fee table for valuation-based projects to account for the same percentage cost recovery at all valuations. The current fee table utilizes a sliding scale for cost recovery, which does not reflect the estimated hours utilized. The proposed fee table is instead based on the same percentage cost recovery for any project. The previous table uses a different percentage cost recovery based on project valuation (i.e. 75% recovery for a \$25,000 project versus 90% recovery for a \$10 million project).
- Adding the Business License Fee, CASP Training Fund Fee and State Disability Access Fee to the fee schedule. These fees (the latter two of which are required by State law) have previously been collected along with the building permit fee but were not called out in the fee schedule.

The Engineering Division also made several specific modifications to the fee schedule to reflect costs associated with the permit reviews and plan checks that they perform. Major proposed modifications include the following:

- Encroachment permits were restructured with the intent to encourage applicants to obtain permits for their intended use. Subcategories of encroachment permits were added based on length of time, needs, and various types of encroachment.
- Annual permits for general maintenance are proposed to be billed on a time and materials basis, with the initial deposit determined by the City Engineer, based on the scope of work. This is due to the inconsistent level of staff effort associated with this type of maintenance since it is difficult to predict the scale and size of permitting and inspections involved without a detailed scope of work.
- Landscape review for production homes was changed from being based on the valuation of the project to a fixed fee, as the existing valuation method did not reflect the detailed tasks and level of effort that goes into reviewing the plans.
- Fees that are primarily for work performed by the contract City Surveyor were modified to reflect the actual billable rate of the Surveyor plus the City's overhead cost for contract administration.

- Currently, a flat rate of \$38 is used for all tree work/removal permits, regardless of the number of trees being removed. The tree removal permit fee structure was completely revamped to ensure that when tree work or minor removal (up to two trees or any “in-decline” tree) on occupied properties is proposed, the fees are kept relatively low, as this does not take a significant amount of staff time to review and code compliance is encouraged. However, for the removal of three or more trees, any tree removal for new construction, or tree work/removal done without a permit, the fees have gone up significantly to reflect the level of staff time it takes to process and review these tasks.

Technology and General Plan/Zoning Code Fees

CDD is proposing a new technology fee to be applied to all building permits as a primary beneficiary of the City’s streamlined electronic permitting process. This fee is based on the estimated long-term costs of software and licensing fees, hardware upgrades, and implementation including a ten percent contingency. While a nine (9) percent permit fee would recover 100 percent of the estimated cost allocation of the technology updates and maintenance, staff ultimately chose a rate of five (5) percent, which would recover approximately 56 percent of cost allocation. Since Building Permit rates would also increase as part of the updated fee schedules, staff concluded that lowering the technology fee below full cost recovery would be warranted to limit the fee burden on applicants and to be in alignment with other cities of similar size in our region.

Staff considered the idea of folding the technology fee into overall building permit fees rather than separating it out as a standalone fee. However, in researching the nature of the technology fee, staff found that folding in the technology fee was not recommended for several reasons. The cost of citywide technology services is already partially captured in the overhead cost included as a part of staff’s hourly rate, whereas the proposed technology fee would only be allocated for periodic purchases by the Community Development Department to update the electronic permitting process software, hardware, and related consultant services. By separating the technology fee into a different category, it ensures that all the funds collected for that fee go directly into updating systems and programs to provide electronic access for the public rather than going into the City’s General Fund or for other department expenses.

Below is an example of what an applicant would currently see on a receipt for an HVAC changeout permit. Overall, the cost for a residential HVAC changeout typically ranges from \$15,000 to \$40,000 for a home. In this case the total permit fee is \$466. As shown below, there are several permit fees outside of the standard building permit fee charge, which are earmarked to specific accounts. Most of these additional fees are required by the State of California. Staff believes that adding one additional row to the list of fees in the below table for a technology fee would not materially change what applicants see on receipts and would be consistent with common practices when specifically earmarked fees are applied.

Building- Residential Permit Fee	\$418.00
City Business License Fee	\$25.00
CASP Training Fund Fee	\$3.60
State Disability Access Fee	\$0.40
City General Plan Fee	\$12.54
State Green Fee	\$2.00
State SMI Residential Fee	\$4.62
Total Fees Due	\$466.16

CDD is also proposing a modified General Plan and Zoning Code fee to be applied to all building permits for new construction, additions, tenant improvements, and residential remodels. Currently, a fee of three (3) percent of building permit and plan check fees is collected as a General Plan Update fee. However, there is no fee collected for Zoning Code updates or maintenance. The new proposed fee would help fund major periodic General Plan, Housing Element and Zoning Code updates as well as in-house maintenance of these documents. While a nine (9) percent permit fee would recover 100 percent of the estimated cost allocation, staff ultimately chose a rate of five (5) percent, which would recover approximately 55 percent of cost allocation. Staff again chose a lower rate with the intent of not overburdening applicants with additional costs and to stay in line with what is being charged in the region for similar fees. Additionally, because General Plan and Zoning Code updates benefit the entire community rather than just project applicants, staff wanted to ensure that such applicants were not taking on the full burden of paying for such updates. Staff also chose to only charge a portion of the fee as a percentage of the building permit fee rather than on both the building permit fee and the plan check fee. Ultimately, this would result in approximately the same amount of funds that are currently being collected.

Conclusions

ClearSource performed a reasonableness test on the proposed fees using historical permit volume to forecast anticipated revenue from the fees. This test confirmed that the forecasted revenue from the fees did not exceed the actual staff costs associated with this work and should therefore be in line with State law. The study recommends monitoring permit and application volume and applicant feedback to determine if any of the fee modifications are resulting in any unanticipated changes in project frequency and to provide greater detail for future revenue forecasting. The study also recommends that fees should continue to be updated on an annual basis using the Consumer Price Index (CPI). This is typical for other jurisdictions in the region and also similar to how other City fees are administered in Folsom. The study also recommends that a comprehensive fee study should be conducted periodically to ensure fee levels remain at or below legal limits and are consistent with evolving practices and local conditions.

Regarding the North State Building Industry Association’s request for a tiered roll-out of fees, staff is proposing a phasing of the fee changes. Planning fees are not proposed to be updated until the Zoning Code update is complete with new Planning fees proposed to go into effect on July 1, 2025 after adoption of the new code. As such, projects that are subject to Planning fees along with their Engineering and/or Building fees will not see an increase in Planning fees until at least one year after the Building and Engineering fees have gone into effect. Staff believes that this

accomplishes the goals of a tiered roll-out by reducing the immediate impact of fee increases on applicants for larger projects. As such, no formal tiered roll-out for Building and Engineering is proposed.

Finally, staff notes that Chapter 3.50 of the Folsom Municipal Code (Fee and Service Charge Revenue/Cost Comparison System) requires that the vast majority of CDD user fees recover 100 percent of costs through the use of deposit-based fees. Since the department is proposing to move away from deposit-based fees in most cases because of the additional administrative staff needed to handle those type of fees, there are some new proposed flat fees that do not match the 100 percent cost recovery requirement. As a result, staff is presenting City Council with a separate ordinance that would modify Folsom Municipal Code Chapter 3.50 to give greater flexibility to the Council to adjust the cost recovery percentages of user fees. This would allow Council to strategically adjust certain fees via resolution as the Council sees fit, such reducing fees below full cost recovery to encourage compliance with City regulations. Enaction of the resolution for the updated fee schedule as proposed is contingent upon passage of the ordinance to update Folsom Municipal Code Chapter 3.50. The first reading of the ordinance is also scheduled for the April 23, 2024 City Council meeting and is a separate report from this one.

FISCAL IMPACT

The fee study concluded that the proposed new Building and Engineering fees could result in an estimated additional \$1,000,000 annually for the General Fund, based on historical permit volume and development activity. Fee revenue could be higher or lower if actual experience differs from the assumptions used in the fee study. The fee study also estimates \$100,000 annually for technology updates based on current permit activity levels.

ATTACHMENTS

- 1. Resolution No. 11186 – A Resolution to Adopt an Amended User Fee Schedule for Community Development Engineering and Building Services
- 2. Development Processing Fee Study- Building and Engineering Fees, dated March 2024

Submitted,



PAM JOHNS
Community Development Director

ATTACHMENT 1

RESOLUTION NO. 11186 – A RESOLUTION TO ADOPT AN AMENDED USER FEE SCHEDULE FOR COMMUNITY DEVELOPMENT ENGINEERING AND BUILDING SERVICES

RESOLUTION NO. 11186

A RESOLUTION TO ADOPT AN AMENDED USER FEE SCHEDULE FOR COMMUNITY DEVELOPMENT’S ENGINEERING AND BUILDING SERVICES

WHEREAS, City of Folsom Municipal Code Section 3.50.020 states “The city manager is hereby directed to recommend to the council the adjustment of fees and charges to recover the percentage of costs reasonably borne in providing the regulation, products or services enumerated in this chapter and on the schedule of rate review as hereinafter established in this chapter”; and

WHEREAS, the City Council on April 23, 2024, held a public hearing on the proposed fee updates for the Community Development Department and considered public comment; and

WHEREAS Resolution No. 11110 adopted by City Council on October 10, 2023, set the most recent User Fee schedule for the City including the Community Development Department; and

WHEREAS, the City had a consultant that performed a reasonableness test on the proposed fees and this test confirmed that fees do not exceed the actual staff costs associated with this work and are consistent with State law; and

WHEREAS any fee update reducing a fee to less than 100 percent cost recovery shall not be implemented until a time at which Section 3.50 of the Folsom Municipal Code has been updated to allow City Council to choose the desired cost recovery for user fees.

WHEREAS notice has been given at the time and in the manner required by State Law and City Code; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby Amends Resolution No. 11110 and adopts the amended user fee schedule for Community Development Engineering and Building services, as shown in Exhibit “A”.

PASSED AND ADOPTED this 23rd day of April 2024, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Exhibit A

Updated Community Development Department Fee Schedule for Building and Engineering Services

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
1	Assessment District/CFD Payment Processing	\$4,800	Fixed Fee	
2	Encroachment Permit			
	a) Encroachment Contract for Parking/Staging			
	i. 0-6 calendar days	\$50	Fixed Fee	
	ii. 7-14 calendar days	\$100	Fixed Fee	
	iii. 14+days	\$200	Fixed Fee	
	b) Utility Work/Connections (Individual Permits)			
	i. Wet Utilities/Service Connections	\$600	Fixed Fee	
	ii. Dry Utilities (per site/location)	\$200	Fixed Fee	
	iii. Misc. per LF of Trench in ROW/City Easement	\$5.00	Fixed Fee	
	iv. Inspections and Testing	\$400	Fixed Fee	
	c) Driveways/Minor Frontage Improvements			
	i. Residential (per driveway)	\$400	Fixed Fee	
	ii. Commercial (per driveway)	\$400	Fixed Fee	
	d) Pools and Spas (in ground)	\$400	Fixed Fee	
	e) Traffic Control/Equipment Staging			
	i. Isolated Site	\$200	Fixed Fee	
	ii. Multiple Closures/Staging	\$1,000	Fixed Fee	
	f) Permit Extensions			
	i. Active Work Zone	\$50	Fixed Fee	
	ii. Inactive Work Zone (4+ months inactivity)	\$200	Fixed Fee	
	g) Annual Permits			
	i. Wet Utilities	\$6,000	Fixed Fee	
	ii. Dry Utilities	\$20,800	Fixed Fee	
	iii. General Maintenance/Misc. (Not Wet or Dry Utilities)	T&M	Fixed Fee	[a]
	iv. Vegetation Management (Utilities)	\$20,800	Fixed Fee	
	v. Long Term/Revocable Encroachments (paid annually)	\$200	Fixed Fee	
	h) Long Term/Revocable Encroachments (new permits only)	\$2,400	Fixed Fee	[b]

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
3	Engineering and Landscape Plan Check and Inspection			
	a) Project Value Up to \$10,000	8.00%	Fixed Fee	
	b) Project Value \$10,001 - \$100,000			
	i. Base Fee for First \$10,000	\$800	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$100,000	8.00%	Fixed Fee	
	c) \$100,001 - \$199,999			
	i. Base Fee for First \$100,000	\$8,000	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$200,000	6.40%	Fixed Fee	
	d) \$200,001 - \$299,999			
	i. Base Fee for First \$200,000	\$14,400	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$300,000	4.80%	Fixed Fee	
	e) \$300,000 or more			
	i. Base Fee for First \$300,000	\$19,200	Fixed Fee	
	ii. Fee for Each Add'l \$1	3.60%	Fixed Fee	
	f) Landscape Plan Review			
	i. Non-Development	\$200	Fixed Fee	
	ii. Custom Home	\$1,100	Fixed Fee	
	iii. Production Home/Subdivision	\$2,300	Fixed Fee	
	iv. Model Home Complex	\$1,400	Fixed Fee	
	v. Commercial, Streetscape, Other Development Projects	\$1,600	Fixed Fee	
	vi. Development and Civil Improvements - Landscaping Review	\$2,100	Fixed Fee	
4	Final Map and Parcel Map			
	a) Parcel Map Check	\$8,050	Fixed Fee	
	b) Final Map Check			
	i. Base Fee	\$11,500	Fixed Fee	
	ii. Plus, Per Lot Fee	\$144	Fixed Fee	
	c) Final Map Amendment/Certificate of Correction	\$6,900	Fixed Fee	
5	Right of Ways (ROW) and Easements			
	a) Review of ROW/Easement Documents	\$3,450	Fixed Fee	
	b) ROW/Easement Abandonment	\$5,750	Fixed Fee	
6	Subdivision Agreement Processing	\$5,750	Fixed Fee	
7	Transportation Permit			
	a) Permit	\$16	Fixed Fee	
	b) Annual Permit	\$90	Fixed Fee	

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
8	Tree Removal/Work Permit			
	a) Permitted Removal/Work			
	i. Existing Occupied Structure			
	a. 0-2 Trees	\$100	Fixed Fee	
	b. 3+ Trees: See New Construction Rate Below	\$1,200	Fixed Fee	
	c. "In Decline" Tree	\$100	Fixed Fee	
	ii. New Construction (e.g. Custom Home, Subdivision, Parcel)			
	a. 0-4 Trees	\$1,200	Fixed Fee	
	b. 5+ Trees	\$1,400 + 10% per tree	Fixed Fee	
	iii. Misc.	\$200	Per Hour	
	b) w/o Permit (Does not include mitigation) Double the Permit Rate	2x permit amount	Fixed Fee	
Other Fees for Service				
9	Research of Engineering Records	\$200	Per Hour	
10	Miscellaneous Engineering Services	\$200	Per Hour	
11	Excess Plan Review Fee (4th and subsequent)	\$200	Per Hour	
12	Revisions	\$200	Per Hour	
13	After Hours Inspection (per hour) (2-hour minimum)	\$240	Per Hour	
14	Re-inspection Fee (2nd Time or More) (each)	\$100	Each	
15	Missed Inspection Fee	\$100	Each	
16	Expedited Services Fee	1.5x Regular Fee	Fixed Fee	
17	Residential Landscape Review	Hourly Rate of Arborist	Per Hour	
18	Technical Assistance/Third Party Review or Inspection	Actual Cost	T & M	

[a] Use time and materials with initial deposit to be determined by City Engineer, based on anticipated scope of work.

[b] Encroachment agreement required in addition to insurance (e.g., parklets).

City of Folsom

BUILDING FEES

A. Fees for Commonly Requested Building Permit Types. Fees shown in this section (Section A.) include all applicable inspection, and plan review fees. Additional permit processing fees apply. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), and Fees Collected on Behalf of Other Agencies (e.g. State of California).

Fee Description	Fee	Charge Basis	Note	CPI
1 HVAC Change-Out - Residential	\$225	per permit		Y
2 Water Heater Change-Out - Residential	\$180	per permit		Y
3 Residential Re-Roof	\$360	per permit		Y
4 Siding Replacement	\$315	per permit		Y
5 Service Panel Upgrade - Residential	\$270	per permit		Y
6 Battery Backup Storage	\$360	per permit		Y
7 Electric Vehicle Charger	\$360	per permit		Y
8 Generator	\$360	per permit		Y
9 Residential Solar Photovoltaic System - Solar Permit				
a) Plan Review				
i) Base Fee for 15kW or Less	\$200	per permit	[a],[b]	N
ii) Fee for Each Additional kW above 15kW	\$15	per permit	[a],[b]	N
b) Permit	\$250	per permit	[a],[b]	N
10 Commercial Solar Photovoltaic System - Solar Permit				
a) Plan Review				
i) Base Fee 50kW or Less	\$444	per permit	[a],[b]	N
ii) Fee for Each Add'l kW above 50kW up to 250kW	\$7	per permit	[a],[b]	N
ii) Fee for Each Add'l kW above 250kW	\$5	per permit	[a],[b]	N
b) Permit	\$556	per permit	[a],[b]	N
11 Pool Solar	\$180	per permit		Y
12 Swimming Pool Replaster / Equipment Change-Out	\$450	per permit		Y
13 Swimming Pool Remodel (e.g., Changing Pool Shape, Adding Cabo Shelf, etc.)	\$900	per permit		Y
14 Retaining Wall				
a) One Type of Retaining Wall Type/Configuration	\$540	per permit		Y
b) Each Additional Wall Type/Configuration	\$270	per permit		Y
15 Window / Sliding Glass Door - Retrofit / Repair				
a) Up to 5	\$180	per permit		Y
b) Per Window Over 5 Windows	\$36	per permit		Y
16 Fences Requiring a Building Permit	\$360	per permit		Y
17 Electrical and Irrigation Pedestals per pedestal	\$270	per permit		Y
18 Detached and Attached ADUs	\$4,500	per permit		Y
19 Junior ADUs	\$2,160	per permit		Y

[a] Total fees shall not exceed amounts outlined in California Government Code 66015(a)(1).

[b] The City will not collect additional permit processing fees. Amounts shown are total amount due for permit processing, plan review, and permit.

City of Folsom
BUILDING FEES

Determination of Valuation for Fee-Setting Purposes

• Project valuations shall be based on the total value of all construction work, including all finish work, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official. For determining project valuations for new construction, the Building Official may use data published by the International Code Council (ICC) (building valuation data table, typically updated in February and August of each year). The final building permit valuation shall be set at an amount that allows the City to recover its costs of applicant plan check, permit and inspection activities.

Note: For construction projects with permit fees calculated using Section B, additional fees apply for permit issuance. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), and Fees Collected on Behalf of Other Agencies (e.g. State of California). Additional fees apply for plan review, when applicable.

B. Permit Fee for New Buildings, Additions, Tenant Improvements, Residential Remodels, and Combined Mechanical, Electrical, and/or Plumbing Permits

Total Valuation		Permit Fee			CPI
\$1 to \$2,000	\$135.00				
\$2,001 to \$25,000	\$135.00 for the first \$2,000	plus	\$9.78 for each add'l \$1,000 or fraction thereof, to and including \$25,000		N
\$25,001 to \$50,000	\$360.00 for the first \$25,000	plus	\$10.80 for each add'l \$1,000 or fraction thereof, to and including \$50,000		N
\$50,001 to \$100,000	\$630.00 for the first \$50,000	plus	\$9.00 for each add'l \$1,000 or fraction thereof, to and including \$100,000		N
\$100,001 to \$500,000	\$1,080.00 for the first \$100,000	plus	\$7.20 for each add'l \$1,000 or fraction thereof, to and including \$500,000		N
\$500,001 to \$1,000,000	\$3,960.00 for the first \$500,000	plus	\$6.48 for each add'l \$1,000 or fraction thereof, to and including \$1,000,000		N
\$1,000,001 to \$5,000,000	\$7,200.00 for the first \$1,000,000	plus	\$5.40 for each add'l \$1,000 or fraction thereof, to and including \$5,000,000		N
\$5,000,001 and up	\$28,800.00 for the first \$5,000,000	plus	\$4.11 for each additional \$1,000 or fraction thereof over \$5,000,000		N

City of Folsom
BUILDING FEES

D. Building Plan Review Fees

Activity Description	Fee	Charge Basis	Note	CPI
1 Building Plan Check Fees - Building				
a) Plan Review Fee, if applicable	80%		[a]	N
b) Expedited Plan Check - At Application Submittal (when applicable)	1.5x standard plan check fee			N
c) Tract Home / Master Plan Construction (Production Units)	20% of standard plan check fee		[b]	N
d) Production Permit for Multi-family permit	\$1,440			Y
e) Production Permit for Fire permits and other misc. permits	\$450			Y
f) Alternate Materials and Methods Review (per hour)	\$180			Y
g) Excess Plan Review Fee (4th and subsequent) (per hour)	\$180			Y
h) Revisions to an Approved Permit (per hour)	\$180			Y
i) Deferred Submittal (per hour)	\$180			Y

When applicable, plan check fees shall be paid at the time of application for a building permit.
 The plan checking fee is in addition to the building permit fee

[a] Includes up to three plan checks. The City will bill hourly for additional plan review required.

[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time.

City of Folsom

BUILDING FEES

E. Other Fees

Activity Description	Fee	Note	CPI
1 Permit Processing Fee	\$75		Y
2 Strong Motion Instrumentation (SMI) Fee Calculation		[a]	
a) Residential	\$0.50 or valuation x .00013	[a]	N
b) Commercial	\$0.50 or valuation x .00028	[a]	N
3 Building Standards (SB 1473) Fee Calculation (Valuation)		[a]	
a) \$1 - \$25,000	\$1	[a]	N
b) \$25,001 - \$50,000	\$2	[a]	N
c) \$50,001 - \$75,000	\$3	[a]	N
d) \$75,001 - \$100,000	\$4	[a]	N
e) Each Add'l \$25,000 or fraction thereof	Add \$1	[a]	N
4 Business License Fee	\$25		N
5 CASP Training Fund Fee	\$3.60		N
6 State Disability Access Fee	\$0.40		N
7 General Plan/Zoning Code Update Fee (percent of building permit fee)	5%	[b]	N
8 Technology Fee (percent of permit fee)	5%	[c]	N
9 Temporary Certificate of Occupancy (Phasing Plan) Fee	\$900		Y
10 Permit Extension	\$0		Y
11 Permit Reactivation Fee			
a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	\$180		Y
b) Reactivation Fee - All Other Scenarios			
i) Permit Expired Up to One Year	50% of Original Base Building Permit Fee		N
ii) Permit Expired More than One Year	100% of Original Base Building Permit Fee		N
12 Permit Reissuance Fee	\$180		Y
13 Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.) (per hour)	\$180		Y
Other Fees			
14 Phased Inspection Fee (per inspection)	\$180		Y
15 After Hours Inspection (per hour) (4-hour minimum)	\$216		Y
16 Re-inspection Fee (2nd Time or More) (each)	\$180	[d]	Y
17 Missed Inspection Fee	\$180		Y
18 Duplicate Copy of Permit	\$75		Y

City of Folsom
BUILDING FEES

E. Other Fees

Activity Description	Fee	Note	CPI
19 Duplicate Copy of Certificate of Occupancy	\$75		Y
20 Fees for Services Not Listed in this Fee Schedule (per 1/2 hour)	\$90		Y
Violation Fees			
21 Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)	equal to permit fee		N

[a] Amounts established by State of California. In the case of discrepancy between this schedule and amounts established by the State, State amounts shall supersede these amounts.

[b] Fee applies to new construction, additions, tenant improvements, and residential remodels requiring building permits.

[c] Fee applies to all permits.

[d] Reinspection fee applies after the first re-inspection.

City of Folsom
BUILDING FEES

Building Valuation Data Table									
Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	335.89	324.58	316.94	304.93	286.87	278.00	295.62	266.02	257.55
A-1 Assembly, theaters, without stage	307.39	296.08	288.44	276.42	258.37	249.50	267.12	237.51	229.05
A-2 Assembly, nightclubs	269.94	261.93	254.48	245.85	230.56	223.99	237.02	209.57	202.79
A-2 Assembly, restaurants, bars, banquet halls	268.94	260.93	252.48	244.85	228.56	222.99	236.02	207.57	201.79
A-3 Assembly, churches	311.88	300.57	292.93	280.91	263.30	254.43	271.60	242.45	233.98
A-3 Assembly, general, community halls, libraries, museums	266.07	254.76	246.12	235.10	216.33	208.46	225.80	195.47	188.01
A-4 Assembly, arenas	306.39	295.08	286.44	275.42	256.37	248.50	266.12	235.51	228.05
B Business	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
E Educational	273.46	263.96	255.62	245.04	228.69	217.00	236.61	200.36	193.94
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	0.00
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	434.15	424.59	415.32	405.12	383.35	0.00	396.02	358.57	0.00
I-2 Institutional, nursing homes	302.01	292.45	283.18	272.97	253.83	0.00	263.88	229.05	0.00
I-3 Institutional, restrained	295.86	286.31	277.03	266.83	247.95	238.69	257.74	223.17	212.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	201.37	193.36	184.91	177.28	161.72	156.15	168.45	140.73	134.95
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

ATTACHMENT 2

**DEVELOPMENT PROCESSING FEE STUDY- BUILDING AND
ENGINEERING FEES, DATED MARCH 2024**

CITY OF FOLSOM

MARCH 2024

**DEVELOPMENT PROCESSING FEE STUDY
BUILDING AND ENGINEERING FEES**



CONTENTS

REPORTING

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APPENDICES

<u>Appendix</u>	<u>Description</u>
A	REGIONAL FEE COMPARISON
B	COST OF SERVICE ANALYSIS
C	PROPOSED FEES



March 2024

CITY OF FOLSOM

Attn: Pam Johns, Community Development Director
50 Natoma Street
Folsom, CA 95630

DEVELOPMENT PROCESSING FEE STUDY

Dear Ms. Johns:

ClearSource Financial Consulting submits the following report describing the findings of our preparation of a User and Regulatory Fee Study for the City of Folsom.

Please refer to the Executive Summary for the key findings of the analysis and estimated impacts to City funds. The balance of the report and its appendices provide the necessary documentation to support those outcomes.

Thank you for the opportunity to serve the City on this topic. We are happy to continue discussion on this study as the need arises or consult with you on additional topics.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Madsen".

TERRY MADSEN, PRESIDENT | CLEARSOURCE FINANCIAL CONSULTING

PHONE: 831.288.0608

EMAIL: TMADSEN@CLEARSOURCEFINANCIAL.COM

EXECUTIVE SUMMARY

STUDY OVERVIEW

The City of Folsom provides many services to ensure safe, orderly and aesthetically pleasing development and construction within the City. The broad categories of these services include, but are not limited to, project entitlement review, improvement plan check, map check, permits (building, grading, encroachment and driveway), and land action review (i.e. dedications, parcel mergers and lot line adjustments). User fees and regulatory fees are the mechanism by which the City may recoup a portion of or all of the costs associated with these services.

The City of Folsom has completed a **User and Regulatory Fee Study**. California cities regularly conduct these studies to justify fee amounts imposed and to optimize the overall portfolio of revenues available to the municipality to fund its services.

Industry practice and fiscal conditions in the state have led most cities to link cost recovery for services of individual action, cause, or benefit to that same individual through user fee revenue, relieving the agency's general revenues as much as possible for use toward services of broader community benefit.

USER AND REGULATORY FEES

Cities derive annual revenue from a number of sources. These include, but are not limited to, property taxes, sales taxes, license fees, franchise fees, fines, rents, and user and regulatory fees. **User and regulatory fees are intended to cover all, or a portion of, the costs incurred by the City for providing fee-related services and activities that are not otherwise provided to those not paying the fee.**

California law provides guidance regarding the amounts the City may charge for fee-related services and activities. Specifically, in order to avoid being considered taxes, the **fees charged shall not exceed the estimated reasonable cost of providing the services**, activities, or materials for which fees are charged.

COST RECOVERY POLICY AND PRACTICE

Recovering the costs of providing fee-related services directly influences the City's fiscal health and increases the City's ability to meet the service level expectations of fee payers.

The services for which the City imposes a user or regulatory fee typically derive from an individual person or entity's action, request, or behavior. Therefore, except in cases where there is an overwhelming public benefit generated by the City's involvement in the individual action, **a fee for service ensures that the individual bears most, if not all, of the cost incurred by the City to provide that service.** When a fee targets "100% or full cost recovery," the individual bears the entirety of the cost. When a fee targets less than full cost recovery, another City revenue source – in most cases, the General Fund – subsidizes the individualized activity.

EXECUTIVE SUMMARY

FINDINGS AND PROPOSED ACTION

During the course of study, information and analysis was generated and is discussed substantively throughout this report and its technical appendices. However, summarized in the following findings statements by broad fee category, are outcomes and proposals of particular interest to City policymakers.

Building Fees

- Current fees recover less than the City's full cost of providing fee-related services.
 - The Division collects approximately \$2,845,000 annually in fee revenues. Fee-related expenditures are anticipated to be approximately \$3,385,000. This results in an aggregate cost recovery level of 84% and a General Fund subsidy of approximately \$540,000.
 - Full cost recovery is targeted for most building fees with exceptions for minor permits for residential HVAC change-out and water heater change-outs.

Land Development Engineering Fees and Encroachment Permit Fees

- Current fees recover less than the City's full cost of providing fee-related services. Many of the City's current fees are fixed at amounts that reflect less than the City's cost of providing services (examples include, but are not limited to, tree permitting and landscape plan review).
 - The Division collects approximately \$2,400,000 annually in fee revenues. Fee-related expenditures are approximately \$2,880,000. This results in an aggregate cost recovery level of 83% and a General Fund subsidy of approximately \$480,000.
- Recalibrate fees to encourage cost recovery of City staff and outside service provider costs.
- Full cost recovery is targeted from engineering and encroachment permit fees.

Deposit-Based Engineering Fees (i.e., Time & Materials Billings)

- Fees for some of the City's more complex land development review projects are proposed to be administered using a "time and materials" billing approach. The City will collect an initial deposit and bill against that deposit for the costs of outside consultant review and support, and in-house labor efforts. If the deposit is drawn down before project completion, staff contacts the applicant to request replenishment of funds. If deposit amounts remain at the completion of the project, the applicant is refunded the unused deposit amount. Comprehensive tracking and billing for deposit-based projects should billing for project time such as:
 - Intake and Initial Processing and Review
 - Initial Meetings

EXECUTIVE SUMMARY

- Project Correspondence
- Multiple Rounds of Review
- Report Preparation
- Decision Making, Meeting Preparation
- Project Close-Out and Documentation Actions

Regional Fee Comparison

- Similar fees are collected by communities throughout the region and the State. The proposed fee amounts do not exceed the City's cost of service and are in-range of amounts charged by other jurisdictions. Regional fee comparison information is included in Appendix A of this report.

Additional Cost Recovery from Proposed Adjustments to Fees

- The enhanced cost recovery anticipated from the proposed changes included in the fee schedule update is **\$1,100,000**.

Fairly allocating costs to the services provided and recovering some, or all, of these costs from service recipients creates value and predictability for City customers and reimburses the City for services provided to a single party, as compared to the public at large. Collecting fees for services:

- ➔ Increases the availability of General Fund revenues to be used for services and activities available to all residents and businesses, such as public safety and public works services.
- ➔ Helps meet fee-payer service level expectations by collecting fees to fund the existing level of services provided.

Please continue to the following technical report and appendices for further discussion of this User and Regulatory Fee Study.

PROJECT ORIENTATION

SCOPE OF STUDY

The City of Folsom has completed a **User and Regulatory Fee Study**, which represents an external review of prevailing practices and development of an updated **Schedule of User Fees and Charges**. ClearSource Financial Consulting has prepared this analysis during Fiscal Year 2023/24 and will be available to answer questions as the City proceeds in implementing findings as it chooses.

Key tasks expected by the City from this study included the following:

- Review eligible fee-related services citywide to establish the reasonable relationship between current fees for service and the underlying costs of service.
- Calculate the full cost of service, including estimated citywide overhead costs.
- Recommend fees to be charged for each service.
- Recommend cost recovery strategies and best practices in setting fees, while considering the complexities and demands of responsible programs or departments.
- Identify underlying billable rates for cost recovery opportunities and as the basis for user fees.
- Maintain a thoroughly documented analysis to ensure compliance with Proposition 26, and other statutes, as applicable.

DIRECT SERVICES UNDER REVIEW

Fee Categories

City fees under review in this project focused on direct services eligible for user fee methodology, as listed in the City's published fee schedules. Additionally, the project was tasked with identifying any relevant additions for services performed without a fee or for under-quantified or ineffectively structured fees. Current services shown in the City's various prevailing fee schedules and addressed in this study are summarized as follows:

- **Engineering** – Services include encroachment permitting, development plan review and inspection.
- **Building** – Building plan review, permitting, and inspection for construction and sub-trades.

PROJECT ORIENTATION

REASON FOR STUDY

Cities derive annual revenue from a number of sources. These include, but are not limited to, property taxes, sales taxes, franchise fees, fines, rents, and user and regulatory fees. User and regulatory fees are intended to cover all, or a portion of, the costs incurred by a city for providing fee-related services and activities that are not otherwise provided to those not paying the fee.

California cities regularly conduct fee studies to justify fee amounts imposed and to optimize the overall body of revenues available to the municipality to fund its services. Widespread industry practice and fiscal conditions in the state have led most cities to link cost recovery for services of individual action, cause, or benefit to that individual through user fee revenue, relieving the agency's general revenues for services of broader community benefit.

PREVAILING GUIDANCE

The objectives of this study, the methodology used to complete the study, and the formulation of outcomes and recommendations for future consideration were significantly influenced by Article 13C of the California Constitution and Section 66014 of the California Government Code.

Article 13C states that the local government bears the burden of proving by a preponderance of the evidence that a levy, charge, or other exaction is not a tax, that the amount is no more than necessary to cover the reasonable costs of the governmental activity, and that the manner in which those costs are allocated to a payer bear a fair or reasonable relationship to the payer's burdens on, or benefits received from, the governmental activity. Additionally, Article 13C identifies the following as items that are not defined as taxes:

- A charge imposed for a specific benefit conferred or privilege granted directly to the payer that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.
- A charge imposed for a specific government service or product provided directly to the payer that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.
- A charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof.
- A charge imposed for entrance to or use of local government property, or the purchase, rental, or lease of local government property.
- A fine, penalty, or other monetary charge imposed by the judicial branch of government or a local government, as a result of a violation of law.
- A charge imposed as a condition of property development.

PROJECT ORIENTATION

- Assessments and property-related fees imposed in accordance with the provisions of Article XIII D.

Section 66014(a) of the California Government Code includes the following, “Notwithstanding any other provision of law, when a local agency charges fees for zoning variances; zoning changes; use permits; building inspections; building permits; ...the processing of maps under the provisions of the Subdivision Map Act...; or planning services...; those fees may not exceed the estimated reasonable cost of providing the service for which the fee is charged, unless a question regarding the amount of the fee charged in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.

The outcomes and recommendations of the study are intended to comply with applicable federal, state, and local laws including providing confirmation that the proposed fees (“charges”) recommended as a result of this study are not taxes as defined in Article 13C of the California Constitution and that the proposed fees are no more than necessary to cover the reasonable costs of the City’s activities and services addressed in the fees. Additionally, this report is intended to show that the manner in which the costs are allocated to a payer bear a fair and reasonable relationship to the payer’s burdens on, or benefits received from the activities and services provided by the City.

METHODOLOGY AND DATA SOURCES

This study calculated the estimated reasonable cost of providing various fee-related services across the City organization. Generally, the estimated reasonable cost of providing the fee-related services and activities examined in this study can be calculated as the product of the composite fully-burdened hourly labor rate of the division responsible for providing services and the estimated labor time required to process a typical request for service.

The composite fully-burdened hourly rates calculated in this study are based on the estimated annual hours spent providing fee related services, and estimated labor, services and supplies, and citywide overhead expenditures, sourced as follows:

- Labor expenditures for in-house personnel were based on budgeted salary and benefits expenditures.
- Contract service personnel and other services and supplies related costs were based on Fiscal Year 2023/24 adopted budgets and anticipated costs.
- Citywide overhead cost allocations were based on the City’s current overhead cost allocation plan.
- Estimated labor time spent providing fee related services were developed based on interviews with City staff and are in-line with typical direct service ratios experienced by the consultant via studies of similar municipalities throughout California. Commonly used industry data also aided in the development of time estimates and proposed fee structures.

Once cost of service levels are identified, the City may use this information to inform targeted cost recovery from fees. Fees set at the cost-of-service target full cost recovery. Fees set at any amount less than the cost-of-service target less than full cost recovery.

PROJECT ORIENTATION

An illustration of the methods used in this analysis is shown in **Exhibit 2**.

EXHIBIT 2 | STEPS IN ANALYZING COSTS OF SERVICE AND USER FEES

COST OF SERVICE ANALYSIS – PROCESS AND METHODS		
1	ANNUAL LABOR TIME	<ul style="list-style-type: none"> ➤ IDENTIFY ANNUAL HOURS SPENT PROVIDING FEE SERVICES FOR EACH PARTICIPATING DIVISION ➤ INFORMATION IS DEVELOPED AND TESTED USING A COMBINATION OF INTERVIEWS, QUESTIONNAIRES, HISTORICAL PROJECT INFORMATION, AND HISTORICAL REVENUE INFORMATION
2	ANNUAL EXPENDITURES	<ul style="list-style-type: none"> ➤ IDENTIFY ANNUAL COST OF PROVIDING FEE SERVICES FOR EACH PARTICIPATING DIVISION ➤ INFORMATION IS DEVELOPED AND TESTED USING A COMBINATION OF INFORMATION FOUND IN THE CITY'S ADOPTED BUDGET, EXPENDITURE HISTORY, AND THE OVERHEAD COST PLAN.
3	FULLY BURDENED HOURLY RATES	<ul style="list-style-type: none"> ➤ CALCULATE THE ESTIMATED FULLY BURDENED HOURLY RATE USING INFORMATION FROM STEPS 1 AND 2
4	SERVICE/ACTIVITY LABOR TIME	<ul style="list-style-type: none"> ➤ ESTIMATE LABOR TIME REQUIRED TO PROCESS INDIVIDUAL REQUEST FOR SERVICE ➤ INFORMATION IS DEVELOPED AND TESTED USING A COMBINATION OF INTERVIEWS, QUESTIONNAIRES, COMMONLY USED MEASURES, AND INFORMATION DEVELOPED IN STEP 1
5	UNIT COST OF SERVICE	<ul style="list-style-type: none"> ➤ CALCULATE THE ESTIMATED COST OF SERVICE USING INFORMATION FROM STEPS 3 AND 4
6	CURRENT COST RECOVERY	<ul style="list-style-type: none"> ➤ CALCULATE CURRENT COST RECOVERY LEVEL FOR A SPECIFIC SERVICE
7	TARGETED COST RECOVERY	<ul style="list-style-type: none"> ➤ USE LAWS, INDUSTRY STANDARDS, GOALS AND POLICIES, AND HISTORICAL TRENDS TO DETERMINE TARGETED COST RECOVERY
8	TEST FOR REASONABLENESS	<ul style="list-style-type: none"> ➤ TEST TO CONFIRM FORECAST REVENUE FROM FEES WILL NOT EXCEED PROGRAM COSTS ➤ USE HISTORICAL PERMIT VOLUME AND PROPOSED FEES TO FORECAST ANTICIPATED REVENUE FROM FEES ➤ FORECASTED REVENUES SHOULD NOT EXCEED PROGRAM COSTS

IMPLEMENTATION

CONSIDERATIONS FOR IMPLEMENTATION

If the City decides to adopt or otherwise utilize outcomes generated through this study, it should:

- **Update Systems for Fee Outcomes** – Ensure that City staff begin using updated fees and associated outcomes once the updated schedule of fees becomes effective. Values should be included in all official fee schedules used throughout the City (e.g., departmental pamphlets, counter schedules, and online information). Additionally, ensure collections processes are updated, which may include coding in billing systems and training for personnel who handle fees directly with the public.
- **Actively Monitor the Use of Fees** – In order to recover accurate and eligible amounts expected, the City should be diligent about tracking time to projects for time and materials billings and ensuring fees are applied in the correct amount and using the correct and intended basis for fixed fee billings.
- **Monitor Feedback and Permit Statistics** – Monitor permit and application volume and applicant feedback to determine if fee modifications are resulting in any unanticipated changes in project frequency and to increase the level of detail available for revenue forecasting.
- **Annually Review and Adjust Fee Values** – In order to generally maintain pace with regional cost inflation and/or the City's salary cost inflation, the City should adjust its fees on an annual basis. A commonly used, reasonable inflation index is the annual change in the all-urban Consumer Price Index (CPI) representative of the region.
- **Periodically Perform Comprehensive Analysis** – A comprehensive fee study should be conducted periodically (e.g., every three to five years) to ensure fee levels remain at or below legal limits and are consistent with evolving service practices and local conditions.

APPENDIX A

REGIONAL FEE COMPARISON

In order to provide the City Council with additional information as it considers potential adjustments to fees, current and proposed fees were compared to amounts collected by other agencies within the region. City policymakers often consider fees established by other regional agencies for similar services when evaluating proposed fees.

The City of Folsom, consistent with other cities throughout the State, has an existing fee schedule that contemplates hundreds of potential unique requests for service. This can result in thousands of fee scenarios when comparing among multiple agencies. Consequently, an exhaustive comparison of the hundreds, and potentially thousands of scenarios is unrealistic. Instead, comparison information for several fee categories commonly seen from agency to agency are provided in order to provide City Council with a reasonable sense of changes expected. For Folsom, outcomes will show that new fees may range from low, mid, to upper end of regional fee spectrum depending on the service provided. This is common among municipalities due to differing levels of service and review included among various fee categories.

Engineering Fee Comparison

Fee Description	Folsom - Current	Folsom - Proposed	Folsom - Current Fee	Folsom - Proposed Fee	Elk Grove	Rancho Cordova	Rocklin	Roseville
Engineering Plan Check and Inspection Improvement Value Up to \$100K	Mid-Range	Mid-Range	6% - 7%	8%	10.5% - 18%	7%	21%	5%
Engineering Plan Check and Inspection Improvement Value \$100K - \$200K	Mid-Range	Mid-Range	5%	6.40%	8.5% - 10%	5%	11%	5%
Engineering Plan Check and Inspection Improvement Value \$200K - \$1M	Mid-Range	Mid-Range	2% - 4%	3.6% - 4.8%	6% - 8.5%	2% - 4%	6% - 8%	5%

Building Fee Comparison

Fee Description	Folsom - Current	Folsom - Proposed	Folsom - Current Fee	Folsom - Proposed Fee	Rancho Cordova	Rocklin	Roseville
Building Permit for \$25,000 Project	Mid-Range	Mid-Range	\$330	\$360	\$375	\$456	\$158
Building Permit for \$50,000 Project	Mid-Range	Mid-Range	\$530	\$630	\$600	\$751	\$757
Building Permit for \$100,000 Project	Mid-Range	Mid-Range	\$880	\$1,080	\$1,050	\$1,158	\$1,162
Building Permit for \$500,000 Project	Mid-Range	Mid-Range	\$3,280	\$3,960	varies (res v. non-res)	\$3,697	varies (res v. non-res)
Building Permit for \$1,000,000 Project	Mid-Range	Mid-Range	\$6,030	\$7,200	\$7,511	\$6,417	\$6,180

* Fee amounts shown are for illustrative purposes. Actual fees collected will vary depending on services reviewed (e.g., new construction, plumbing, mechanical, electrical, structural, general plan update, technology fees, etc.). Amounts are intended to illustrate patterns and order of magnitude.

APPENDIX B

COST OF SERVICE ANALYSIS



User and Regulatory Fees
Fee-Related Cost of Service Analysis

City of Folsom

Cost of Service Analysis

Description	Page
Cost of Service Allocation - Community Development Administration	3
<hr/>	
Cost of Service Calculations	
Engineering and Encroachment Permits	5
Building	14
General Plan / Zoning Code Update	24
Development Specific Technology Enhancements / Land Management Tracking	26
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Cost Allocation - Citywide Overhead	28
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User and Regulatory Fees
Cost of Service Calculations
Community Development - Administration

City of Folsom
 User and Regulatory Fee Study
 Allocation of Divisional Expenses - Community Development - Administration

Allocation of In-House Labor

Description	Building	Code Enforcement	Engineering	Planning	Total	Notes
Allocation of In-House Labor	46%	8%	25%	21%	100%	[a]
FTE	11	2	6	5	24	[a]

Recurring Expenditures

Description	Total	Adjustments	Total
Salaries - Permanent	\$ 360,290	\$ -	\$ 360,290
Annual Leave Account	\$ 5,197	\$ -	\$ 5,197
FICA	\$ 29,650	\$ -	\$ 29,650
PERS	\$ 139,520	\$ -	\$ 139,520
Deferred Comp - City Paid	\$ 16,095	\$ -	\$ 16,095
Automobile Allowance	\$ 6,000	\$ -	\$ 6,000
Combined Benefits	\$ 55,022	\$ -	\$ 55,022
Printing	\$ 4,000	\$ -	\$ 4,000
Dues & Publications	\$ 5,500	\$ -	\$ 5,500
Advertising	\$ 7,500	\$ -	\$ 7,500
Rents	\$ 55,500	\$ -	\$ 55,500
Training & Education	\$ 17,500	\$ -	\$ 17,500
Postage	\$ 358	\$ -	\$ 358
Telephone	\$ 2,500	\$ -	\$ 2,500
Cellular	\$ 10,000	\$ -	\$ 10,000
Internet	\$ 5,500	\$ -	\$ 5,500
Travel and Meetings	\$ 2,000	\$ -	\$ 2,000
Contracts	\$ 5,000	\$ (5,000)	\$ -
Contracts - Pre Employment	\$ 500	\$ -	\$ 500
Vehicle Maintenance	\$ 4,000	\$ -	\$ 4,000
Equipment Maintenance	\$ 200	\$ -	\$ 200
Advisory	\$ 10,000	\$ (10,000)	\$ -
Computer - Hardware	\$ 17,000	\$ -	\$ 17,000
Computer - Software	\$ 5,000	\$ -	\$ 5,000
Computer - License & Mtnc	\$ 22,614	\$ -	\$ 22,614
Office Supplies	\$ 5,000	\$ -	\$ 5,000
Departmental Supplies	\$ 11,000	\$ -	\$ 11,000
Petroleum Supplies	\$ 7,533	\$ -	\$ 7,533
Insurance / Liability	\$ 18,824	\$ -	\$ 18,824
Subtotal	\$ 828,803	\$ (15,000)	\$ 813,803

Description	Code				Total	Notes
	Building	Enforcement	Engineering	Planning		
Salaries - Permanent	\$ 165,133	\$ 30,024	\$ 90,073	\$ 75,060	\$ 360,290	[b]
Annual Leave Account	\$ 2,382	\$ 433	\$ 1,299	\$ 1,083	\$ 5,197	[b]
FICA	\$ 13,590	\$ 2,471	\$ 7,413	\$ 6,177	\$ 29,650	[b]
PERS	\$ 63,947	\$ 11,627	\$ 34,880	\$ 29,067	\$ 139,520	[b]
Deferred Comp - City Paid	\$ 7,377	\$ 1,341	\$ 4,024	\$ 3,353	\$ 16,095	[b]
Automobile Allowance	\$ 2,750	\$ 500	\$ 1,500	\$ 1,250	\$ 6,000	[b]
Combined Benefits	\$ 25,218	\$ 4,585	\$ 13,756	\$ 11,463	\$ 55,022	[b]
Printing	\$ 1,833	\$ 333	\$ 1,000	\$ 833	\$ 4,000	[b]
Dues & Publications	\$ 2,521	\$ 458	\$ 1,375	\$ 1,146	\$ 5,500	[b]
Advertising	\$ 3,438	\$ 625	\$ 1,875	\$ 1,563	\$ 7,500	[b]
Rents	\$ 25,438	\$ 4,625	\$ 13,875	\$ 11,563	\$ 55,500	[b]
Training & Education	\$ 8,021	\$ 1,458	\$ 4,375	\$ 3,646	\$ 17,500	[b]
Postage	\$ 164	\$ 30	\$ 90	\$ 75	\$ 358	[b]
Telephone	\$ 1,146	\$ 208	\$ 625	\$ 521	\$ 2,500	[b]
Cellular	\$ 4,583	\$ 833	\$ 2,500	\$ 2,083	\$ 10,000	[b]
Internet	\$ 2,521	\$ 458	\$ 1,375	\$ 1,146	\$ 5,500	[b]
Travel and Meetings	\$ 917	\$ 167	\$ 500	\$ 417	\$ 2,000	[b]
Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	[b];[c]
Contracts - Pre Employment	\$ 229	\$ 42	\$ 125	\$ 104	\$ 500	[b]
Vehicle Maintenance	\$ 1,833	\$ 333	\$ 1,000	\$ 833	\$ 4,000	[b]
Equipment Maintenance	\$ 92	\$ 17	\$ 50	\$ 42	\$ 200	[b]
Advisory	\$ -	\$ -	\$ -	\$ -	\$ -	[b];[c]
Computer - Hardware	\$ 7,792	\$ 1,417	\$ 4,250	\$ 3,542	\$ 17,000	[b]
Computer - Software	\$ 2,292	\$ 417	\$ 1,250	\$ 1,042	\$ 5,000	[b]
Computer - License & Mtnc	\$ 10,365	\$ 1,885	\$ 5,654	\$ 4,711	\$ 22,614	[b]
Office Supplies	\$ 2,292	\$ 417	\$ 1,250	\$ 1,042	\$ 5,000	[b]
Departmental Supplies	\$ 5,042	\$ 917	\$ 2,750	\$ 2,292	\$ 11,000	[b]
Petroleum Supplies	\$ 3,453	\$ 628	\$ 1,883	\$ 1,569	\$ 7,533	[b]
Insurance / Liability	\$ 8,628	\$ 1,569	\$ 4,706	\$ 3,922	\$ 18,824	[b]
Subtotal	\$ 372,993	\$ 67,817	\$ 203,451	\$ 169,542	\$ 813,803	
	46%	8%	25%	21%	100%	

[a] Based on feedback received from Community Development Department. Amounts intended to serve as reasonable estimates. Allocated based on divisional FTE.

[b] Source: FY 23/24 adopted budget.

[c] Adjustment to exclude non-fee related expenses.

User and Regulatory Fees
Cost of Service Calculations
Engineering and Encroachment Permits

City of Folsom
 User and Regulatory Fee Study
 Allocation of Annual Labor Effort - Engineering

Authorized Staffing

Position	FTE	Total Hours Per FTE	Less: Holiday & Leave	Hours Per FTE	Productive Hours	Indirect	Direct	Total	Indirect Hours	Total Direct Hours	Total Hours	Notes
Urban Forester	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	[a];[b]
City Engineer	1.00	2,080	216	1,864	1,864	65%	35%	100%	1,212	652	1,864	[a];[b]
Senior Construction Inspector	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	[a];[b]
Engineering Tech I/II	1.00	2,080	216	1,864	1,864	30%	70%	100%	559	1,305	1,864	[a];[b]
Senior Civil Engineer	2.00	2,080	216	1,864	3,728	25%	75%	100%	932	2,796	3,728	[a];[b]
Total	6.00				11,184				3,448	7,736	11,184	
Total									31%	69%	100%	

Contract Services

Description	Total	Notes
Annual Contract Services	\$ 1,751,255	[c]

Contract Services	Share	Est. Hrly Cost	Notes
Inspection	50%	\$ 125	[d]
Plan Review	50%	\$ 205	[d]
Total	100%	165	[e]

Description	Total	Indirect	Direct	Indirect	Direct	Total	Notes
Contract Service Hours	10,614	10%	90%	1,061	9,552	10,614	[c]

Divisional Total

Position	Indirect	Direct	Total	Notes
Authorized Staffing	3,448	7,736	11,184	
Contract Services	1,061	9,552	10,614	
Total	4,510	17,288	21,798	
Total	21%	79%	100%	

- [a] Staffing based on FY 23/24 adopted budget
- [b] Allocation of hours intended to serve as reasonable estimate. Amount may vary from year-to-year and position to position.
- [c] Source: Annual average FY 18/19 through FY 21/22.
- [d] Amounts intended to serve as reasonable estimates of market rates for contract service providers.
- [e] Average hourly rate for contract services received.

City of Folsom
 User and Regulatory Fee Study
 Allocation of Divisional Expenses - Engineering

Recurring Divisional Expenditures [a]

Description	Total	Adjustments	Total	Notes
Salaries - Permanent	\$ 740,794	\$ -	\$ 740,794	
Annual Leave Account	\$ 10,730	\$ -	\$ 10,730	
Uniform Allowance	\$ 675	\$ -	\$ 675	
FICA	\$ 58,782	\$ -	\$ 58,782	
PERS	\$ 295,014	\$ -	\$ 295,014	
Deferred Comp - City Paid	\$ 16,200	\$ -	\$ 16,200	
Combined Benefits	\$ 118,434	\$ -	\$ 118,434	
Contracts	\$ 690,000	\$ 1,061,255	\$ 1,751,255	[b]
Insurance / Liability	\$ 37,648	\$ -	\$ 37,648	
Subtotal	\$ 1,968,277	\$ 1,061,255	\$ 3,029,532	

Allocation of Department and Citywide Overhead

Description	Total	Adjustments	Total	Notes
Department Overhead	\$ 203,451	\$ -	\$ 203,451	[c]
Citywide Overhead	\$ 220,949	\$ -	\$ 220,949	[c]
Subtotal	\$ 424,400	\$ -	\$ 424,400	

Total

Description	Total	Notes
Recurring Divisional Expenditures	\$ 3,029,532	
Department Overhead	\$ 203,451	
Citywide Overhead	\$ 220,949	
Subtotal	\$ 3,453,932	

Fully-Burdened Hourly Rate

Description	Total	Note
Costs	\$ 3,453,932	
Direct Hours	17,288	[c]
Fully-Burdened Hourly Rate	\$ 200	

[a] Source: FY 23/24 adopted budget.

[b] Adjustment to align to FY 22/23 actual contract service expenditures.

[c] See separate worksheets in this model. Amounts intended to serve as reasonable estimates.

City of Folsom
 User and Regulatory Fee Study
 Engineering and Encroachment Permit Fees
 Cost of Service Calculation

Fee Description		Est. Labor Hours	Hourly Rate	Est. Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Structure	Fee Change	Note
1	Assessment District/CFD Payment Processing	24.00	x \$200	= \$4,800	\$2,578	54%	\$4,800	100%	Fixed Fee	\$2,222	
2	Encroachment Permit										
	a) Encroachment Contract for Parking/Staging										
	i. 0-6 calendar days	0.25	x \$200	= \$50	\$135	270%	\$50	100%	Fixed Fee	(\$85)	
	ii. 7-14 calendar days	0.50	x \$200	= \$100	\$135	135%	\$100	100%	Fixed Fee	(\$35)	
	iii. 14+days	1.00	x \$200	= \$200	\$135	68%	\$200	100%	Fixed Fee	\$65	
	b) Utility Work/Connections (Individual Permits)										
	i. Wet Utilities/Service Connections	3.00	x \$200	= \$600	\$135	23%	\$600	100%	Fixed Fee	\$465	
	ii. Dry Utilities (per site/location)	1.00	x \$200	= \$200	\$135	68%	\$200	100%	Fixed Fee	\$65	
	iii. Misc. per LF of Trench in ROW/City Easement	0.03	x \$200	= \$5.00	\$1.96	39%	\$5.00	100%	Fixed Fee	\$3.04	
	iv. Inspections and Testing	2.00	x \$200	= \$400			\$400	100%	Fixed Fee		
	c) Driveways/Minor Frontage Improvements										
	i. Residential (per driveway)	2.00	x \$200	= \$400	\$135	34%	\$400	100%	Fixed Fee	\$265	
	ii. Commercial (per driveway)	2.00	x \$200	= \$400	\$135	34%	\$400	100%	Fixed Fee	\$265	
	d) Pools and Spas (in ground)	2.00	x \$200	= \$400	\$135	34%	\$400	100%	Fixed Fee	\$265	
	e) Traffic Control/Equipment Staging										
	i. Isolated Site	1.00	x \$200	= \$200	\$135	68%	\$200	100%	Fixed Fee	\$65	
	ii. Multiple Closures/Staging	5.00	x \$200	= \$1,000	\$135	14%	\$1,000	100%	Fixed Fee	\$865	
	f) Permit Extensions										
	i. Active Work Zone	0.25	x \$200	= \$50	\$135	270%	\$50	100%	Fixed Fee	(\$85)	
	ii. Inactive Work Zone (4+ months inactivity)	1.00	x \$200	= \$200	\$135	68%	\$200	100%	Fixed Fee	\$65	
	g) Annual Permits										
	i. Wet Utilities	30.00	x \$200	= \$6,000	\$2,651	44%	\$6,000	100%	Fixed Fee	\$3,349	
	ii. Dry Utilities	104.00	x \$200	= \$20,800	\$2,651	13%	\$20,800	100%	Fixed Fee	\$18,149	
	iii. General Maintenance/Misc. (Not Wet or Dry Utilities)	30.00	x \$200	= \$6,000	\$2,651	44%	T&M		Fixed Fee		[a]
	iv. Vegetation Management (Utilities)	104.00	x \$200	= \$20,800	\$2,651	13%	\$20,800	100%	Fixed Fee	\$18,149	
	v. Long Term/Revocable Encroachments (paid annually)	1.00	x \$200	= \$200	\$135	68%	\$200	100%	Fixed Fee	\$65	
	h) Long Term/Revocable Encroachments (new permits only)	12.00	x \$200	= \$2,400	\$135	6%	\$2,400	100%	Fixed Fee	\$2,265	[b]

City of Folsom
 User and Regulatory Fee Study
 Engineering and Encroachment Permit Fees
 Cost of Service Calculation

Fee Description		Est. Labor Hours	Hourly Rate	Est. Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Structure	Fee Change	Note
3	Engineering and Landscape Plan Check and Inspection (Fee Includes Up to 3 Cycle Reviews - Hourly Billing Applies for Reviews Required Beyond 3rd Cycle)										
	a) Project Value Up to \$10,000	4.00	x \$200	= \$800	6.00%	varies	8.00%	varies	Fixed Fee		
	b) Project Value \$10,001 - \$100,000										
	i. Base Fee for First \$10,000	4.00	x \$200	= \$800	\$600	75%	\$800	100%	Fixed Fee	\$200	
	ii. Fee for Each Add'l \$1 Up to \$100,000			8.00%	7.00%	88%	8.00%	100%	Fixed Fee		
	c) \$100,001 - \$199,999										
	i. Base Fee for First \$100,000	40.00	x \$200	= \$8,000	\$6,900	86%	\$8,000	100%	Fixed Fee	\$1,100	
	ii. Fee for Each Add'l \$1 Up to \$200,000			6.40%	5.00%	78%	6.40%	100%	Fixed Fee		
	d) \$200,001 - \$299,999										
	i. Base Fee for First \$200,000	72.00	x \$200	= \$14,400	\$11,900	83%	\$14,400	100%	Fixed Fee	\$2,500	
	ii. Fee for Each Add'l \$1 Up to \$300,000			4.80%	4.00%	83%	4.80%	100%	Fixed Fee		
	e) \$300,000 or more										
	i. Base Fee for First \$300,000	96.00	x \$200	= \$19,200	\$15,900	83%	\$19,200	100%	Fixed Fee	\$3,300	
	ii. Fee for Each Add'l \$1			3.60%	2.00%	56%	3.60%	100%	Fixed Fee		
	f) Landscape Plan Review										
	i. Non-Development	1.00	x \$200	= \$200	\$38	19%	\$200	100%	Fixed Fee	\$162	
	ii. Custom Home	5.50	x \$200	= \$1,100	\$414	38%	\$1,100	100%	Fixed Fee	\$686	
	iii. Production Home/Subdivision	11.50	x \$200	= \$2,300	Valuation	varies	\$2,300	100%	Fixed Fee	Varies	
	iv. Model Home Complex	7.00	x \$200	= \$1,400	Valuation	varies	\$1,400	100%	Fixed Fee	Varies	
	v. Commercial, Streetscape, Other Development Projects	8.00	x \$200	= \$1,600	\$38	2%	\$1,600	100%	Fixed Fee	\$1,562	
	vi. Development and Civil Improvements - Landscaping Review	10.50	x \$200	= \$2,100	\$38	2%	\$2,100	100%	Fixed Fee	\$2,062	
4	Final Map and Parcel Map										
	a) Parcel Map Check	28.00	x \$288	= \$8,050	\$5,742	71%	\$8,050	100%	Fixed Fee	\$2,308	
	b) Final Map Check										
	i. Base Fee	40.00	x \$288	= \$11,500	\$10,719	93%	\$11,500	100%	Fixed Fee	\$781	
	ii. Plus, Per Lot Fee	0.50	x \$288	= \$144	\$0	0%	\$144	100%	Fixed Fee	\$144	
	c) Final Map Amendment/Certificate of Correction	24.00	x \$288	= \$6,900	\$2,899	42%	\$6,900	100%	Fixed Fee	\$4,001	
5	Right of Ways (ROW) and Easements										
	a) Review of ROW/Easement Documents	12.00	x \$288	= \$3,450	\$1,334	39%	\$3,450	100%	Fixed Fee	\$2,116	
	b) ROW/Easement Abandonment	20.00	x \$288	= \$5,750	\$2,451	43%	\$5,750	100%	Fixed Fee	\$3,299	
6	Subdivision Agreement Processing	20.00	x \$288	= \$5,750	\$1,083	19%	\$5,750	100%	Fixed Fee	\$4,667	

City of Folsom
 User and Regulatory Fee Study
 Engineering and Encroachment Permit Fees
 Cost of Service Calculation

Fee Description	Est. Labor Hours	Hourly Rate	Est. Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Structure	Fee Change	Note
7 Transportation Permit										
a) Permit	n/a			\$19		\$16		Fixed Fee	(\$3)	
b) Annual Permit	n/a			\$86		\$90		Fixed Fee	\$4	
8 Tree Removal/Work Permit										
a) Permitted Removal/Work										
i. Existing Occupied Structure										
a. 0-2 Trees	0.50	x \$200	= \$100	\$38	38%	\$100	100%	Fixed Fee	\$62	
b. 3+ Trees: See New Construction Rate Below	6.00	x \$200	= \$1,200	\$38	3%	\$1,200	100%	Fixed Fee	\$1,162	
c. "In Decline" Tree	0.50	x \$200	= \$100	\$38	38%	\$100	100%	Fixed Fee	\$62	
ii. New Construction (e.g. Custom Home, Subdivision, Parcel Map, Multi-family, Commercial, etc.):										
a. 0-4 Trees	6.00	x \$200	= \$1,200	\$38	3%	\$1,200	100%	Fixed Fee	\$1,162	
b. 5+ Trees	7.00	x \$200	= \$1,400	\$38	3%	\$1,400 + 10% per tree above 5 trees.		Fixed Fee	varies	
iii. Misc.	1.00	x \$200	= \$200	\$38	19%	\$200	100%	Per Hour	\$162	
b) w/o Permit (Does not include mitigation) Double the Permit Rate	12.00	x \$200	= \$2,400	\$438	18%	2x permit amount	varies	Fixed Fee		
Other Fees for Service										
9 Research of Engineering Records	1.00	x \$200	= \$200	\$103	52%	\$200	100%	Per Hour	\$97	
10 Miscellaneous Engineering Services	1.00	x \$200	= \$200	\$103	52%	\$200	100%	Per Hour	\$97	
11 Excess Plan Review Fee (4th and subsequent)	1.00	x \$200	= \$200	n/a		\$200	100%	Per Hour		
12 Revisions	1.00	x \$200	= \$200	n/a		\$200	100%	Per Hour		
13 After Hours Inspection (per hour) (2-hour minimum)	1.20	x \$200	= \$240	\$103	43%	\$240	100%	Per Hour	\$137	
14 Re-inspection Fee (2nd Time or More) (each)	0.50	x \$200	= \$100	n/a		\$100	100%	Each		
15 Missed Inspection Fee	0.50	x \$200	= \$100	n/a		\$100	100%	Each		
16 Expedited Services Fee				1.5x Regular Fee		1.5x Regular Fee		Fixed Fee		
17 Residential Landscape Review	1.00	x \$200	= \$200	Hourly Rate of Arborist		Hourly Rate of Arborist		Per Hour		
18 Technical Assistance/Third Party Review or Inspection				Actual Cost		Actual Cost		T & M		

[a] Use time and materials with initial deposit to be determined by City Engineer, based on anticipated scope of work.

[b] Encroachment agreement required in addition to insurance (e.g., parklets).

**City of Folsom
Engineering and Encroachment Permit Fees
Illustration of Current Fees, Maximum Fees, and Proposed Fees**

#	Description	Proposed Fee Structure	Current Fee	Cost of Service (Max. Fee)	Proposed Fee	Current Cost Recovery	Proposed Cost Recovery	Note
1	Assessment District/CFD Payment Processing	Fixed Fee	\$2,578	\$4,800	\$4,800	54%	100%	
2	Encroachment Permit							
	a) Encroachment Contract for Parking/Staging							
	i. 0-6 calendar days	Fixed Fee	\$135	\$50	\$50	270%	100%	
	ii. 7-14 calendar days	Fixed Fee	\$135	\$100	\$100	135%	100%	
	iii. 14+days	Fixed Fee	\$135	\$200	\$200	68%	100%	
	b) Utility Work/Connections (Individual Permits)							
	i. Wet Utilities/Service Connections	Fixed Fee	\$135	\$600	\$600	23%	100%	
	ii. Dry Utilities (per site/location)	Fixed Fee	\$135	\$200	\$200	68%	100%	
	iii. Misc. per LF of Trench in ROW/City Easement	Fixed Fee	\$1.96	\$5.00	\$5.00	39%	100%	
	iv. Inspections and Testing	Fixed Fee		\$400	\$400		100%	
	c) Driveways/Minor Frontage Improvements							
	i. Residential (per driveway)	Fixed Fee	\$135	\$400	\$400	34%	100%	
	ii. Commercial (per driveway)	Fixed Fee	\$135	\$400	\$400	34%	100%	
	d) Pools and Spas (in ground)	Fixed Fee	\$135	\$400	\$400	34%	100%	
	e) Traffic Control/Equipment Staging							
	i. Isolated Site	Fixed Fee	\$135	\$200	\$200	68%	100%	
	ii. Multiple Closures/Staging	Fixed Fee	\$135	\$1,000	\$1,000	14%	100%	
	f) Permit Extensions							
	i. Active Work Zone	Fixed Fee	\$135	\$50	\$50	270%	100%	
	ii. Inactive Work Zone (4+ months inactivity)	Fixed Fee	\$135	\$200	\$200	68%	100%	
	g) Annual Permits							
	i. Wet Utilities	Fixed Fee	\$2,651	\$6,000	\$6,000	44%	100%	
	ii. Dry Utilities	Fixed Fee	\$2,651	\$20,800	\$20,800	13%	100%	
	iii. General Maintenance/Misc. (Not Wet or Dry Utilities)	Fixed Fee	\$2,651	\$6,000	T&M	44%	100%	[a]
	iv. Vegetation Management (Utilities)	Fixed Fee	\$2,651	\$20,800	\$20,800	13%	100%	
	v. Long Term/Revocable Encroachments (paid annually)	Fixed Fee	\$135	\$200	\$200	68%	100%	
	h) Long Term/Revocable Encroachments (new permits only)	Fixed Fee	\$135	\$2,400	\$2,400	6%	100%	[b]

**City of Folsom
Engineering and Encroachment Permit Fees
Illustration of Current Fees, Maximum Fees, and Proposed Fees**

#	Description	Proposed Fee Structure	Current Fee	Cost of Service (Max. Fee)	Proposed Fee	Current Cost Recovery	Proposed Cost Recovery	Note
3	Engineering and Landscape Plan Check and Inspection							
	a) Project Value Up to \$10,000	Fixed Fee	6.00%	\$800	8.00%	varies	varies	
	b) Project Value \$10,001 - \$100,000							
	i. Base Fee for First \$10,000	Fixed Fee	\$600	\$800	\$800	75%	100%	
	ii. Fee for Each Add'l \$1 Up to \$100,000	Fixed Fee	7.00%	8.00%	8.00%	88%	100%	
	c) \$100,001 - \$199,999							
	i. Base Fee for First \$100,000	Fixed Fee	\$6,900	\$8,000	\$8,000	86%	100%	
	ii. Fee for Each Add'l \$1 Up to \$200,000	Fixed Fee	5.00%	6.40%	6.40%	78%	100%	
	d) \$200,001 - \$299,999							
	i. Base Fee for First \$200,000	Fixed Fee	\$11,900	\$14,400	\$14,400	83%	100%	
	ii. Fee for Each Add'l \$1 Up to \$300,000	Fixed Fee	4.00%	4.80%	4.80%	83%	100%	
	e) \$300,000 or more							
	i. Base Fee for First \$300,000	Fixed Fee	\$15,900	\$19,200	\$19,200	83%	100%	
	ii. Fee for Each Add'l \$1	Fixed Fee	2.00%	3.60%	3.60%	56%	100%	
	f) Landscape Plan Review							
	i. Non-Development	Fixed Fee	\$38	\$200	\$200	19%	100%	
	ii. Custom Home	Fixed Fee	\$414	\$1,100	\$1,100	38%	100%	
	iii. Production Home/Subdivision	Fixed Fee	Valuation	\$2,300	\$2,300	varies	100%	
	iv. Model Home Complex	Fixed Fee	Valuation	\$1,400	\$1,400	varies	100%	
	v. Commercial, Streetscape, Other Development Projects	Fixed Fee	\$38	\$1,600	\$1,600	2%	100%	
	vi. Development and Civil Improvements - Landscaping Review	Fixed Fee	\$38	\$2,100	\$2,100	2%	100%	
4	Final Map and Parcel Map							
	a) Parcel Map Check	Fixed Fee	\$5,742	\$8,050	\$8,050	71%	100%	
	b) Final Map Check							
	i. Base Fee	Fixed Fee	\$10,719	\$11,500	\$11,500	93%	100%	
	ii. Plus, Per Lot Fee	Fixed Fee	\$0	\$144	\$144	0%	100%	
	c) Final Map Amendment/Certificate of Correction	Fixed Fee	\$2,899	\$6,900	\$6,900	42%	100%	
5	Right of Ways (ROW) and Easements							
	a) Review of ROW/Easement Documents	Fixed Fee	\$1,334	\$3,450	\$3,450	39%	100%	
	b) ROW/Easement Abandonment	Fixed Fee	\$2,451	\$5,750	\$5,750	43%	100%	
6	Subdivision Agreement Processing	Fixed Fee	\$1,083	\$5,750	\$5,750	19%	100%	

**City of Folsom
Engineering and Encroachment Permit Fees
Illustration of Current Fees, Maximum Fees, and Proposed Fees**

#	Description	Proposed Fee Structure	Current Fee	Cost of Service (Max. Fee)	Proposed Fee	Current Cost Recovery	Proposed Cost Recovery	Note
7	Transportation Permit							
	a) Permit	Fixed Fee	\$19		\$16			
	b) Annual Permit	Fixed Fee	\$86		\$90			
8	Tree Removal/Work Permit							
	a) Permitted Removal/Work							
	i. Existing Occupied Structure							
	a. 0-2 Trees	Fixed Fee	\$38	\$100	\$100	38%	100%	
	b. 3+ Trees: See New Construction Rate Below	Fixed Fee	\$38	\$1,200	\$1,200	3%	100%	
	c. "In Decline" Tree	Fixed Fee	\$38	\$100	\$100	38%	100%	
	ii. New Construction (e.g. Custom Home, Subdivision, Parcel Map,							
	a. 0-4 Trees	Fixed Fee	\$38	\$1,200	\$1,200	3%	100%	
	b. 5+ Trees	Fixed Fee	\$38	\$1,400	\$1,400 + 10% per tree	3%		
	iii. Misc.	Per Hour	\$38	\$200	\$200	19%	100%	
	b) w/o Permit (Does not include mitigation) Double the Permit Rate	Fixed Fee	\$438	\$2,400	2x permit amount	18%	varies	
	Other Fees for Service							
9	Research of Engineering Records	Per Hour	\$103	\$200	\$200	52%	100%	
10	Miscellaneous Engineering Services	Per Hour	\$103	\$200	\$200	52%	100%	
11	Excess Plan Review Fee (4th and subsequent)	Per Hour	n/a	\$200	\$200		100%	
12	Revisions	Per Hour	n/a	\$200	\$200		100%	
13	After Hours Inspection (per hour) (2-hour minimum)	Per Hour	\$103	\$240	\$240	43%	100%	
14	Re-inspection Fee (2nd Time or More) (each)	Each	n/a	\$100	\$100		100%	
15	Missed Inspection Fee	Each	n/a	\$100	\$100		100%	
16	Expedited Services Fee	Fixed Fee	1.5x Regular Fee		1.5x Regular Fee			
17	Residential Landscape Review	Per Hour	Hourly Rate of Arborist	\$200	Hourly Rate of Arborist			
18	Technical Assistance/Third Party Review or Inspection	T & M	Actual Cost		Actual Cost			

[a] Use time and materials with initial deposit to be determined by City Engineer, based on anticipated scope of work.

[b] Encroachment agreement required in addition to insurance (e.g., parklets).

User and Regulatory Fees
Cost of Service Calculations
Building

City of Folsom
 User and Regulatory Fee Study
 Allocation of Annual Labor Effort - Building

Authorized Staffing

Position	FTE	Total Hours Per FTE	Less: Holiday & Leave	Hours Per FTE	Productive Hours	Indirect	Direct	Total	Indirect Hours	Total Direct Hours	Total Hours	Notes
Building Inspector I/II	3.00	2,080	216	1,864	5,592	20%	80%	100%	1,118	4,474	5,592	[a];[b]
Building Plans Coordinator	2.00	2,080	216	1,864	3,728	20%	80%	100%	746	2,982	3,728	[a];[b]
Building Technician I/II	2.00	2,080	216	1,864	3,728	50%	50%	100%	1,864	1,864	3,728	[a];[b]
Plan Check Engineer	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	[a];[b]
Building Inspection Supervisor	1.00	2,080	216	1,864	1,864	40%	60%	100%	746	1,118	1,864	[a];[b]
Principal Civil Engineer	1.00	2,080	216	1,864	1,864	50%	50%	100%	932	932	1,864	[a];[b]
Senior Civil Engineer	1.00	2,080	216	1,864	1,864	20%	80%	100%	373	1,491	1,864	[a];[b]
Total	11.00				20,504				6,151	14,353	20,504	
Total									30%	70%	100%	

Position	Indirect	Direct	Total
Building Inspector I/II	1,118	4,474	5,592
Building Plans Coordinator	746	2,982	3,728
Building Technician I/II	1,864	1,864	3,728
Plan Check Engineer	373	1,491	1,864
Building Inspection Supervisor	746	1,118	1,864
Principal Civil Engineer	932	932	1,864
Senior Civil Engineer	373	1,491	1,864
Total	6,151	14,353	20,504

Contract Services

Description	Total	Notes
Annual Contract Services	\$ 650,000	[c]

Contract Services	Share	Est. Hrly Cost	Notes
Inspection	33%	\$ 110	[d]
Plan Review	67%	\$ 140	[d]
Total	100%	130	[e]

Description	Total	Indirect	Direct	Indirect	Direct	Total	Notes
Contract Service Hours	5,000	10%	90%	500	4,500	5,000	[c]

Divisional Total

Position	Indirect	Direct	Total	Notes
Authorized Staffing	6,151	14,353	20,504	
Contract Services	500	4,500	5,000	
Total	6,651	18,853	25,504	
Total	26%	74%	100%	

[a] Staffing based on FY 23/24 adopted budget
 [b] Allocation of hours intended to serve as reasonable estimate. Amount may vary from year-to-year and position to position.
 [c] Source: Annual average FY 18/19 through FY 21/22.
 [d] Amounts intended to serve as reasonable estimates of market rates for contract service providers.
 [e] Average hourly rate for contract services received.

City of Folsom
 User and Regulatory Fee Study
 Allocation of Divisional Expenses - Building

Recurring Divisional Expenditures [a]

Description	Total	Adjustments	Total	Notes
Salaries - Permanent	\$ 1,032,925	\$ -	\$ 1,032,925	
Salaries - Temporary	\$ 50,000	\$ -	\$ 50,000	
Annual Leave Account	\$ 15,125	\$ -	\$ 15,125	
Uniform Allowance	\$ 2,025	\$ -	\$ 2,025	
FICA	\$ 82,121	\$ -	\$ 82,121	
PERS	\$ 412,624	\$ -	\$ 412,624	
Deferred Comp - City Paid	\$ 23,400	\$ -	\$ 23,400	
Combined Benefits	\$ 208,931	\$ -	\$ 208,931	
Contracts	\$ 265,000	\$ 385,000	\$ 650,000	[b]
Insurance / Liability	\$ 56,472	\$ -	\$ 56,472	
Subtotal	\$ 2,148,623	\$ 385,000	\$ 2,533,623	

Allocation of Department and Citywide Overhead

Description	Total	Adjustments	Total	Notes
Department Overhead	\$ 372,993	\$ -	\$ 372,993	[c]
Citywide Overhead	\$ 147,300	\$ -	\$ 147,300	[c]
Subtotal	\$ 520,293	\$ -	\$ 520,293	

Support from Other Departments

Description	Total	Adjustments	Total	Notes
Plan Review and Permit Support from Other Depts	\$ 65,000	\$ -	\$ 65,000	[c]
Annual In-House Technology Licensing	\$ 40,000	\$ -	\$ 40,000	[c]
Annual In-House Maintenance of Zoning Code, Plans a	\$ 226,776	\$ -	\$ 226,776	[c]
Subtotal	\$ 331,776	\$ -	\$ 331,776	

Total

Description	Total	Notes
Recurring Divisional Expenditures	\$ 2,533,623	
Department Overhead	\$ 372,993	
Support from Other Departments	\$ 331,776	
Citywide Overhead	\$ 147,300	
Subtotal	\$ 3,385,691	

Fully-Burdened Hourly Rate

Description	Total	Note
Costs	\$ 3,385,691	
Direct Hours	18,853	[c]
Fully-Burdened Hourly Rate	\$ 180	

City of Folsom
 User and Regulatory Fee Study
 Allocation of Divisional Expenses - Building

Cost Recovery Overview

Description	Org Key	Object	Actual 2012/13	Actual 2013/14	Actual 2014/15	Actual 2015/16	Actual 2016/17	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	Actual 2021/22	10-Year Avg	Percentage	Notes
Building Permit Fees	0102320	3224000	\$1,090,143	\$1,391,334	\$1,435,293	\$1,160,275	\$1,215,167	\$1,757,983	\$2,022,669	\$2,259,054	\$3,143,495	\$3,632,168	\$1,910,758	67%	
Building Reinspection Fee	0102320	3440401	\$1,320	\$1,080	\$2,400	\$3,000	\$2,405	\$1,680	\$1,330	\$1,985	\$240	\$1,080	\$1,652	0%	
Structure Plan Check Fees	0102320	3444100	\$565,642	\$866,826	\$727,668	\$966,213	\$988,989	\$839,076	\$899,484	\$919,517	\$1,298,637	\$1,234,323	\$930,637	33%	
Seismic Training Fee	0102320	3444300	\$897	\$859	\$766	\$2,300	\$1,864	\$320	\$2,413	\$469	\$0	\$7,070	\$1,696	0%	
State Bldg Standards Fund	0102320	3444400	\$430	\$638	\$515	\$550	\$698	\$403	\$4,051	\$331	\$0	\$3,338	\$1,095	0%	
Total			\$1,658,432	\$2,260,737	\$2,166,642	\$2,132,338	\$2,209,123	\$2,599,462	\$2,929,947	\$3,181,356	\$4,442,372	\$4,877,979	\$2,845,839	100%	

Cost Recovery Analysis

Description	Total	Note
Average Revenues	\$2,845,839	
Annualized Costs	\$3,385,691	
Cost Recovery	84%	

[a] Source: FY 23/24 adopted budget.
 [b] Adjustment to align to FY 22/23 actual contract service expenditures.
 [c] See separate worksheets in this model. Amounts intended to serve as reasonable estimates.

City of Folsom
 User and Regulatory Fee Study
 Building Fees
 Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fee Description	Total		Hourly Rate	=	Cost of Svc	Current Fee	Current Est. Cost Recovery	Proposed Cost Recovery	Proposed Fee	Note
1 HVAC Change-Out - Residential	1.25	x	\$180	=	\$225	varies	varies	100%	\$225	
2 Water Heater Change-Out - Residential	1.00	x	\$180	=	\$180	varies	varies	100%	\$180	
3 Residential Re-Roof	2.00	x	\$180	=	\$360	varies	varies	100%	\$360	
4 Siding Replacement	1.75	x	\$180	=	\$315	varies	varies	100%	\$315	
5 Service Panel Upgrade - Residential	1.50	x	\$180	=	\$270	varies	varies	100%	\$270	
6 Battery Backup Storage	2.00	x	\$180	=	\$360	varies	varies	100%	\$360	
7 Electric Vehicle Charger	2.00	x	\$180	=	\$360	varies	varies	100%	\$360	
8 Generator	2.00	x	\$180	=	\$360	varies	varies	100%	\$360	
9 Residential Solar Photovoltaic System - Solar Permit										
a) Plan Review										
i) Base Fee for 15kW or Less						varies	varies		\$200	[a],[b]
ii) Fee for Each Additional kW above 15kW						varies	varies		\$15	[a],[b]
b) Permit						varies	varies		\$250	[a],[b]
10 Commercial Solar Photovoltaic System - Solar Permit										
a) Plan Review										
i) Base Fee 50kW or Less						varies	varies		\$444	[a],[b]
ii) Fee for Each Add'l kW above 50kW up to 250kW						varies	varies		\$7	[a],[b]
ii) Fee for Each Add'l kW above 250kW						varies	varies		\$5	[a],[b]
b) Permit						varies	varies		\$556	[a],[b]
11 Pool Solar	1.00	x	\$180	=	\$180	varies	varies	100%	\$180	
12 Swimming Pool Replaster / Equipment Change-Out	2.50	x	\$180	=	\$450	varies	varies	100%	\$450	
13 Swimming Pool Remodel (e.g., Changing Pool Shape, Adding Cabo Shelf, etc.)	5.00	x	\$180	=	\$900	varies	varies	100%	\$900	
14 Retaining Wall										
a) One Type of Retaining Wall Type/Configuration	3.00	x	\$180	=	\$540	varies	varies	100%	\$540	
b) Each Additional Wall Type/Configuration	1.50	x	\$180	=	\$270	varies	varies	100%	\$270	
15 Window / Sliding Glass Door - Retrofit / Repair										
a) Up to 5	1.00	x	\$180	=	\$180	varies	varies	100%	\$180	
b) Per Window Over 5 Windows	0.20	x	\$180	=	\$36	varies	varies	100%	\$36	
16 Fences Requiring a Building Permit	2.00	x	\$180	=	\$360	varies	varies	100%	\$360	

City of Folsom
 User and Regulatory Fee Study
 Building Fees
 Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fee Description	Total	Hourly Rate	Cost of Svc	Current Fee	Current Est. Cost Recovery	Proposed Cost Recovery	Proposed Fee	Note
17 Electrical and Irrigation Pedestals per pedestal	1.50	x \$180	= \$270	varies	varies	100%	\$270	
18 Detached and Attached ADUs	25.00	x \$180	= \$4,500	varies	varies	100%	\$4,500	
19 Junior ADUs	12.00	x \$180	= \$2,160	varies	varies	100%	\$2,160	

[a] Total fees shall not exceed amounts outlined in California Government Code 66015(a)(1).
 [b] The City will not collect additional permit processing fees. Amounts shown are total amount due for permit processing, plan review, and permit.

City of Folsom
 User and Regulatory Fee Study
 Building Fees
 Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fee Description	Est. City Staff Labor Hrs	Fully-Burdened Hourly	Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
Permit Fee for New Buildings, Additions, Tenant Improvements, Residential Remodels, and Combined Mechanical, Electrical, and/or Plumbing Permits									
1 \$1 - \$2,000	0.75	x \$180	= \$135	\$100	74%	\$135	100%		
2 \$2,001 - \$25,000	0.75	x \$180	= \$135	\$100	74%	\$135	100%		
3 \$25,001 - \$50,000	2.00	x \$180	= \$360	\$330	92%	\$360	100%		
4 \$50,001 - \$100,000	3.50	x \$180	= \$630	\$530	84%	\$630	100%		
5 \$100,001 - \$500,000	6.00	x \$180	= \$1,080	\$880	81%	\$1,080	100%		
6 \$500,001 - \$1,000,000	22.00	x \$180	= \$3,960	\$3,280	83%	\$3,960	100%		
7 \$1,000,001 - \$5,000,000	40.00	x \$180	= \$7,200	\$6,030	84%	\$7,200	100%		
8 \$5,000,001 - \$10,000,000	160.00	x \$180	= \$28,800	\$26,030	90%	\$28,800	100%		
9 \$10,000,001 - \$10,000,000	260.00	x \$180	= \$46,800	\$51,030	109%	\$46,800	100%		

City of Folsom
 User and Regulatory Fee Study
 Building Fees
 Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fee Description	Est. City Staff Labor Hrs	Fully-Burdened Hourly	Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Notes
1 Building Plan Check Fees - Building								
a) Plan Review Fee, if applicable	80%					80%	100%	[a]
b) Expedited Plan Check - At Application Submittal (when applicable)	1.5x standard plan check fee					1.5x standard plan check fee	100%	
c) Tract Home / Master Plan Construction (Production Units)	20%			\$150	varies	20% of standard plan check fee	100%	[b]
d) Production Permit for Multi-family permit	8.00	x	\$180 = \$1,440	\$150	10%	\$1,440	100%	
e) Production Permit for Fire permits and other misc. permits	2.50	x	\$180 = \$450	\$150	33%	\$450	100%	
f) Alternate Materials and Methods Review (per hour)	1.00	x	\$180 = \$180			\$180	100%	
g) Excess Plan Review Fee (4th and subsequent) (per hour)	1.00	x	\$180 = \$180			\$180	100%	
h) Revisions to an Approved Permit (per hour)	1.00	x	\$180 = \$180			\$180	100%	
i) Deferred Submittal (per hour)	1.00	x	\$180 = \$180			\$180	100%	

[a] Includes up to three plan checks. The City will bill hourly for additional plan review required.

[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time.

City of Folsom
 User and Regulatory Fee Study
 Building Fees
 Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fee Description	Est. City Staff Labor Hrs		Fully-Burdened Hourly	=	Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
1 Permit Processing Fee	0.42	x	\$180	=	\$75			\$75	100%		
2 Strong Motion Instrumentation (SMI) Fee Calculation											[a]
a) Residential								\$0.50 or valuation x .00013			[a]
b) Commercial								\$0.50 or valuation x .00028			[a]
3 Building Standards (SB 1473) Fee Calculation (Valuation)											[a]
a) \$1 - \$25,000								\$1			[a]
b) \$25,001 - \$50,000								\$2			[a]
c) \$50,001 - \$75,000								\$3			[a]
d) \$75,001 - \$100,000								\$4			[a]
e) Each Add'l \$25,000 or fraction thereof								Add \$1			[a]
4 Business License Fee						\$25		\$25			
5 CASP Training Fund Fee						\$3.60		\$3.60			
6 State Disability Access Fee						\$0.40		\$0.40			
7 General Plan/Zoning Code Update Fee (percent of building permit fee)					9%			5%	55%		[b]
8 Technology Fee (percent of permit fee)					9%			5%	56%		[c]
9 Temporary Certificate of Occupancy (Phasing Plan) Fee	5.00	x	\$180	=	\$900			\$900	100%		
10 Permit Extension	0.50	x	\$180	=	\$90			\$0	0%		
11 Permit Reactivation Fee											
a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	1.00	x	\$180	=	\$180			\$180	100%		
b) Reactivation Fee - All Other Scenarios											
i) Permit Expired Up to One Year								50% of Original Base Building Permit Fee			
ii) Permit Expired More than One Year								100% of Original Base Building Permit Fee			
12 Permit Reissuance Fee	1.00	x	\$180	=	\$180			\$180	100%		
13 Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.) (per hour)	1.00	x	\$180	=	\$180			\$180	100%		
Other Fees											
14 Phased Inspection Fee (per inspection)	1.00	x	\$180	=	\$180			\$180	100%		
15 After Hours Inspection (per hour) (4-hour minimum)	1.20	x	\$180	=	\$216			\$216	100%		
16 Re-inspection Fee (2nd Time or More) (each)	1.00	x	\$180	=	\$180			\$180	100%		[d]

City of Folsom
 User and Regulatory Fee Study
 Building Fees
 Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fee Description	Est. City Staff Labor Hrs		Fully-Burdened Hourly	=	Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
17 Missed Inspection Fee	1.00	x	\$180	=	\$180			\$180	100%		
18 Duplicate Copy of Permit	0.42	x	\$180	=	\$75			\$75	100%		
19 Duplicate Copy of Certificate of Occupancy	0.42	x	\$180	=	\$75			\$75	100%		
20 Fees for Services Not Listed in this Fee Schedule (per 1/2 hour)	0.50	x	\$180	=	\$90			\$90	100%		
Violation Fees											
21 Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)								equal to permit fee			

- [a] Amounts established by State of California. In the case of discrepancy between this schedule and amounts established by the State, State amounts shall supersede these amounts.
- [b] Fee applies to new construction, additions, tenant improvements, and residential remodels requiring building permits.
- [c] Fee applies to all permits.
- [d] Reinspection fee applies after the first re-inspection.

User and Regulatory Fees
Cost of Service Calculations
General Plan / Zoning Code Update

City of Folsom
 User and Regulatory Fee Study
 Cost of Service Calculation - General Plan Update / Zoning Code Update Costs

Estimated Expenditures

Description	Total	Amortization / Update Frequency	Annual Cost	Cost Type	Notes
General Plan Update	\$ 2,000,000	20	\$ 100,000	Periodic	[a];[b]
Housing Element	\$ 500,000	8	\$ 62,500	Periodic	[a];[b]
Zoning Code	\$ 500,000	5	\$ 100,000	Periodic	[a];[b]
In-House Maintenance	\$ 226,776	1	\$ 226,776	Annual	[a];[c];[d]
Total	\$ 3,226,776		\$ 489,276		

Cost Allocation

Description	Total	Share to Recover	Target Cost Recovery	Notes
Periodic Costs	\$ 262,500	67%	\$ 175,000	[a];[e]

Allocation Base

Description	Total	Notes
Estimated Building Permit Fees	\$ 1,910,758	[f]

Fee at Full Cost Recovery

Description	Total	Notes
Target Recovery	\$ 175,000	
Estimated Building Permit Fees	\$ 1,910,758	
Total	9%	

Cost Recovery Alternative Scenarios

Description	Total	Total	Total	Notes
% of Permit Fee	0%	5%	9%	
Estimated Building Permit Fees	\$ 1,910,758	\$ 1,910,758	\$ 1,910,758	
Forecast Revenue	\$ -	\$ 95,538	\$ 175,000	
Annual Revenue Requirement	\$ 175,000	\$ 175,000	\$ 175,000	
Cost Recovery	0.00%	54.59%	100.00%	

Notes:

- [a] Source: Conservative estimates of update costs. Amounts will likely be higher.
- [b] Target recovery of periodic costs, or portion of periodic costs, via General Plan Update Fee.
- [c] Recover annual costs, or portion of annual costs, via standard permit and plan review fees.
- [d] Amount calculated via analysis of planning cost of service. Amount represents 15% of total annual planning costs.
- [e] Assumes portion of General Plan Update costs will continue to be paid via General Fund resources.
- [f] Amounts represents multi-year average of building permit fee collection.

User and Regulatory Fees

Cost of Service Calculations

Development Specific Technology Enhancements / Land Management Tracking

City of Folsom
 User and Regulatory Fee Study
 Cost of Service Calculation - Technology Enhancement Fee

Estimated Expenditures

Description	Total	Amortization / Update Frequency	Annual Cost	Cost Type	Note
Software and Licensing	\$40,000	1	\$ 40,000	Annual	[a];[b]
Hardware Upgrades	\$50,000	5	\$ 10,000	Periodic	[a];[c]
Implementation	\$750,000	5	\$ 150,000	Periodic	[a];[c]
Contingency (10%)	\$50,000	5	\$ 10,000	Periodic	[a];[c]
Total	\$890,000		\$ 210,000		

Cost Allocation

Description	Total	Share to Recover	Target Cost Recovery	Notes
Periodic Costs	\$ 170,000	100%	\$ 170,000	

Allocation Base

Description	Total	Notes
Estimated Building Permit Fees	\$ 1,910,758	[d]

Fee at Full Cost Recovery

Description	Total	Notes
Target Recovery	\$ 170,000	
Estimated Building Permit Fees	\$ 1,910,758	
Total	9%	

Current Cost Recovery

Description	Total	Total	Total	Notes
% of Permit Fee	0%	5%	9%	
Estimated Building Permit Fees	\$ 1,910,758	\$ 1,910,758	\$ 1,910,758	
Forecast Revenue	\$ -	\$ 95,538	\$ 170,000	
Annual Revenue Requirement	\$ 170,000	\$ 170,000	\$ 170,000	
Cost Recovery	0.00%	56.20%	100.00%	

- [a] Useful life and ongoing licensing costs, and annual revenues estimated by ClearSource. Amounts are intended to represent reasonable estimates.
- [b] Recover annual costs, or portion of annual costs, via standard permit and plan review fees.
- [c] Target recovery of periodic costs, or portion of periodic costs, via Technology Fee.
- [d] Amounts represents multi-year average of building permit fee collection.

User and Regulatory Fees
Cost of Service Calculations
Allocation of Citywide Overhead

City of Folsom
 User and Regulatory Fee Analysis
 Estimated Citywide Overhead (for Cost of Service Calculation Purposes Only)

Central Service Center - General Fund Allocation [a]

Department	Annual Expenses	Notes
City Council	\$117,437	
City Manager	\$1,256,732	
City Attorney	\$1,234,309	
City Clerk	\$681,049	
Human Resources	\$886,511	
Management and Budget	\$6,246,759	
Fleet Management	\$1,674,868	
Total	\$12,097,665	

City Staffing Position Total [a],[b]

Department	Total	Adjustment for Direct Svc Depts Only	Adjusted Staffing for Cwld OH Alloc	Share of Cwld OH Alloc	Cwld OH Alloc	Notes
City Council	5.00	(5.00)	-	0%	\$ -	
City Manager	4.00	(4.00)	-	0%	\$ -	
City Attorney	4.00	(4.00)	-	0%	\$ -	
City Clerk	3.00	(3.00)	-	0%	\$ -	
Community Development	27.00	-	27.00	6%	\$ 736,498	
Fire Department	90.00	-	90.00	20%	\$ 2,454,994	
Human Resources	6.00	(6.00)	-	0%	\$ -	
Library	12.00	-	12.00	3%	\$ 327,333	
Management and Budget	25.00	(25.00)	-	0%	\$ -	
Parks and Recreation	49.00	-	49.00	11%	\$ 1,336,608	
Police Department	113.50	-	113.50	26%	\$ 3,096,020	
Public Works	34.55	-	34.55	8%	\$ 942,445	
Water Resources	58.00	-	58.00	13%	\$ 1,582,107	
Solid Waste	59.45	-	59.45	13%	\$ 1,621,660	
Total	490.50	(47.00)	443.50	100%	\$ 12,097,665	

Estimated Citywide Alloc to Community Development Direct Service Units

Dept/Division	Share of Allocation	Share of Allocation	Notes
Building	20%	\$ 147,300	[c]
Code Enforcement	8%	\$ 58,920	[c]
Engineering	30%	\$ 220,949	[c]
Planning	42%	\$ 309,329	[c]
Total	100%	\$ 736,498	

* This represents a conservative indirect cost rate calculation. This estimate was developed for purposes of user and regulatory fee cost of service analysis. As part of day-to-day operations, staff may categorize, assign, or quantify indirect costs using different criteria and methods.

[a] Source: FY 23/24 adopted budget.

[b] Indirect cost allocation basis is staffing levels of direct service departments.

[c] Based on feedback received from Community Development Department. Amounts intended to serve as reasonable estimates.

APPENDIX C

PROPOSED FEES

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
1	Assessment District/CFD Payment Processing	\$4,800	Fixed Fee	
2	Encroachment Permit			
	a) Encroachment Contract for Parking/Staging			
	i. 0-6 calendar days	\$50	Fixed Fee	
	ii. 7-14 calendar days	\$100	Fixed Fee	
	iii. 14+days	\$200	Fixed Fee	
	b) Utility Work/Connections (Individual Permits)			
	i. Wet Utilities/Service Connections	\$600	Fixed Fee	
	ii. Dry Utilities (per site/location)	\$200	Fixed Fee	
	iii. Misc. per LF of Trench in ROW/City Easement	\$5.00	Fixed Fee	
	iv. Inspections and Testing	\$400	Fixed Fee	
	c) Driveways/Minor Frontage Improvements			
	i. Residential (per driveway)	\$400	Fixed Fee	
	ii. Commercial (per driveway)	\$400	Fixed Fee	
	d) Pools and Spas (in ground)	\$400	Fixed Fee	
	e) Traffic Control/Equipment Staging			
	i. Isolated Site	\$200	Fixed Fee	
	ii. Multiple Closures/Staging	\$1,000	Fixed Fee	
	f) Permit Extensions			
	i. Active Work Zone	\$50	Fixed Fee	
	ii. Inactive Work Zone (4+ months inactivity)	\$200	Fixed Fee	
	g) Annual Permits			
	i. Wet Utilities	\$6,000	Fixed Fee	
	ii. Dry Utilities	\$20,800	Fixed Fee	
	iii. General Maintenance/Misc. (Not Wet or Dry Utilities)	T&M	Fixed Fee	[a]
	iv. Vegetation Management (Utilities)	\$20,800	Fixed Fee	
	v. Long Term/Revocable Encroachments (paid annually)	\$200	Fixed Fee	
	h) Long Term/Revocable Encroachments (new permits only)	\$2,400	Fixed Fee	[b]

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
3	Engineering and Landscape Plan Check and Inspection			
	a) Project Value Up to \$10,000	8.00%	Fixed Fee	
	b) Project Value \$10,001 - \$100,000			
	i. Base Fee for First \$10,000	\$800	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$100,000	8.00%	Fixed Fee	
	c) \$100,001 - \$199,999			
	i. Base Fee for First \$100,000	\$8,000	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$200,000	6.40%	Fixed Fee	
	d) \$200,001 - \$299,999			
	i. Base Fee for First \$200,000	\$14,400	Fixed Fee	
	ii. Fee for Each Add'l \$1 Up to \$300,000	4.80%	Fixed Fee	
	e) \$300,000 or more			
	i. Base Fee for First \$300,000	\$19,200	Fixed Fee	
	ii. Fee for Each Add'l \$1	3.60%	Fixed Fee	
	f) Landscape Plan Review			
	i. Non-Development	\$200	Fixed Fee	
	ii. Custom Home	\$1,100	Fixed Fee	
	iii. Production Home/Subdivision	\$2,300	Fixed Fee	
	iv. Model Home Complex	\$1,400	Fixed Fee	
	v. Commercial, Streetscape, Other Development Projects	\$1,600	Fixed Fee	
	vi. Development and Civil Improvements - Landscaping Review	\$2,100	Fixed Fee	
4	Final Map and Parcel Map			
	a) Parcel Map Check	\$8,050	Fixed Fee	
	b) Final Map Check			
	i. Base Fee	\$11,500	Fixed Fee	
	ii. Plus, Per Lot Fee	\$144	Fixed Fee	
	c) Final Map Amendment/Certificate of Correction	\$6,900	Fixed Fee	
5	Right of Ways (ROW) and Easements			
	a) Review of ROW/Easement Documents	\$3,450	Fixed Fee	
	b) ROW/Easement Abandonment	\$5,750	Fixed Fee	
6	Subdivision Agreement Processing	\$5,750	Fixed Fee	
7	Transportation Permit			
	a) Permit	\$16	Fixed Fee	
	b) Annual Permit	\$90	Fixed Fee	

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
8	Tree Removal/Work Permit			
	a) Permitted Removal/Work			
	i. Existing Occupied Structure			
	a. 0-2 Trees	\$100	Fixed Fee	
	b. 3+ Trees: See New Construction Rate Below	\$1,200	Fixed Fee	
	c. "In Decline" Tree	\$100	Fixed Fee	
	ii. New Construction (e.g. Custom Home, Subdivision, Parcel)			
	a. 0-4 Trees	\$1,200	Fixed Fee	
	b. 5+ Trees	\$1,400 + 10% per tree	Fixed Fee	
	iii. Misc.	\$200	Per Hour	
	b) w/o Permit (Does not include mitigation) Double the Permit Rate	2x permit amount	Fixed Fee	
Other Fees for Service				
9	Research of Engineering Records	\$200	Per Hour	
10	Miscellaneous Engineering Services	\$200	Per Hour	
11	Excess Plan Review Fee (4th and subsequent)	\$200	Per Hour	
12	Revisions	\$200	Per Hour	
13	After Hours Inspection (per hour) (2-hour minimum)	\$240	Per Hour	
14	Re-inspection Fee (2nd Time or More) (each)	\$100	Each	
15	Missed Inspection Fee	\$100	Each	
16	Expedited Services Fee	1.5x Regular Fee	Fixed Fee	
17	Residential Landscape Review	Hourly Rate of Arborist	Per Hour	
18	Technical Assistance/Third Party Review or Inspection	Actual Cost	T & M	

[a] Use time and materials with initial deposit to be determined by City Engineer, based on anticipated scope of work.

[b] Encroachment agreement required in addition to insurance (e.g., parklets).

City of Folsom

BUILDING FEES

A. Fees for Commonly Requested Building Permit Types. Fees shown in this section (Section A.) include all applicable inspection, and plan review fees. Additional permit processing fees apply. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), and Fees Collected on Behalf of Other Agencies (e.g. State of California).

Fee Description	Fee	Charge Basis	Note	CPI
1 HVAC Change-Out - Residential	\$225	per permit		Y
2 Water Heater Change-Out - Residential	\$180	per permit		Y
3 Residential Re-Roof	\$360	per permit		Y
4 Siding Replacement	\$315	per permit		Y
5 Service Panel Upgrade - Residential	\$270	per permit		Y
6 Battery Backup Storage	\$360	per permit		Y
7 Electric Vehicle Charger	\$360	per permit		Y
8 Generator	\$360	per permit		Y
9 Residential Solar Photovoltaic System - Solar Permit				
a) Plan Review				
i) Base Fee for 15kW or Less	\$200	per permit	[a],[b]	N
ii) Fee for Each Additional kW above 15kW	\$15	per permit	[a],[b]	N
b) Permit	\$250	per permit	[a],[b]	N
10 Commercial Solar Photovoltaic System - Solar Permit				
a) Plan Review				
i) Base Fee 50kW or Less	\$444	per permit	[a],[b]	N
ii) Fee for Each Add'l kW above 50kW up to 250kW	\$7	per permit	[a],[b]	N
ii) Fee for Each Add'l kW above 250kW	\$5	per permit	[a],[b]	N
b) Permit	\$556	per permit	[a],[b]	N
11 Pool Solar	\$180	per permit		Y
12 Swimming Pool Replaster / Equipment Change-Out	\$450	per permit		Y
13 Swimming Pool Remodel (e.g., Changing Pool Shape, Adding Cabo Shelf, etc.)	\$900	per permit		Y
14 Retaining Wall				
a) One Type of Retaining Wall Type/Configuration	\$540	per permit		Y
b) Each Additional Wall Type/Configuration	\$270	per permit		Y
15 Window / Sliding Glass Door - Retrofit / Repair				
a) Up to 5	\$180	per permit		Y
b) Per Window Over 5 Windows	\$36	per permit		Y
16 Fences Requiring a Building Permit	\$360	per permit		Y
17 Electrical and Irrigation Pedestals per pedestal	\$270	per permit		Y
18 Detached and Attached ADUs	\$4,500	per permit		Y
19 Junior ADUs	\$2,160	per permit		Y

[a] Total fees shall not exceed amounts outlined in California Government Code 66015(a)(1).

[b] The City will not collect additional permit processing fees. Amounts shown are total amount due for permit processing, plan review, and permit.

City of Folsom

BUILDING FEES

Determination of Valuation for Fee-Setting Purposes

• Project valuations shall be based on the total value of all construction work, including all finish work, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official. For determining project valuations for new construction, the Building Official may use data published by the International Code Council (ICC) (building valuation data table, typically updated in February and August of each year). The final building permit valuation shall be set at an amount that allows the City to recover its costs of applicant plan check, permit and inspection activities.

Note: For construction projects with permit fees calculated using Section B, additional fees apply for permit issuance. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), and Fees Collected on Behalf of Other Agencies (e.g. State of California). Additional fees apply for plan review, when applicable.

B. Permit Fee for New Buildings, Additions, Tenant Improvements, Residential Remodels, and Combined Mechanical, Electrical, and/or Plumbing Permits

Total Valuation	Permit Fee			CPI
\$1 to \$2,000	\$135.00			
\$2,001 to \$25,000	\$135.00 for the first \$2,000	plus	\$9.78 for each add'l \$1,000 or fraction thereof, to and including \$25,000	N
\$25,001 to \$50,000	\$360.00 for the first \$25,000	plus	\$10.80 for each add'l \$1,000 or fraction thereof, to and including \$50,000	N
\$50,001 to \$100,000	\$630.00 for the first \$50,000	plus	\$9.00 for each add'l \$1,000 or fraction thereof, to and including \$100,000	N
\$100,001 to \$500,000	\$1,080.00 for the first \$100,000	plus	\$7.20 for each add'l \$1,000 or fraction thereof, to and including \$500,000	N
\$500,001 to \$1,000,000	\$3,960.00 for the first \$500,000	plus	\$6.48 for each add'l \$1,000 or fraction thereof, to and including \$1,000,000	N
\$1,000,001 to \$5,000,000	\$7,200.00 for the first \$1,000,000	plus	\$5.40 for each add'l \$1,000 or fraction thereof, to and including \$5,000,000	N
\$5,000,001 and up	\$28,800.00 for the first \$5,000,000	plus	\$4.11 for each additional \$1,000 or fraction thereof over \$5,000,000	N

City of Folsom
BUILDING FEES

D. Building Plan Review Fees

Activity Description	Fee	Charge Basis	Note	CPI
1 Building Plan Check Fees - Building				
a) Plan Review Fee, if applicable	80%		[a]	N
b) Expedited Plan Check - At Application Submittal (when applicable)	1.5x standard plan check fee			N
c) Tract Home / Master Plan Construction (Production Units)	20% of standard plan check fee		[b]	N
d) Production Permit for Multi-family permit	\$1,440			Y
e) Production Permit for Fire permits and other misc. permits	\$450			Y
f) Alternate Materials and Methods Review (per hour)	\$180			Y
g) Excess Plan Review Fee (4th and subsequent) (per hour)	\$180			Y
h) Revisions to an Approved Permit (per hour)	\$180			Y
i) Deferred Submittal (per hour)	\$180			Y

When applicable, plan check fees shall be paid at the time of application for a building permit.
 The plan checking fee is in addition to the building permit fee

[a] Includes up to three plan checks. The City will bill hourly for additional plan review required.

[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time.

City of Folsom

BUILDING FEES

E. Other Fees

Activity Description	Fee	Note	CPI
1 Permit Processing Fee	\$75		Y
2 Strong Motion Instrumentation (SMI) Fee Calculation		[a]	
a) Residential	\$0.50 or valuation x .00013	[a]	N
b) Commercial	\$0.50 or valuation x .00028	[a]	N
3 Building Standards (SB 1473) Fee Calculation (Valuation)		[a]	
a) \$1 - \$25,000	\$1	[a]	N
b) \$25,001 - \$50,000	\$2	[a]	N
c) \$50,001 - \$75,000	\$3	[a]	N
d) \$75,001 - \$100,000	\$4	[a]	N
e) Each Add'l \$25,000 or fraction thereof	Add \$1	[a]	N
4 Business License Fee	\$25		N
5 CASP Training Fund Fee	\$3.60		N
6 State Disability Access Fee	\$0.40		N
7 General Plan/Zoning Code Update Fee (percent of building permit fee)	5%	[b]	N
8 Technology Fee (percent of permit fee)	5%	[c]	N
9 Temporary Certificate of Occupancy (Phasing Plan) Fee	\$900		Y
10 Permit Extension	\$0		Y
11 Permit Reactivation Fee			
a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	\$180		Y
b) Reactivation Fee - All Other Scenarios			
i) Permit Expired Up to One Year	50% of Original Base Building Permit Fee		N
ii) Permit Expired More than One Year	100% of Original Base Building Permit Fee		N
12 Permit Reissuance Fee	\$180		Y
13 Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.) (per hour)	\$180		Y
Other Fees			
14 Phased Inspection Fee (per inspection)	\$180		Y
15 After Hours Inspection (per hour) (4-hour minimum)	\$216		Y
16 Re-inspection Fee (2nd Time or More) (each)	\$180	[d]	Y
17 Missed Inspection Fee	\$180		Y
18 Duplicate Copy of Permit	\$75		Y

City of Folsom

BUILDING FEES

E. Other Fees

Activity Description	Fee	Note	CPI
19 Duplicate Copy of Certificate of Occupancy	\$75		Y
20 Fees for Services Not Listed in this Fee Schedule (per 1/2 hour)	\$90		Y
Violation Fees			
21 Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)	equal to permit fee		N

[a] Amounts established by State of California. In the case of discrepancy between this schedule and amounts established by the State, State amounts shall supersede these amounts.

[b] Fee applies to new construction, additions, tenant improvements, and residential remodels requiring building permits.

[c] Fee applies to all permits.

[d] Reinspection fee applies after the first re-inspection.

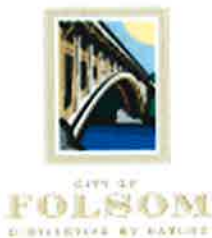
City of Folsom
BUILDING FEES

Building Valuation Data Table									
Group (2021 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	335.89	324.58	316.94	304.93	286.87	278.00	295.62	266.02	257.55
A-1 Assembly, theaters, without stage	307.39	296.08	288.44	276.42	258.37	249.50	267.12	237.51	229.05
A-2 Assembly, nightclubs	269.94	261.93	254.48	245.85	230.56	223.99	237.02	209.57	202.79
A-2 Assembly, restaurants, bars, banquet halls	268.94	260.93	252.48	244.85	228.56	222.99	236.02	207.57	201.79
A-3 Assembly, churches	311.88	300.57	292.93	280.91	263.30	254.43	271.60	242.45	233.98
A-3 Assembly, general, community halls, libraries, museums	266.07	254.76	246.12	235.10	216.33	208.46	225.80	195.47	188.01
A-4 Assembly, arenas	306.39	295.08	286.44	275.42	256.37	248.50	266.12	235.51	228.05
B Business	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
E Educational	273.46	263.96	255.62	245.04	228.69	217.00	236.61	200.36	193.94
F-1 Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2 Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1 High Hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	0.00
H234 High Hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5 HPM	260.69	251.13	241.86	231.65	210.99	202.73	222.56	186.21	177.81
I-1 Institutional, supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2 Institutional, hospitals	434.15	424.59	415.32	405.12	383.35	0.00	396.02	358.57	0.00
I-2 Institutional, nursing homes	302.01	292.45	283.18	272.97	253.83	0.00	263.88	229.05	0.00
I-3 Institutional, restrained	295.86	286.31	277.03	266.83	247.95	238.69	257.74	223.17	212.77
I-4 Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M Mercantile	201.37	193.36	184.91	177.28	161.72	156.15	168.45	140.73	134.95
R-1 Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2 Residential, multiple family	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3 Residential, one- and two-family	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4 Residential, care/assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1 Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2 Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

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and minimize paper use.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report

MEETING DATE:	4/23/2024
AGENDA SECTION:	New Business
SUBJECT:	Ordinance No. 1344 - An Ordinance of the City of Folsom Amending Sections 3.50.020, 3.50.040 and 3.50.050 and repealing Section 3.50.060 of the <u>Folsom Municipal Code</u> (Introduction and First Reading) and Determination that the Project is Exempt from CEQA
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Conduct the first reading of Ordinance No. 1344 – An Ordinance of the City of Folsom Amending Sections 3.50.020, 3.50.040 and 3.50.050 and repealing Section 3.50.060 of the Folsom Municipal Code.

BACKGROUND / ISSUE

The Community Development Department has completed a comprehensive study of its user fees. As part of that process, staff noted that Chapter 3.50 “Fee and Service Charge Revenue/Cost Comparison System” of the Folsom Municipal Code (FMC) mandated a specific percentage of costs that are required to be recovered by fees and service charges for development, public safety, recreation, maintenance, administrative and financial services. This list was created based on a cost control system study performed in 1987. The list includes several services that either no longer exist or have been modified substantially since 1987 and does not include several newer services that the City has performed since that time. Chapter 3.50 also currently lists the schedule for the review of each fee.

While Council regularly reviews and approves updated fee schedules for individual departments, these fee schedules may include services that are not specifically listed in FMC Chapter 3.50. In addition to the frequency of fee reviews, the Chapter also includes the percentage of cost recovery required for each fee. However, Council may wish to modify the percentage of cost recovery for certain fees and service charges based on considerations such as community benefit or in support

of economic development. Under FMC Chapter 3.50, the Council cannot do this since the chapter lists specific percentages of cost recovery that have to be met.

POLICY / RULE

Under Section 2.12 of the City Charter, amendments to the Folsom Municipal Code require review and approval by the City Council.

ANALYSIS

Staff has provided proposed modifications to FMC Chapter 3.50 (provided in Attachment 1) to remove the schedule of fees and service charges table that lists specific regulations, products or services provided by the City and the percentages of costs reasonably borne by the City to be recovered by those fees. Staff recommends that instead of listing each of these specific facilities, products and services, that the chapter be amended to provide general guidance about fees and the appropriate cost recovery percentage. This provides greater discretion to the Council if, for example, it chooses to set a lower cost recovery percentage for a service due to community benefit or economic development reasons. In addition, each department already maintains a Council-approved fee schedule that is publicly available, and these schedules capture each department's actual fee-based regulations, products, facilities, and services. Removing the "percentage of costs reasonably borne to be resolved" section allows Council to review each department's fee schedule as needed to modify the percentage of cost recovery desired for each fee (up to 100 percent cost recovery).

In general, staff recommends that Council seek 100 percent cost recovery, but Council may adjust fees to a lower rate at their discretion. Grounds for reducing fee rates are wide-ranging and could include reasons such as economic development, community benefit, public safety, to encourage the public to obtain permits, and to avoid overburdening the general public with large fees. It would also allow departments to charge flat fees or other fee methods rather than deposit-based fees. While deposit-based fees ensure full cost recovery for every service, they require additional administrative resources for invoicing, tracking, and collection that many departments, such as Community Development currently lack.

Staff is also recommending removing the language regarding the frequency of fee reviews by Council. The code currently prescribes either annual, quarterly or seasonal reviews. Given the costs and time involved in producing fee studies, these targets have not been achieved. Fee schedules for individual departments often get updated after the department finds that the fees no longer reflect the type or level of work that goes into specific tasks. While it is often best practice to adjust fee levels annually based on the Consumer Price Index (CPI) or the Construction Cost Index (CCI) depending on the type of fee, service or facility provided, it is not necessary to require this as part of the ordinance as there may be times where staff and/or the Council do not wish to make an annual adjustment. Removing the timing mechanism would formally allow Council and the City Manager to decide when fee updates are necessary.

In researching other jurisdictions with similar code chapters addressing fee and service charge revenue and cost comparison system, none that staff found dictated specific cost recoveries for individual services and only one listed out each individual service provided as Folsom's code currently does. These codes by and large gave Council the discretion to determine specific fee

rates to be collected (not exceeding 100% cost recovery) and did not prescribe the frequency with which fees need to be reviewed. As such, staff found that the proposed code modifications would be consistent with the current practices of several other jurisdictions.

FINANCIAL IMPACT

Since the changes to Chapter 3.50 of the FMC still stipulate that the City Council shall generally seek 100 percent cost recovery for City services and this ordinance does not change any specific fee amounts, there is no impact to the General Fund. The proposed modifications to Chapter 3.50 of the FMC would let Council establish new fee and service charge types for any additional services the City provides. It would also allow Council to regularly modify the percentage of cost recovery of each fee and service charge type on a frequency of their choice based on updated economic conditions rather than relying on cost recovery and review targets from 1987.

ENVIRONMENTAL REVIEW

The change to this chapter of the Folsom Municipal Code is not a project under the California Environmental Quality Act (CEQA) and is therefore exempt from environmental review in accordance with Section 15061(b)(3) - Review for Exemption of the CEQA Guidelines.

ATTACHMENTS

1. Ordinance No. 1344 – An Ordinance of the City of Folsom Amending Sections 3.50.020, 3.50.040 and 3.50.050 and repealing Section 3.50.060 of the Folsom Municipal Code.
2. Proposed Updated Version of Chapter 3.50 “Fee and Service Charge Revenue/Cost Comparison System” of the Folsom Municipal Code

Submitted,



PAM JOHNS
Community Development Director

ATTACHMENT 1

**ORDINANCE NO. 1344 – AN ORDINANCE OF THE CITY OF
FOLSOM AMENDING SECTIONS 3.50.020, 3.50.040 AND 3.50.050
AND REPEALING SECTION 3.50.060 OF THE FOLSOM
MUNICIPAL CODE**

ORDINANCE NO. 1344

AN ORDINANCE OF THE CITY OF FOLSOM AMENDING SECTIONS 3.50.020, 3.50.040 AND 3.50.050 AND REPEALING SECTION 3.50.060 OF THE FOLSOM MUNICIPAL CODE

The City Council of the City of Folsom does hereby ordain as follows:

SECTION 1 PURPOSE

The purpose of this Ordinance is to amend the Folsom Municipal Code to remove the specific list of services and percentage of costs reasonably borne to be resolved from fees for those services and instead give City Council the discretion to determine specific services and associated cost recovery goals.

SECTION 2 AMENDMENT TO SECTION 3.50.020 OF THE FOLSOM MUNICIPAL CODE

Section 3.50.020 of the Folsom Municipal Code is hereby amended to read as follows:

3.50.020 Direction to ~~city manager~~ recover costs.

The ~~city manager is hereby directed to recommend to the council the adjustment amount~~ of fees and charges established under this Chapter shall be sufficient to recover ~~a~~ the percentage of ~~the~~ costs reasonably borne in providing the ~~regulation, products or~~ services for which the fees and charges are imposed enumerated in this chapter and on the schedule of rate review as hereinafter established in this chapter. Costs reasonably borne shall be as are defined in Section 3.50.030. ~~(Ord. 609 § 1, 1988)~~ The percentage of the cost to be recovered by the fee shall be at the sole discretion of the council but shall not exceed 100 percent, as set forth by Section 3.50.040 below.

SECTION 3 AMENDMENT TO SECTION 3.50.040 OF THE FOLSOM MUNICIPAL CODE

Section 3.50.040 of the Folsom Municipal Code is hereby amended to read as follows:

3.50.040 Schedule of fees and service charges.

The ~~city council city manager, and each city department head, under the direction of the city manager,~~ shall periodically review and make adjustments to all services provided by the various city departments to all users and the fees and charges associated with those services. The city council shall generally seek 100 percent cost recovery for these services but may, at its sole discretion, adjust fees and charges to a level below full cost recovery for reasons of economic development, community benefit, or for any other lawful purpose. the fees and service charges, on the schedule of frequency provided for in this section, and report any new or adjustment of the fee or charge which is required so as to recover the

listed percentage of costs reasonably borne necessary to provide the listed regulation, products or services.

Regulation, Product or Service	Percentage of Costs Reasonably Borne to be Resolved	Review Schedule
Development Services	-	-
1. Preliminary Project Review	100%	Annual
2. Building Plan Checking	100%	Annual
3. Construction Inspection	100%	Annual
4. Construction Re-Inspection	100%	Annual
5. Resale Inspection	100%	Annual
6. Mobile Home Park Regulation	100%	Annual
7. Housing Moving Review	100%	Annual
8. Home Occupation Review	100%	Annual
9. Variance Review	100%	Annual
10. Site Design Review	100%	Annual
11. Use Review	100%	Annual
12. PUD Review	100%	Annual
13. PUD Modification Review	100%	Annual
14. PUD Extension Review	100%	Annual
15. Specific Plan Review	100%	Annual
16. Specific Plan Amendment Review	100%	Annual
17. Rezoning Request Review	100%	Annual
18. Zoning Verification Review	100%	Annual
19. Lot Adjustment/Merger Review	100%	Annual
20. Tentative Parcel Map Review	100%	Annual
21. Tentative Parcel Map Revision Review	100%	Annual
22. Tentative Subdivision Map Review	100%	Annual
23. Tentative Subdivision Map Extension Review	100%	Annual
24. Street Name Review	100%	Annual
25. Final Map Check	100%	Annual

26. Environmental Assessment	100%	Annual
27. Environmental Impact Review	100%	Annual
28. Sign Design Review	100%	Annual
29. General Plan Review	100%	Annual
30. Code Amendment Consideration	100%	Annual
31. Reclamation Plan Review	100%	Annual
32. Appeal to Planning Commission Review	100%	Annual
- Owner-Occupied Single Family Dwelling	10%	Annual
33. Appeal to City Council Review	100%	Annual
- Owner-Occupied Single Family Dwelling	10%	Annual
34. Miscellaneous Plans and Standards Review	100%	Annual
35. Rights-of-Way or Easement Abandonment Review	100%	Annual
36. Annexation Processing Service	100%	Annual
- City-Initiated	0%	Annual
37. Historical District Sign Review	100%	Annual
38. Historical District Construction Review	100%	Annual
39. Opinion on Planning Matter	100%	Annual
40. Eneorachment Inspection	100%	Annual
41. Grading Plan Inspection	100%	Annual
42. Street Cut Inspection	100%	Annual
43. Subdivision Improvement Plan Review	100%	Annual
44. Subdivision Improvement Plan Inspection	100%	Annual
45. Developer Agreement Processing	100%	Annual
--	-	-
Public Safety Services	-	-
46. General Code Enforcement	50%	Annual
47. Parking Enforcement	100%	Annual
48. Vehicle Code Enforcement	50%	Annual

49. Abandoned Vehicle Removal	100%	Annual
50. Card Room Regulation	100%	Annual
51. Bingo Regulation	100%	Annual
52. Blasting Review	100%	Annual
53. Wide and Overload Inspection	100%	Annual
54. Police False Alarm Response	100%	Annual
55. Concealed Weapon Investigation Per State Law	100%	Annual
56. Accident Investigation	100%	Annual
57. DUI Arrest Processing	100%	Annual
58. Domestic Violence Response	100%	Annual
59. Fingerprinting for Private Purposes	100%	Annual
60. Clearance Letter Processing	100%	Annual
61. Vehicle Inspection	100%	Annual
62. Police Photograph Sale	100%	Annual
63. Special Event Security	100%	Annual
64. State Mandated Fire Inspection	100%	Annual
65. Fire Company Inspection	25%	Annual
66. Fire Protection Plan Review	100%	Annual
67. Special Fire Inspections	100%	Annual
*68. Fire Report Sales	100%	Annual
69. Fire Salvage Service	100%	Annual
70. Lot Cleaning	100%	Annual
71. Ambulance Service—Contract Service	100%	Annual
- All Others	75%	Annual
72. Fire False Alarm Response	100%	Annual
73. Emergency Medical Assistance	25%	Annual
74. Fire Flooding Cleanup	100%	Annual
75. Fire/Police Lockout Assistance	100%	Annual
--	-	-
Recreation Services	-	-
76. Adult Special Interest Classes	90%	Quarterly
- Non-Resident	100%	Quarterly

77. Youth Special Interest Classes	75%	Quarterly
- Non-Resident	100%	Quarterly
78. Community Special Interest Classes	75%	Quarterly
- Non-Resident	100%	Quarterly
79. City Adult Sports Program	50%	Seasonally
- Non-Resident	100%	Seasonally
80. City Youth Sports Program	50%	Seasonally
- Non-Resident	100%	Seasonally
81. Private Adult Ballfield Usage	50%	Seasonally
- Non-Resident	100%	Seasonally
82. Private Youth Ballfield Usage	25%	Seasonally
- Non-Resident	100%	Seasonally
*83. Special Community Events	25%	Annual
*84. Recreational Swimming	50%	Annual
85. Swimming Lessons	100%	Annual
86. Trips and Tours	90%	Seasonally
- Non-Resident	100%	Seasonally
*87. Mini-Railroad Operation	0%	Annual
*88. Zoo Maintenance and Operation	50%	Annual
*89. July 4 Celebration	25%	Annual
*90. Memorial Day Celebration	25%	Annual
91. Flea Market	25%	Annual
92. Recreation Buildings Maintenance Operation	25%	Annual
- Non-Resident	75%	Annual
93. Ballfield Lighting Maintenance	25%	Annual
- Non-Resident	100%	Annual
94. Sports Complex Concessions	50%	Annual
--	-	-
Maintenance Services	-	-
95. Utilities Franchise Fees	100%	Annual
96. Street Lighting (Through Creation of a 1972 Act Assessment District)	-	-

- August 1, 1988	0%	Annual
- August 1, 1989	25%	Annual
- August 1, 1990	50%	Annual
- August 1, 1991	75%	Annual
- August 1, 1992	100%	Annual
97. Street Landscaping (Through Creation of a 1972 Act Assessment District)	-	-
- August 1, 1988	0%	Annual
- August 1, 1989	25%	Annual
- August 1, 1990	50%	Annual
- August 1, 1991	75%	Annual
- August 1, 1992	100%	Annual
98. Street Tree Maintenance (Through Creation of a 1972 Act Assessment District)	-	-
- August 1, 1988	0%	Annual
- August 1, 1989	25%	Annual
- August 1, 1990	50%	Annual
- August 1, 1991	75%	Annual
- August 1, 1992	100%	Annual
99. Street Sweeping	-	-
- May 1, 1988	50%	Annual
- May 1, 1989	100%	Annual
100. Storm Drainage (Through Creation of a 1972 Act Assessment District)	-	-
- August 1, 1988	0%	Annual
- August 1, 1989	25%	Annual
- August 1, 1990	50%	Annual
- August 1, 1991	75%	Annual
- August 1, 1992	100%	Annual
101. Unimproved Street Maintenance (Through Creation of 1911 and 1915 Act Assessment Districts)	100%	Annual

102. Alley Maintenance (Through Creation of 1911 and 1915 Act Assessment Districts)	100%	Annual
103. Water Service	-	-
- December 1, 1988	70%	Annual
- December 1, 1989	85%	Annual
- December 1, 1990	100%	Annual
104. Delinquent Turn Off/On Processing	100%	Annual
105. Water Turn Off/On Service	100%	Annual
106. Special Water Service Projects	100%	Annual
107. Sewer Service	-	-
- April 1, 1988	50%	Annual
- April 1, 1989	60%	Annual
- April 1, 1990	75%	Annual
- April 1, 1991	90%	Annual
- April 1, 1992	100%	Annual
108. Refuse Service	-	-
- June 1, 1988	75%	Annual
- June 1, 1989	90%	Annual
- June 1, 1990	100%	Annual
109. Dumpster Rental Charges	100%	Annual
*110. Transit Service	90%	Annual
*111. Commuter Transit Center	75%	Annual
112. Private Sewer Service Problem Inspection	100%	Annual
113. State Prison Sewer Service	100%	Annual
114. Special Sewer Service Project	100%	Annual
--	-	-
Administrative and Finance Services	-	-
115. Redevelopment Agency Administration	100%	Annual
116. Regional Sanitation Billing	100%	Annual
117. New Business License Review	100%	Annual
118. Bad Check Collection	100%	Annual

119. Arena Rental	50%	Annual
120. Agenda/Minute Mailing Service	100%	Annual
*121. Document Printing and Copying	100%	Annual
122. Records Research Service	100%	Annual
123. Document Certification Service	100%	Annual
124. Unspecified Service	100%	Annual
125. New Service	100%	Annual

~~* A Minimum fee of \$10.00 shall be charged in all instances except in the cases of numbers 68, 83, 87, 88, 89, 90, 110, 111 and 121 hereof.~~

~~The hereinabove services as listed in this section are defined in that certain document entitled Cost Control System for the City of Folsom dated December 29, 1987, as produced by Management Services Institute, incorporated, and as updated by city staff.~~

~~The schedule of frequency of review of fee adjustments may be varied by the city manager to adjust revenues sufficient to meet debt service coverage requirements of any bond, certificate, or ordinance, resolution, indenture, contract, or action under which securities have been issued by the city which contain any coverage factor requirement.~~

~~The schedule of frequency of fee adjustments may be varied by the city manager, if, in his judgment and that of the requesting department head, a gross inequity would be perpetrated by the existing rate schedule on a new, and unanticipated event.~~

~~All new or increased fees and charges set pursuant to this section shall take effect ten days after adoption by the city council, except that new or increased development impact fee or charge for processing applications for development projects shall take effect sixty days after adoption. ~~has passed resolution setting the fee or charge and stipulating that all provisions of this section have been complied with, and no written appeal has been filed.~~~~

~~The schedule of frequency of rate adjustments may be varied by the city manager to adjust revenues sufficient to meet debt service coverage requirements of any bond, certificate, or ordinance, resolution, indenture, contract, or action under which securities have been issued by the city which contain any coverage factor requirement. The schedule of frequency of rate adjustments may be varied by the city manager if, in his judgment and that of the requesting department head, a gross inequity would be perpetrated by the existing rate schedule on a new, and unanticipated event. (Ord. 627, § 2, 1988; Ord. 609 § 1, 1988)~~

SECTION 4 AMENDMENT TO SECTION 3.50.050 OF THE FOLSOM MUNICIPAL CODE

Section 3.50.050 of the Folsom Municipal Code is hereby amended to read as follows:

3.50.050 Statutory public meeting.

Pursuant to California Government Code Sections ~~54992, 54994.1 and 54994.2~~ **66016 et seq.**, the city clerk shall cause notice to be provided as set out in said Government Code Sections ~~54992, 54994.1~~ **66016** and 6062a ~~and the city council periodically, and at least annually, shall receive at a public regularly scheduled meeting oral and written presentations~~ concerning the fees and charges proposed to be increased or added. Such **public meeting** notice, ~~oral and written presentation, and public hearing~~ shall be provided ~~by the city council~~ prior to **city council** taking any action on any new or increased fees or charges. ~~At least one such public hearing shall be held annually at the first regular council meeting in May. (Ord. 609 § 1, 1988)~~

SECTION 5 REPEAL OF SECTION 3.50.060 OF THE FOLSOM MUNICIPAL CODE

Section 3.50.060 of the Folsom Municipal Code is hereby deleted in its entirety.

SECTION 6 SCOPE

Except as set forth in this ordinance, all other provisions of the Folsom Municipal Code shall remain in full force and effect.

SECTION 7 SEVERABILITY

If any section, subsection, sentence, clause, or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council declares that it would have passed each section irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared unconstitutional, invalid, or ineffective.

SECTION 8 EFFECTIVE DATE

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on April 23, 2024 and the second reading occurred at the regular meeting of the City Council on May 14, 2024.

On a motion by Council Member _____ seconded by Council Member _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this 14th day of May, 2024, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2

PROPOSED UPDATED VERSION OF CHAPTER 3.50 "FEE AND SERVICE CHARGE REVENUE/COST COMPARISON SYSTEM" OF THE FOLSOM MUNICIPAL CODE

Chapter 3.50

FEE AND SERVICE CHARGE REVENUE/COST COMPARISON SYSTEM

Sections:

- 3.50.010 Intent.**
- 3.50.020 Direction to recover costs.**
- 3.50.030 Costs reasonably borne defined.**
- 3.50.040 Schedule of fees and service charges.**
- 3.50.050 Statutory public meeting.**

3.50.010 Intent.

Pursuant to Article XIII B of the California Constitution, it is the intent of the city council to require the ascertainment and recovery of costs reasonably borne from fees and charges levied therefor in providing the regulation, products or services hereinafter enumerated in this chapter. It is the further intent of the city council that the fees and charges provided for in this chapter shall not be deemed special taxes under Article XIII A of the California Constitution, nor levied for general revenue purposes. (Ord. 609 § 1, 1988)

3.50.020 Direction to recover costs.

The amount of fees and charges established under this Chapter shall be sufficient to recover a percentage of the costs reasonably borne in providing the services for which the fees and charges are imposed. Costs reasonably borne shall be as are defined in Section 3.50.030. The percentage of the cost to be recovered by the fee shall be at the sole discretion of the council but shall not exceed 100 percent, as set forth by Section 3.50.040 below.

3.50.030 Costs reasonably borne defined.

Costs reasonably borne, as used and ordered to be applied in this chapter are to consist of the following elements:

- A. All applicable direct costs including, but not limited to salaries, wages, overtime, employee fringe benefits, services and supplies, maintenance and operation expenses, contracted services, special supplies, and any other direct expense incurred.
- B. All applicable indirect costs including, but not restricted to, building maintenance and operations, equipment maintenance and operations, communication expenses, computer

costs, printing and reproduction, and like expenses when distributed on an accounted and documented rational proration system.

C. Fixed assets recovery expenses, consisting of depreciation of fixed assets, and additional fixed asset expense recovery charges, calculated on the current estimated cost of replacement, divided by the approximate life expectancy of the fixed asset. A further additional charge to make up the difference between book value depreciation not previously recovered and reserved in cash and the full cost of replacement, shall also be calculated and considered a cost so as to recover such unrecovered costs between book value and cost of replacement over the remaining life of the asset.

D. General overhead, expressed as a percentage, distributing and charging the expenses of the city council, city manager, city clerk, elections, city treasurer, finance department, city attorney, unallocated nondepartmental expenses, and all other staff and support service provided to the entire city organization as now organized and as it may be reorganized at any time in the future.

Overhead shall be prorated between tax-financed services and fee-financed services on the basis of said percentage so that each of taxes and fees and charges shall proportionately defray such overhead costs.

E. Departmental overhead, expressed as a percentage, distributing and charging the cost of each department head and his or her supporting expenses as enumerated in subsections A, B, and C of this section.

F. Debt services costs, consisting of repayment of principal, payment of interest, and trustee fees and administrative expenses for all applicable bond, certificate, or securities issues or loans. Any required coverage factors of added reserves beyond basic debt service costs also shall be considered a cost, if required by covenant within any securities ordinance, resolution, indenture or general law applicable to the city. (Ord. 609 § 1, 1988)

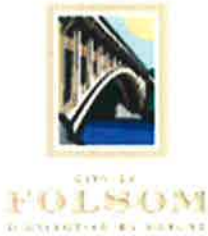
3.50.040 Schedule of fees and service charges.

The city council shall periodically review and make adjustments to all services provided by the various city departments to all users and the fees and charges associated with those services. The city council shall generally seek 100 percent cost recovery for these services but may, at its sole discretion, adjust fees and charges to a level below full cost recovery for reasons of economic development, community benefit, or for any other lawful purpose.

All new or increased fees and charges set pursuant to this section shall take effect ten days after adoption by the city council, except that new or increased development impact fee or charge for processing applications for development projects shall take effect sixty days after adoption.

3.50.050 Statutory public meeting.

Pursuant to California Government Code Sections 66016 *et seq.*, the city clerk shall cause notice to be provided as set out in said Government Code Sections 66016 and 6062a concerning the fees and charges proposed to be increased or added. Such public meeting notice shall be provided prior to city council taking any action on any new or increased fees or charges.



This amended staff report is to replace and supersede the original staff report due to staff error.

Folsom City Council Staff Report

MEETING DATE:	4/23/2024
AGENDA SECTION:	New Business
SUBJECT:	Workshop for Community for Health and Independence Conceptual Annexation Proposal
FROM:	Community Development Department

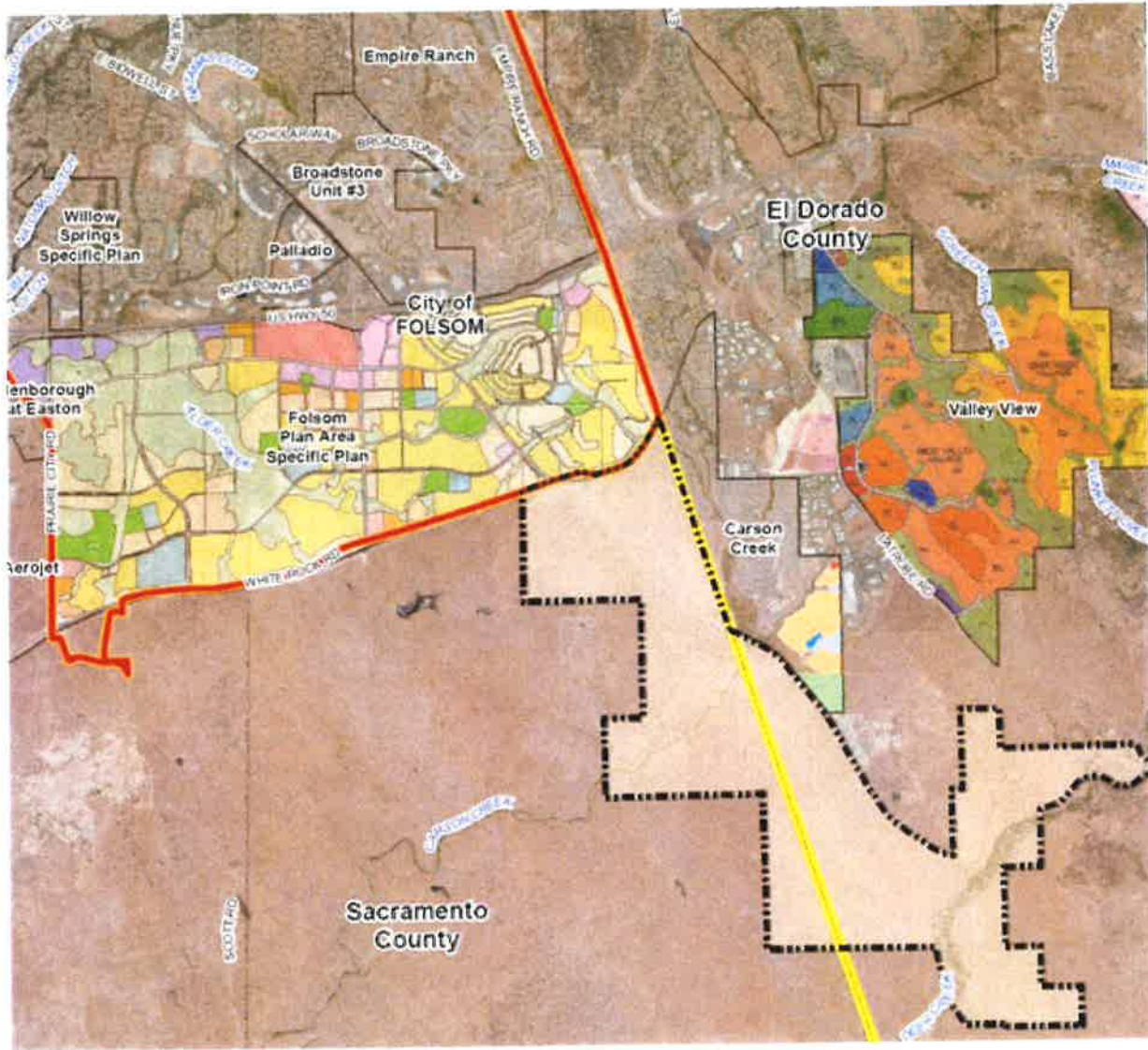
RECOMMENDATION / CITY COUNCIL ACTION

No formal action. Staff recommends that the City Council consider the preliminary project review request from AKT and UC Davis for their Community for Health and Independence conceptual annexation proposal and provide initial feedback. This workshop provides an opportunity for early vetting of a potential future project currently located outside City of Folsom boundaries and sphere of influence.

BACKGROUND / ISSUE

On December 22, 2023, the City of Folsom received a conceptual annexation and development proposal from AKT and UC Davis for their “Community for Health and Independence” project. The proposed project includes land in both Sacramento and El Dorado counties. The western portion of the project, located adjacent to Folsom in unincorporated Sacramento County, includes 1,416 acres and the proposed development of 4,511 housing units along with commercial, office, and medical research uses.

The proposed development area is located south of White Rock Road and adjacent to the Sacramento County border with El Dorado County. The western portion of the Community for Health and Independence project located in Sacramento County is proposed for potential future annexation into Folsom and is referred to as “The West Plan Area” in the applicant’s project narrative (Attachment 1) and is the subject of this workshop. The eastern portion of the project is located within El Dorado County is referred to as “The East Plan Area” and is currently under consideration by the Board of Supervisors as part of their “Policy J-6: General Plan Amendment Initiation Process” for preliminary review of proposals that require General Plan Amendment. See exhibit below showing the project location and jurisdictional boundaries.



Any proposed annexation that involves a change to City of Folsom boundaries is subject to review and approval by Sacramento County's Local Agency Formation Commission (LAFCo) in addition to approval by the Folsom City Council (and in this instance Sacramento County Board of Supervisors). This is true for service district boundary changes as well. Procedurally, this type of change to a jurisdictional boundary requires extensive study, environmental analysis, public review, and decision-making that can take years and often decades to complete for a project of this magnitude. The general LAFCo process, along with Folsom's annexation history can be found in Attachment 2.

Folsom City Council currently has no land use authority over the project area for Community for Health and Independence, West Plan Area (referred to herein as Community West). As such, the property owners/Community West proponents are asking Folsom City Council to consider their project concept and to provide initial feedback to inform their future decisions and any next steps relative to jurisdictional authority. The applicant is also asking El Dorado County Board of Supervisors to consider their project and provide preliminary feedback. Unlike the El Dorado County J-6 Policy, the City of Folsom does not have a policy guiding this type of preliminary review to consider an annexation concept for potential future growth. Instead, the applicant has entered into a deposit and reimbursement agreement to cover staff time to analyze the project concept materials in Attachment 1 against relevant plans and policies adopted by the City of Folsom to assess consistency and identify preliminary issues.

This workshop has been structured to allow the applicant an opportunity to share their project vision/concept and for staff to share findings of our analysis based on the project narrative provided. The workshop also creates an opportunity for the community to weigh in through public comment. While no formal action is required or allowed at this time, the workshop provides an early vetting opportunity for City Council members to share their individual comments and feedback about the proposed annexation concept.

ANALYSIS

As described in the project narrative in Attachment 1, the Community for Health and Independence is a partnership and collaboration between AKT and UC Davis Health to create a uniquely designed master planned community for healthy aging and wellness. The stated vision for this mixed-use community is to “promote opportunities for participation, security, and health to enhance quality of life throughout one’s lifetime”. The concept is derived from research and studies on the needs for older and vulnerable adults (e.g., Blue Zone Communities, California Master Plan for Aging) as cited in the project narrative with guiding principles around the “Eight Domains of Livability”. At the workshop, AKT and UC Davis Health will present their vision and concept in more detail.

Approximately half of the proposed Community for Health and Independence project is in El Dorado County (Community East) and half in Sacramento County (Community West) with similar land use plans/patterns and each with approximately 100 acres of a combined 200-acre research complex that is central to the project vision/concept. As proposed, the Community West project includes 13 parcels within Sacramento County along the eastern border with El Dorado County totaling 1,416 acres. The Implementation Details in Chapter 7 of Attachment 1 list the general land plan proposal for Community West (The West Plan Area) with a mix of housing (4,511 dwelling units), research complex, a mixed-use village, regional commercial center, and parks and open space.

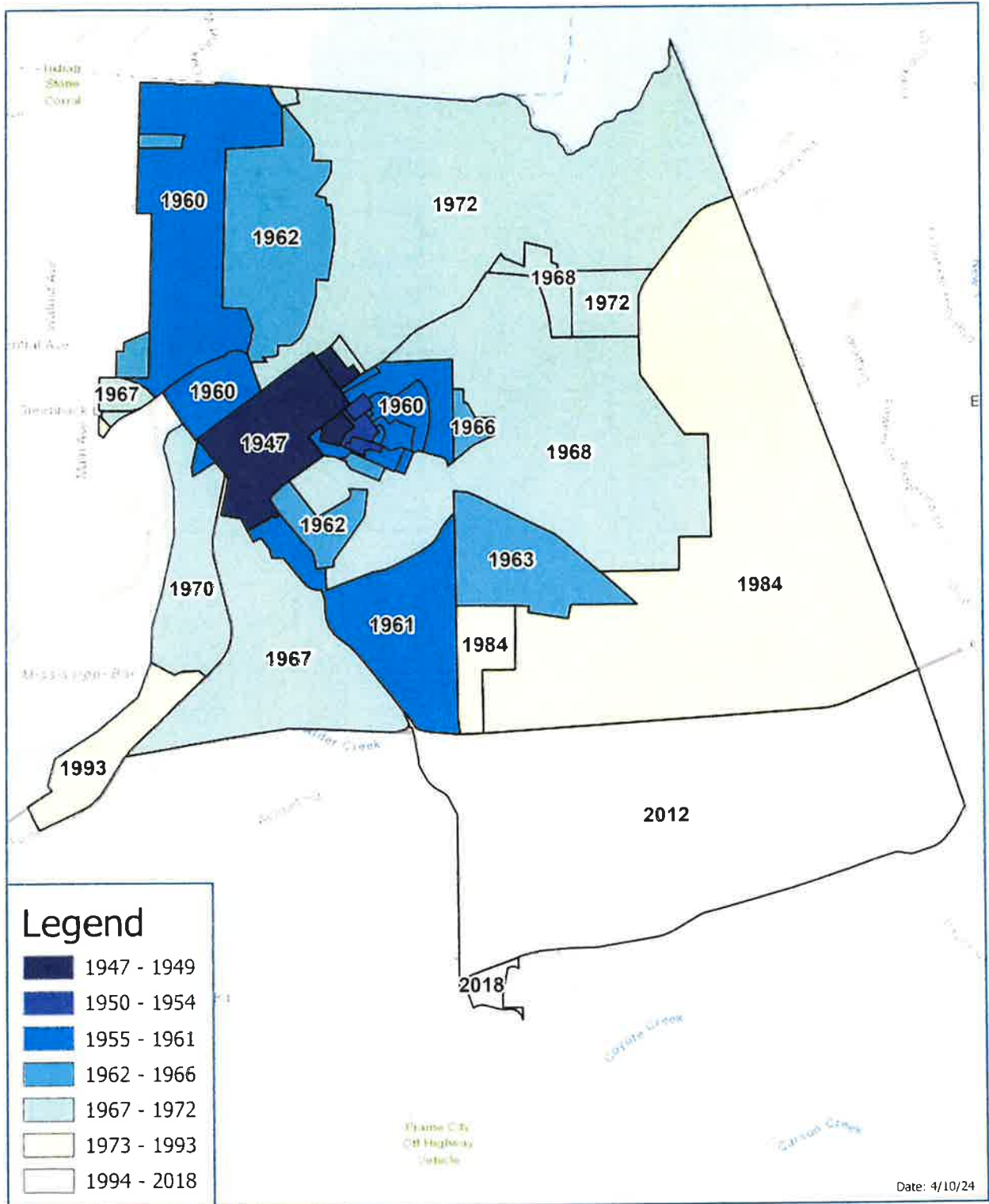
To evaluate the proposed Community West project concept, staff compared the information in the applicant's project narrative (Attachment 1) against relevant policies and plans adopted by the City of Folsom to determine consistency/inconsistency based on the preliminary information provided. Specifically, staff from each department reviewed the proposal against relevant provisions in the City's General Plan and adopted master plans for transportation, parks and open space, as well as infrastructure. Staff also considered relevant provisions of the City Council Strategic Plan, Folsom Plan Area Specific Plan (guiding principles and key transportation and circulation policies), as well as Measure W mandates by Folsom voters for the annexation south of Highway 50. Detailed staff analysis can be found in Attachment 3. Key considerations and summaries of the analysis are provided below by general topic area.

Growth and Annexation Considerations

State planning and zoning laws require every city and county in California to have a general plan, which is the local government's long-term framework or "constitution" for future development. The general plan contains the goals and policies upon which the city council and planning commission will base their land use decisions. Typically, a general plan is designed to address the issues facing the city for the next 20 years. The general plan document must include all territory within the boundaries of the incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300).

When Folsom incorporated in 1946, development was largely restricted to the Historic District. By 1980, 35 years later, development had expanded east and north of the Historic District on both sides of the American River and the city limits had expanded south to Highway 50. When the last General Plan was adopted in 1988, Folsom had gone through a massive expansion; the city grew from a population of 5,800 in 1970 to 23,000 in 1988 – quadrupling in size in less than 20 years. The previous 1988 General Plan guided Folsom's continued growth for 30 years.

In 2018 with a population over 77,000 residents and city limits largely developed north of Highway 50, City Council adopted the 2035 General Plan creating a blueprint for the City's growth and development over the next 20 years. That current General Plan incorporated approximately 3,520 acres south of Highway 50 that were annexed in 2012 in conjunction with the adoption of the Folsom Plan Area Specific Plan (after more than a decade of study, planning, analysis, and agreements). See the City's annexation history in the exhibit below.

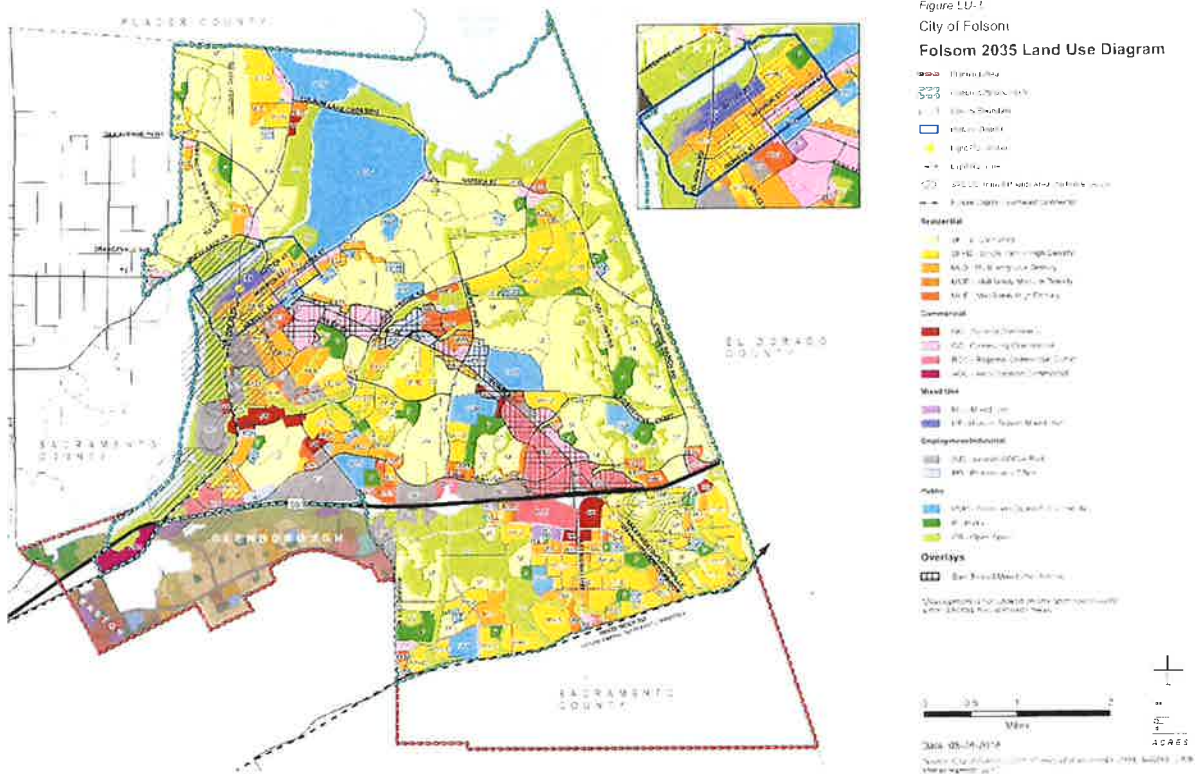


Annexation Boundaries

City of Folsom 1947 - 2018



The Planning Area for the Folsom 2035 General Plan includes the entire city limits and approximately 5,600 acres of unincorporated land outside the city limits to the south and southwest as shown below.



The Folsom General Plan Planning Area includes two master planned projects that have been approved by Sacramento County: Glenborough and Easton Place. Both projects are located south of Highway 50 to the west of the Folsom City boundary, extending just beyond the Hazel Avenue light rail station. Combined, Easton Place and Glenborough at Easton represent 1,391 acres, 4,883 housing units, and over 4.2 million square feet of commercial and office space. Both projects are fully entitled, including the certification of the EIR; services are identified, and the first phase of infrastructure plans have been prepared but construction has not commenced. These two projects have not been annexed into the City and are not part of Folsom.

The area south of White Rock Road within the Folsom General Plan Planning Area is outside the city limits and Sphere of Influence within unincorporated Sacramento County. The area largely consists of grazing land, but also includes gravel quarries and a section of the Prairie City State Vehicular Recreation Area. In 2018 the City annexed a 55-acre property south of White Rock Road near Prairie City Road for future relocation of the City’s Corporation Yard. The remaining land south of White Rock Road is entirely within Sacramento County jurisdictional boundaries. The northern portion (approximately half) of the proposed Community for Health and Independent Living project is within the Folsom General Plan Planning Area and the southern portion is outside of the Planning Area.

The Community West property is designated for General Agricultural in the Sacramento County General Plan and is located outside of the county's Urban Service Boundary (not designated for urban development and thus outside of County service district boundaries). The site is also located within the South Sacramento Habitat Conservation Plan area. Accordingly, regional land use and transportation plans adopted by Sacramento Area Council of Governments (SACOG) and referenced in our General Plan do not identify land south of White Rock Road for urban development. Any future plan to develop land south of White Rock Road would require extensive service and environmental studies to determine feasibility and impacts prior to urban land use considerations. See Attachment 2 for information about the LAFCO process and the City's annexation history.

Since 1996, the City of Folsom has been in a Memorandum of Understanding (MoU) with the Local Agency Formation Commission and Sacramento County. The MoU guarantees that the City will be notified of any land use changes in the Area of Concern adjacent to the southern edge of the current Sphere of Influence (White Rock Road and the future Corporation Yard site), as any land use changes or other governmental actions taken by Sacramento County will impact the City of Folsom.

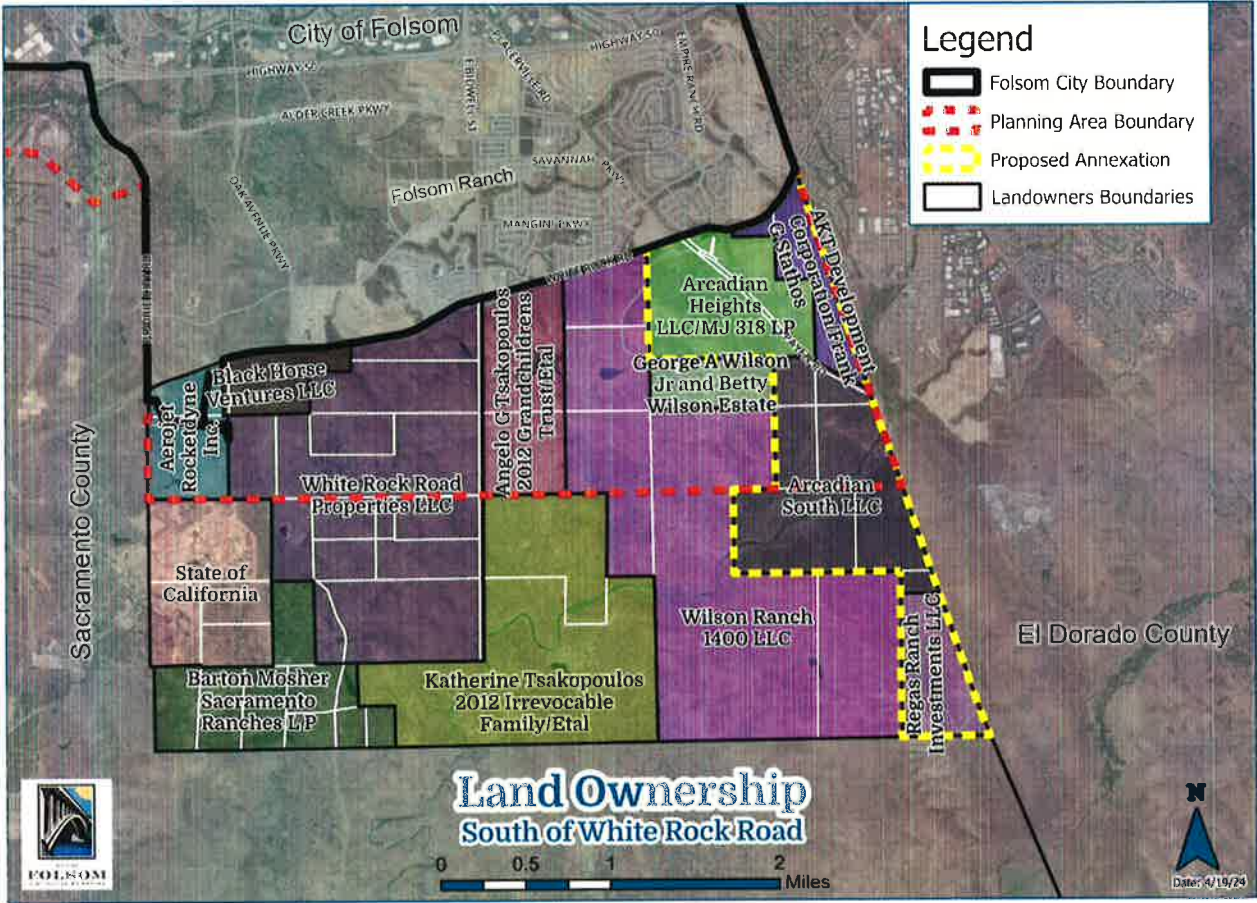
Planning/Land Use Analysis Summary

From a Planning standpoint, the Community West land use plan is similar to that of the Folsom Plan Area and other master planned communities in the region. The major element that sets this plan apart is its focus on "Blue Zone" communities designed around the needs of the elderly and other persons with special needs. Given the growth of elderly population in Folsom and the rest of the Sacramento region, there is a need for comprehensively planned communities that will allow those who are aging or have mobility or cognitive challenges to remain in their homes and neighborhoods. In addition, the proposal includes 100 acres to be owned by UC Davis for the development of a medical research campus in the center of the plan with an additional 100 acres also to be owned by UC Davis immediately adjacent to this area in El Dorado County.

Despite the unique "Blue Zone" concept included in this proposal, it is unclear from the land use plan how this master-planned community will develop to fulfill the guiding principles in the proposal. While AKT is a master land developer, there are no other developers associated with this project at this point that would realize the concept. Though there is a higher amount of land designated as "age-restricted" compared to the Folsom Plan Area, there is nothing in the submitted document that would prevent typical home builders and commercial developers from developing a community similar to that in the Folsom Plan Area.

In staff review of the City principles and policies, the project is consistent with many relevant General Plan policies and Folsom Plan Area guiding principles. For example, it provides land use designations that will likely provide housing for future generations (General Plan Guiding Principle #11 and GP Policy LU 6.1.6) and it also adds to the City's limited amount of land appropriate for research and development (GP Policy EP 3.2.1).

However, there are some significant conflicts with City planning policies. First, the project is not consistent with the SACOG Blueprint Principles (General Plan Policy LU 1.1.15) since it is outside Sacramento County’s urban growth boundary and is currently located in the South Sacramento Habitat Conservation Plan area. Second, the project is likely to result in an increase in Vehicle Miles Traveled (VMT) and greenhouse gas emissions (GHG) due to its location at the edge of Sacramento and lack of easy access to public transit (refer to General Plan policies NCR 3.1.3 and NCR 3.2.3). Third, the project lies outside of Regional Transit’s current service area and based on discussions with staff at Sacramento Regional Transit, it is unlikely that fixed route bus service, especially bus rapid transit, would serve this area due to its location and relatively low densities, which puts it in conflict with General Plan Policy LU 8.1.5. That policy encourages new employment uses to locate near existing public transit. Fourth, the proposal does not identify how this annexation proposal would provide financial benefit to the City as required under General Plan Policy LU 1.1.3. In the proposal, UC Davis would own 100 acres for development as a medical research complex. While this has the potential to create significant employment opportunities, UC Davis is part of the State of California and property owned by the State of California is exempt from paying property tax. It is also unclear why UC Davis would choose to develop a medical research campus in this area as opposed to the land adjacent to their new Folsom Center for Health at East Bidwell Street and Alder Creek Parkway in the Folsom Plan Area. Finally, given the land ownership in much of the area south of White Rock Road (see land ownership map below), the proposed project has the potential to be growth-inducing.



Transportation/Circulation Analysis Summary

The proposed Community West project as described in the applicant's project narrative is anticipated to have the following transportation/circulation-related impacts, most of which would need to be addressed through a comprehensive traffic impact analysis and environmental impact assessment of the project's future Specific Plan:

- The proposed access to the Capital Southeast Connector (CSEC) at Savannah Parkway - an intersection that is not currently shown as a full access intersection in the CSEC planning documents or the Folsom Plan Area Specific Plan (FPASP). Savannah Parkway was also not designed to carry cut-through traffic.
- Additional traffic impacts to East Bidwell Street and Empire Ranch Road, including the freeway interchanges on both of those roadways.
- Impacts to the Active Transportation Plan and Intelligent Transportation Systems Plan.
- Consistency with Roundabout First policy or whether the project intends to incorporate roundabouts as traffic control.
- Requires a transit master plan to identify internal transit options and connections to regional transit providers.
- Compatibility with approved rail operations on the Sacramento-Placerville Transportation Corridor (SPTC) rail corridor and inclusion of rail crossing improvements on roadways crossing the SPTC.
- Roadway and trail cross sections that are consistent with the General Plan and Active Transportation Plan.
- Fair share contributions to planned transportation improvements impacted by the project.
- The project narrative depicts several major roads that exit the project boundaries but needs to specify where those roadways connect and what the potential traffic impacts of those connections would be.

Parks, Open Space, and Trails Analysis Summary

The Community West proposal as outlined in Attachment 1 includes preliminary information about parks, open space, and trails. This project is not considered in the Folsom Parks and Recreation Master Plan (PRMP) or the City's Active Transportation Plan. Parks, open space and trail impacts or issues that would need to be addressed in any future planning effort are summarized below:

- Park land requirements, as identified in the General Plan, the Folsom Municipal Code (FMC) and the PRMP, are 5.0 acres per 1,000 residents. Community West identifies 4,511 dwelling units equal to 51.9 acres of parkland requirement and since the project is proposing 56.6 acres of parkland it would comply. The combination of Community Parks, Neighborhood Parks and Local Parks would need to be coordinated with the City because small local parks are less desirable based on development and maintenance costs. Privately owned pocket parks are allowed but should not be considered toward the parkland dedication requirement.

- Parks need to be dispersed throughout the plan area to achieve the objective of a park within a half-mile radius of all residential units. Parks in the northeast area of the project site may not be in compliance.
- Parks should be planned and located in partnership with school sites consistent with current practices.
- Programming of park facilities will need to be identified in any future plans and those facilities shall be equally dispersed throughout the park sites. For example, capacity at existing and planned aquatic center and community center cannot likely accommodate the additional residents in this project.
- The proposed project does not comply with the minimum 30% open space requirements required by Folsom voters as a condition of support for growth south of Highway 50 through Measure W.
- The proposed plan only includes a central east-west green belt open space and no Class I trail connections north-south. The Folsom Plan Area established the standard for Class I trail connectivity and neighborhood accessibility in the area. That same standard should apply here with improved north-south connections, neighborhood connectivity to the trail system, and regional connections from the project to other trail systems, especially in the Folsom Plan Area and El Dorado County.
- Class I trails are minimum 12' wide containing a minimum width paved surface of 8', with 10' preferred. The trail also includes minimum 2' shoulders with preferred width of 4'. The cross section of the Parkway does not include or clearly define the shoulders.

Public Facilities and Services Analysis Summary

The proposed Community West project as described in the applicant's project narrative is anticipated to have the following public facilities and service-related impacts, most of which would be addressed through a detailed analysis and impact assessment of the project's future facilities and service needs. As previously identified, the project area is outside of Sacramento County Urban Service Boundary and is not identified in SACOG's regional land use and transportation plans for urban development. As such, any proposal to develop this area in Sacramento County or Folsom would require Municipal Service Reviews for water, wastewater, fire services, police services, etc. as an exploratory analysis to identify the current services needs provided and determine future service needs and the corresponding ability of agencies and/or special districts to meet those needs. This section simply summarizes impacts as it relates to the services and district boundaries in Folsom's control and additional information is needed.

- **Water and Wastewater Impacts.** According to the project narrative for Community West, the applicant has not yet identified water source(s) for their project. The area is currently outside of the City of Folsom's water service area boundary and has not been evaluated. Based on the City's 2020 Urban Water Management Plan, the City anticipates water use to be approximately 25,520 acre-feet annually at build-out (assumed to occur by year 2045). Total surface water supplies available to the City under existing contracts total 34,000 acre-feet annually. The results in approximately 8,480 acre-feet of unused surface water supplies available to the water users north of Highway 50 under Measure W. Staff is not aware of whether the El Dorado Irrigation District (EID) or other water purveyors have sufficient capacity to serve the project. Additionally, there is not any capacity at the

City's water treatment plant to treat the water for this project. Finally, the City's existing water distribution system north of Highway 50 does not have the capacity to deliver treated water to this project.

- The applicant would need to complete a Water Supply Assessment as required by the California Water Code.
- The City's wastewater system north of Highway 50 does not have any capacity to serve this project. The applicant would need to discuss with Sac Sewer the capacity for wastewater treatment and wastewater collections within the Sac Sewer system.
- The applicant would need to analyze if there is any capacity in the Folsom Plan Area water, wastewater, and non-potable water infrastructure to serve some or all of the project. If so, the applicant would be responsible for updating the master plan documents and corresponding improvements as necessary.
- The applicant would also need to identify a non-potable water supply for the purple pipe system discussed in the proposal.
- The project would need to be consistent with water use efficiency standards required by the State of California.
- Any proposed groundwater supplies would need to be consistent with the Sustainable Groundwater Management Act (SGMA).
- Waste and Recycling Impacts. The cross-jurisdictional nature of the project creates a service issue for our Waste & Recycling Division. Would the portions of the community that lie in El Dorado County be serviced by that County, or would they enter into a service agreement for the City to provide these services? The service agreement option is preferred to guarantee consistent service throughout the entire community but has potential impacts in terms of vehicles, drivers and associated services such as fleet maintenance.

Safety Service Impact Analysis Summary (Police and Fire)

The applicant's project narrative states that law enforcement, fire, and ambulance emergency services would be provided through collaboration and mutual aid between various law enforcement agencies, fire districts, and other urgent responders. Because this area is not identified for urban development, any proposal to develop this area in Sacramento County or Folsom would require Municipal Service Reviews for police and fire services to determine future service needs and the corresponding ability of agencies and/or special district to meet those needs. This section simply summarizes impacts as it relates to the police and fire services and district boundaries in Folsom's control based on this preliminary information.

- Police Service Impacts. Folsom Police do not currently provide any services to the project area. Any future project in this area would be required to identify safety services for policing. In keeping with current staffing levels per capital and to maintain response times, the proposed Community West project would require the following for police services:
 - 10 Police Officers, 2 Police Sergeants, 1 Police Lieutenant 3 Dispatchers, and 3 Records Technicians
 - Police facility for South of 50 Services. Between the Folsom Plan Area and the Community West project, the need would arise to build a fully functioning police

- facility to service the growing population (estimated 50,000 future residents). The facility would function as a full-service Police Department (South Station).
 - Radio and transmission coverage improvements would be necessary to support the policing services of the proposed community.
 - Fire Service Impacts. The proposed Community West area currently lacks Fire/EMS services within its boundaries. Establishing such services would necessitate fulfilling several fundamental requirements:
 - A centrally located fire station within the proposed community.
 - Essential apparatus including Type 1 and Type 3 fire engines, along with an ambulance.
 - Staffing comprising 15 personnel trained in fire and emergency medical response.
 - Another vital aspect to address is the possible absence of adequate radio coverage, which currently may be outside the scope of the Sacramento Regional Fire/EMS Communication Center. Addressing this issue may require the installation of a radio tower/antenna or a communications repeater.

Financial Impact Analysis Summary

Folsom's General Plan Policy LU1.1.3 (Annexation and Services) requires applicants applying for annexation of lands to demonstrate the financial benefit to the City. Additionally, Measure W passed by Folsom voters to move forward with expansion south of Highway 50 required that the project pay for itself. Specifically, Measure W states that residents north of Highway 50 shall not be required to pay fees for infrastructure or improvements associated with water supply, transportation, or schools serving new residents south of Highway 50. Finally, Folsom's Strategic Plan value for financial stability states "Planning for the long term and making decisions in the short term to ensure the necessary resources are available to deliver City services and achieve goals established by the Council." Corresponding goals in the Strategic Plan address development of funding and revenue sources for any new facilities or expansion of existing facilities and services to meet the needs. The bottom line is that the project needs to demonstrate that it will cover not only the costs associated with facilities and services, meet revenue neutrality requirements associated with annexation as required by Government Code Section 56815, but also provide financial or monetized benefit to Folsom.

At this point, there is insufficient information to determine cost coverage, revenue neutrality, or financial benefit. Without a detailed financial analysis, it is unclear whether the project would be revenue neutral or revenue positive for the City. Potential issues and questions associated with the project's conceivable financial impact are listed below:

- It is unclear whether the proposed facilities would be public or private. A nexus study would be needed to develop a fee program if the proposed facilities are to be City-owned, along with a funding source for maintaining said facilities.
- With the potential of UC Davis owning the industrial/office park site, it is unclear whether Folsom would receive any property tax revenue. UC Davis is part of the State of California and property owned by the State of California is exempt from paying property tax.
- If an amendment to the sphere of influence/annexation is agreed upon by the City and County to move forward, the City would be required to enter into a tax-sharing

agreement with Sacramento County pursuant to Section 99 of the Revenue and Taxation Code.

- Demonstrating financial benefit would require a formal Fiscal Impact Analysis prepared by a qualified consultant to address the economic implications of the proposed project by estimating the recurring fiscal impacts to the City of Folsom's General Fund including one-time costs, ongoing operation and maintenance costs, and annual revenue and expenses associated with providing services, including considerations of increases in market rate and inflation.

Conclusion

Resources for an aging population are a regionally unmet need. AKT and UC Davis Health have shared their vision to create a uniquely designed master planned community for healthy aging and wellness. The applicant team is asking Folsom City Council to consider this concept as a future growth proposal and opportunity for Folsom and the region. It has the potential to enhance the quality of life for Folsom's seniors and other residents with cognitive, physical, or neurological challenges. As outlined in the applicant's project narrative, the project also has the potential to create employment opportunities within the community through a myriad of services, including medical and research complex and collaboration with other medical facilities and businesses recently expanding in Folsom and beyond.

The proposed Community West project also has predictable impacts and potential risks that have been described and summarized in this report, as well as Attachment 3 to staff's report. The most significant issues involving growth and financial impacts are:

1. From a growth perspective, this project area is not planned or assumed for urban development. Required service studies, plans, infrastructure, and funding could likely establish necessary services for the project area. However, new impacts to land uses, City facilities, and the transportation network in the area would be potentially significant and may ultimately be growth inducing. Additionally, growth in this location would likely impact important environmental metrics in our climate action plan (e.g., greenhouse gas emissions and vehicle miles traveled) that could impact the City's funding qualifications.
2. From a financial perspective, Folsom is facing a structural deficit and without significant additional revenue sources, the City will face challenges to meet current service levels and maintain existing facilities. Any future annexation would not only need to pay for itself and meet revenue neutrality requirements with Sacramento County but would need to provide financial benefits to the City.

Staff believes it would be important to have detailed plans, studies, and analysis prepared by qualified consultants (paid for by the developer) to better understand impacts of the project prior to any formal action/determination regarding proposed annexation. At a minimum, this should include the following:

- ✓ Detailed plans and project description (and show how the “Blue Zone” concept will be implemented);
- ✓ Analysis of all relevant municipal services required for the project (including water supply);
- ✓ Environmental analysis of the proposed project (including traffic studies); and
- ✓ Fiscal impact analysis including one-time costs, ongoing operation and maintenance costs, and annual revenue and expenses associated with providing services.

CITY COUNCIL COMMENTS/FEEDBACK

As a reminder, the City Council currently has no land use authority over this property and no formal action is required or allowed at this time. Rather, the project proponents are asking for preliminary review and early feedback from City Councilmembers regarding their project concept and potential future annexation into the City of Folsom. Detailed studies and environmental analysis would be required at many next steps if this project does move forward in Sacramento County or Folsom. Staff has identified two primary questions to guide individual feedback from City Councilmembers:

1. Under what circumstances (if any) would the City Council members want to consider expansion of Folsom City boundaries south of White Rock Road for purposes of development of this particular project?
2. If City Council members are willing to consider this project moving forward, what information would the applicant need to provide for that future consideration?

ATTACHMENTS

1. Community for Health and Independence Project Narrative by AKT and UC Davis Health
2. Local Agency Formation Commission Annexation Process and Folsom Annexation History
3. Staff Analysis of Project Narrative Relative to Folsom Adopted Plans and Policies
4. Public Comments

Submitted,



Pam Johns, Community Development Director

ATTACHMENT 1

Community for Health and Independence Project Narrative by AKT and UC Davis Health

COMMUNITY for HEALTH and INDEPENDENCE



12|22|23

PROJECT NARRATIVE

COMMUNITY for HEALTH and INDEPENDENCE



"Humans now live longer than at any time in history. But adding more years to life can be a mixed blessing if it is not accompanied by adding more life to years."

FOREWORD | The proportion of the U.S. aged population is growing significantly; between 2021 and 2050 the number of Californians aged 55+ years is expected to increase by 70%. Californians in this age cohort will experience increasing rates of age-related disabilities and chronic health conditions that are associated with their longer lifespans.

Adults overwhelmingly express interest in aging in place, which has strong implications for supply and demand in relation to California's housing shortage. There is also increasing interest in and demand among adults with disabilities and special needs and their families for more affordable independent living and supportive housing choices.

These trends represent major opportunities for innovative design and development of community projects that encourage disease/disability prevention, support healthy aging, and prolong independent living. (UC Davis Community For Health and Independence Report, 2018)

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This Project Narrative is organized into various PARTS based on focused topic areas. All PARTS will discuss the project as a whole, except for PART FIVE where the jurisdiction-specific land use details are discussed separately for the WEST and EAST Plan Areas.

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EAST PLAN AREA	

| PART ONE |

EXECUTIVE SUMMARY



COMMUNITY for HEALTH and INDEPENDENCE

Welcome to the **COMMUNITY FOR HEALTH AND INDEPENDENCE**.

THE PROJECT NAME | Like the vision for the project itself, the project name is straightforwardly unique: it is the "COMMUNITY FOR HEALTH AND INDEPENDENCE". Interchangeably, throughout this document, the project is also referred to as simply "THE COMMUNITY".

THE PROJECT PURPOSE | Epidaurus Management Company (an AKT Investment managed company) as the "Project Proponent" is proposing a new, uniquely-designed master planned Community for Health and Independence designed in collaboration with UC Davis Health.



The **COMMUNITY FOR HEALTH AND INDEPENDENCE** embodies the vision of offering people the opportunity to live longer and healthier lives in their own homes and communities. Through meaningful and informed land use planning, THE COMMUNITY aims to become a hub of wellness, incorporating evidence-based design features and cutting-edge health technology to enhance the well-being of older adults and individuals with disabilities in a sustainable and independent living environment.

Drawing upon its understanding of technology and policy, as well as continuous research into factors influencing health and wellness, UC Davis is ideally positioned to collaborate with the Project Proponent to help inform this unique land use plan.

The proposed integrated master planned community includes various types of housing, such as age-restricted housing, multigenerational housing, multifamily housing, and affordable housing. Neighborhood-serving land uses like parks, open spaces, retail, and research/commercial areas are also incorporated into the land use plan.

The proposal also provides for a 200-acre research complex. As part of its commitment to creating healthy aging communities, if the project is ultimately approved, the Project Proponent will contribute 200 acres to UC Davis for health research and education facilities. This 200-acre site/complex is in the heart of THE COMMUNITY and is envisioned to include:

- 1) A world-class center for the study of healthy aging.
- 2) Research and learning facilities.
- 3) On-site healthcare facilities and clinical space.
- 4) Community outreach, education and support services including at-home caregiver training and education for family members supporting aging relatives and people with disabilities.
- 5) Opportunities for collaboration with other educational and health institutions.
- 6) Facilities for community engagement including community gathering spaces and performing arts events.

The exact uses, phasing, and timing of the above, will be determined based on future community needs and funding opportunities.

Guided by UC Davis's Big Idea of "Healthy Aging in a Digital World," and combined with research on the world's healthiest aging communities, THE COMMUNITY presents an opportunity to establish a model community where real-time research fosters higher quality aging and longer lives.

COMMUNITY for HEALTH and INDEPENDENCE

COMMUNITY for HEALTH and INDEPENDENCE

INSPIRED BY NEED, INFORMED BY SCIENCE | The Sacramento Region's population is rapidly aging, with the number of people over 55 expected to double to 1.04 million by 2030, according to US census data. This aging population will require significant additional resources for housing, healthcare, and services.

Most adults want to be independent and remain in their own homes as they age. However, age-related chronic diseases and disabilities become obstacles to this choice. The COMMUNITY FOR HEALTH AND INDEPENDENCE is conceived to overcome these barriers and meet the increasing demand for supportive living arrangements through thoughtful planning and integrated technologies.

Additionally, there is an increasing population of adults with intellectual and/or developmental disabilities in the Sacramento Region, with many desiring to live independently. THE COMMUNITY seeks to accommodate opportunities for this population as well.

The vision for the COMMUNITY FOR HEALTH AND INDEPENDENCE is grounded in extensive research, conducted by the UC Davis Center for Healthcare Policy and Research (CHPR), which includes the 2018 report "Community for Health and Independence," and the 2021 report "Planning Healthy Aging Communities". In addition, other resources such as Dan Buettner's 2018 book "Blue Zones," supported by National Geographic, AARP's Eight Domains of Livability, and the Master Plan for Aging, released in 2021 by the California Department of Aging, provided further evidence-based goals and strategies for the planning of this unique community.

CHPR's landmark report "Planning Healthy Aging Communities" investigated supportive aging communities worldwide, inspiring The COMMUNITY FOR HEALTH AND INDEPENDENCE to integrate several core elements as described below.

- **ENCOURAGE SOCIALIZATION** | THE COMMUNITY fosters socialization both within and outside its borders, promoting interaction across generations by housing older individuals, young families, and professionals in the same vicinity, connected by pathways and gathering places.
- **ENCOURAGE PHYSICAL ACTIVITY** | Green spaces, recreation centers, integrated walking paths, and bike lanes linked to essential services encourage an active lifestyle in THE COMMUNITY.
- **PROMOTE HEALTHY DIETS AND EATING HABITS** | THE COMMUNITY plans to provide easy access to community gardens, grocery stores, and farmers markets, encouraging healthy eating habits.
- **PROMOTE WALKABLE NEIGHBORHOODS** | Multiple travel routes, interconnected walking paths, and essential services in proximity support walkability in THE COMMUNITY.

"Simply put, these opportunities can not only add years to life, but also add life to years."

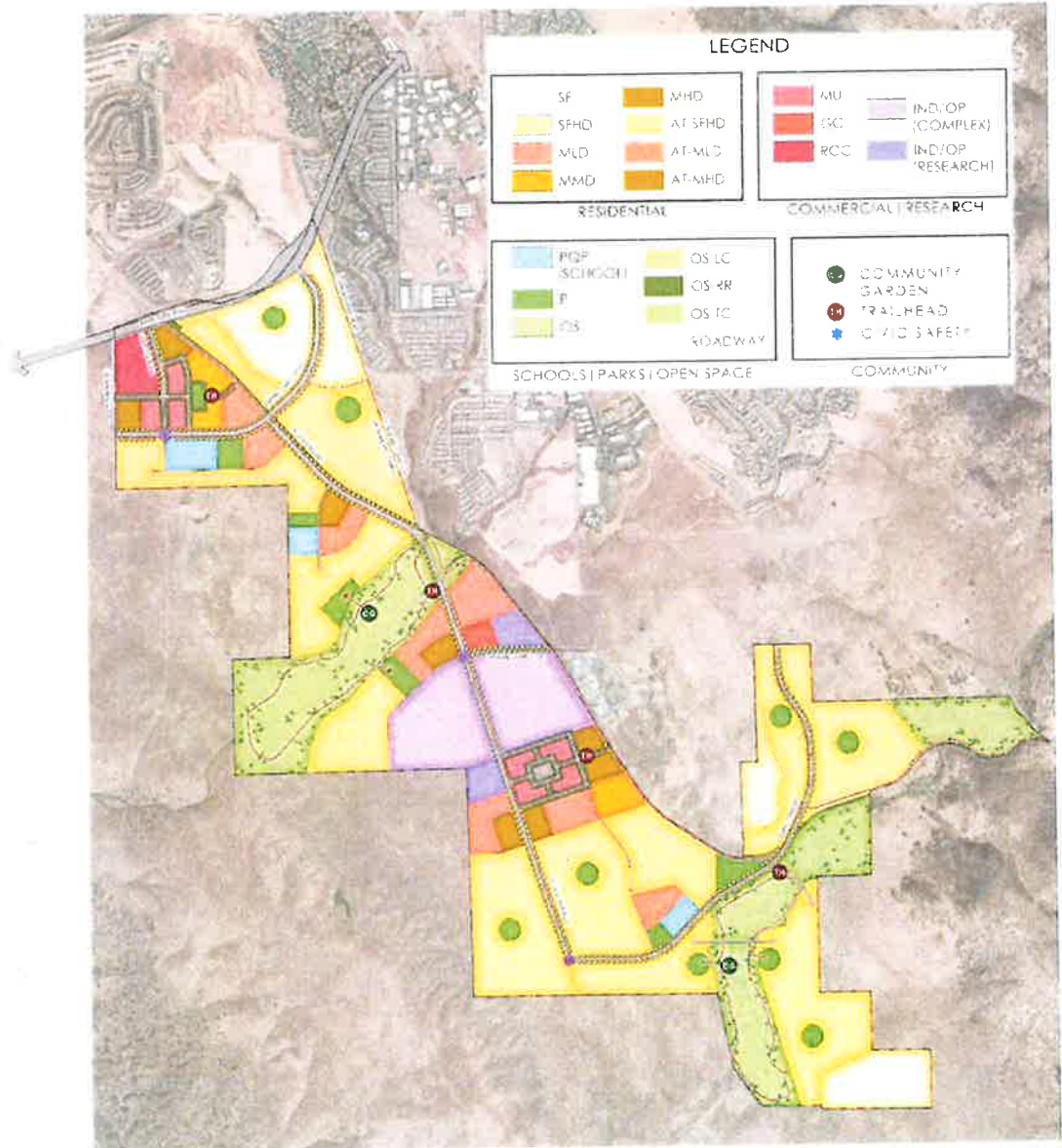
COMMUNITY for HEALTH and INDEPENDENCE

COMMUNITY for HEALTH and INDEPENDENCE

A COMMUNITY FOR HEALTH AND INDEPENDENCE | Inspired by an ancient Greek city and healing center called Epidaurus, the COMMUNITY FOR HEALTH AND INDEPENDENCE is an ongoing collaboration with UC Davis and its specialized team of affiliates, which has helped inform the land use plans through research efforts, published papers, visiting lecturer presentations, and collaborative design charrettes.

Guided by this expertise and UC Davis research, THE COMMUNITY aims to promote healthy living through its design and inclusive opportunities, focusing on a better and healthier way of life. Collaboration with UC Davis and the community will continue to shape this vision through the formal approval process.

By integrating UC Davis research, the COMMUNITY FOR HEALTH AND INDEPENDENCE includes multi-generational housing to attract young professionals and families across various income levels. Additionally, technology-enabled homes for older adults and individuals with disabilities enable patients, families, and caregivers to stay connected and engage in daily healthcare monitoring and management. Residents retain control of their lives and privacy while conveniently and efficiently accessing the healthcare services and university clinical experts they need.

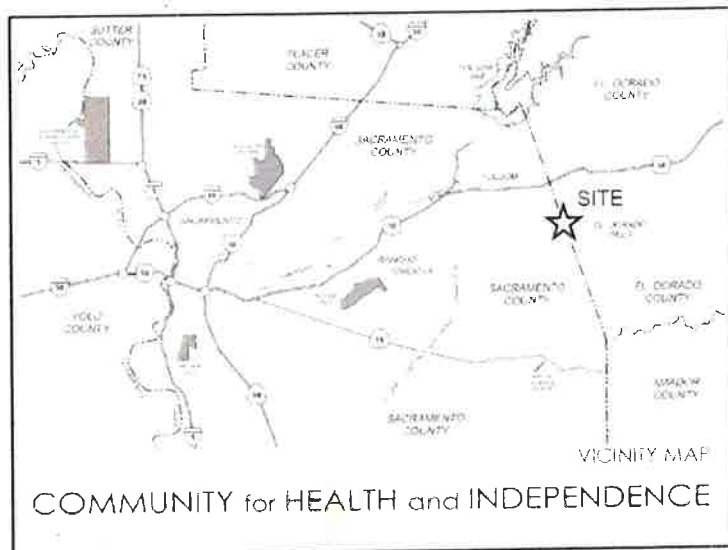


COMMUNITY for HEALTH and INDEPENDENCE

COMMUNITY for HEALTH and INDEPENDENCE

LOCATION | The COMMUNITY FOR HEALTH AND INDEPENDENCE is strategically located adjacent to two highly recommended places to live in California: the City of Folsom and the community of El Dorado Hills. Both areas offer a high quality of life, robust community services, safety, and effective governance.

Situated on the Sacramento County/El Dorado County line south of Folsom and El Dorado Hills, the property poses no significant risks from earthquakes, flooding, or wildfires, and it does not encroach upon prime farmland in the region.



PURPOSE OF THIS DOCUMENT | This PROJECT NARRATIVE provides a high-level overview of the project's intent to prepare documents and studies guiding future Specific Plans.

This initial project narrative is intended to outline the GRAND VISION and opportunities that this one-of-its-kind community can offer the region. This is being provided to the City of Folsom and El Dorado County, to introduce the proposed project and seek early feedback before initiating formal project applications.

The COMMUNITY FOR HEALTH AND INDEPENDENCE is a visionary mixed-use project with land area in multiple regulatory jurisdictions. Specific Plans are anticipated to be prepared and processed within their respective areas of jurisdiction. The land area within Sacramento County (WEST PLAN AREA) is proposed to be processed through the City of Folsom (annexed to Folsom) and will comply with City of Folsom requirements and related LAFCo process. The land area within El Dorado County (EAST PLAN AREA) will be processed by El Dorado County and will comply with El Dorado County requirements.

With a balanced and unique land plan, the project proponent is committed to ensuring that the project provides a net fiscal benefit to the City of Folsom and El Dorado County. In addition, the project will include community outreach plans to ensure early, meaningful, and transparent public outreach in collaboration with each jurisdiction.

This is the COMMUNITY FOR HEALTH AND INDEPENDENCE.



"We know the key to healthy aging for people starts in their homes. We believe a reimagined community that leverages technology for human-made spaces where people live, recreate and work will promote better management of chronic disease and increase independence for valuable members of this population."

DR. JUDITH A. HARRIS, MD

COMMUNITY for HEALTH and INDEPENDENCE



COMMUNITY for HEALTH and INDEPENDENCE



| PART TWO |
THE GRAND VISION



COMMUNITY for HEALTH and INDEPENDENCE

THE NEED | Society is confronted with an aging population that is set to accelerate in coming years. More than 35% of California's population will be 55 years of age or older by 2050, and with advances in healthcare, people aged 85 years and older are estimated to number nearly 1,000,000 people. As this population segment continues to grow and age, society must address care for this population, while allowing older adults to live in their own homes healthier, for longer, and more productively. Additionally, community development can further assist and augment the lives of people with neurological disabilities. Although neurological disorders encompass a broad range of conditions, many people with intellectual disabilities can be independent and productive citizens with slight assistance and community support. Hence the need to provide housing and living for all, a truly inclusive community.

THE VISION - A COMMUNITY FOR HEALTH & INDEPENDENCE | The Vision for THE COMMUNITY promotes opportunities for participation, security, and health to enhance quality of life throughout one's lifetime. **Simply put, these opportunities can not only add years to life, but also add life to years.**

COMMUNITY COLLABORATION | Guided by UC Davis research, The COMMUNITY FOR HEALTH AND INDEPENDENCE is designed to promote healthy living through Project design and inclusive opportunities that allow for interaction with fellow community members for a better way of life. In turn, a better way of life promotes better health and longevity. This Vision is optimized through extensive collaboration with UC Davis Health and community partners.



It is through the UC Davis collaboration process, and the development of the UC Davis Health **Community for Health and Independence** and **Planning Healthy Aging Communities** reports, that the Vision for THE COMMUNITY was developed; this Vision incorporates the overarching CONCEPTS OF THE PLAN.

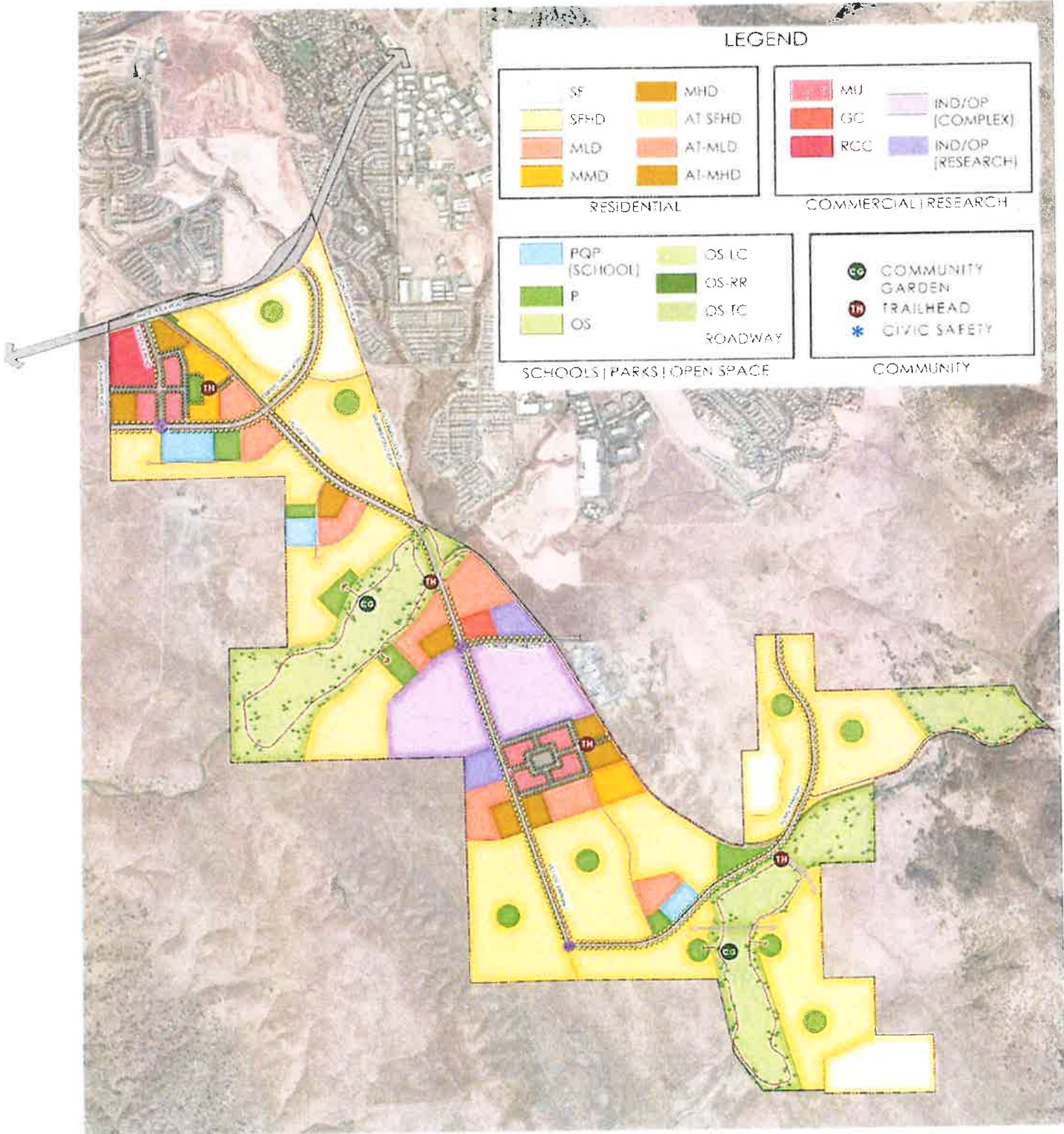
The overarching Concepts of the Plan are described on the following pages.



"We know that technology by itself does not solve problems. It's imperative that we work with individuals, families, and communities to identify what technology provides the best value, and the most meaningful solutions, in the context of daily life."

ILLUSTRATIVE MASTER PLAN | The COMMUNITY FOR HEALTH AND INDEPENDENCE ILLUSTRATIVE MASTER PLAN is shown on the following page.

COMMUNITY for HEALTH and INDEPENDENCE



COMMUNITY for HEALTH and INDEPENDENCE

COMMUNITY for HEALTH and INDEPENDENCE

THE PROJECT RESEARCH GUIDANCE | Research Guidance has informed the need, applicability, location, and design of the Project. The primary sources of Research Guidance are described below.

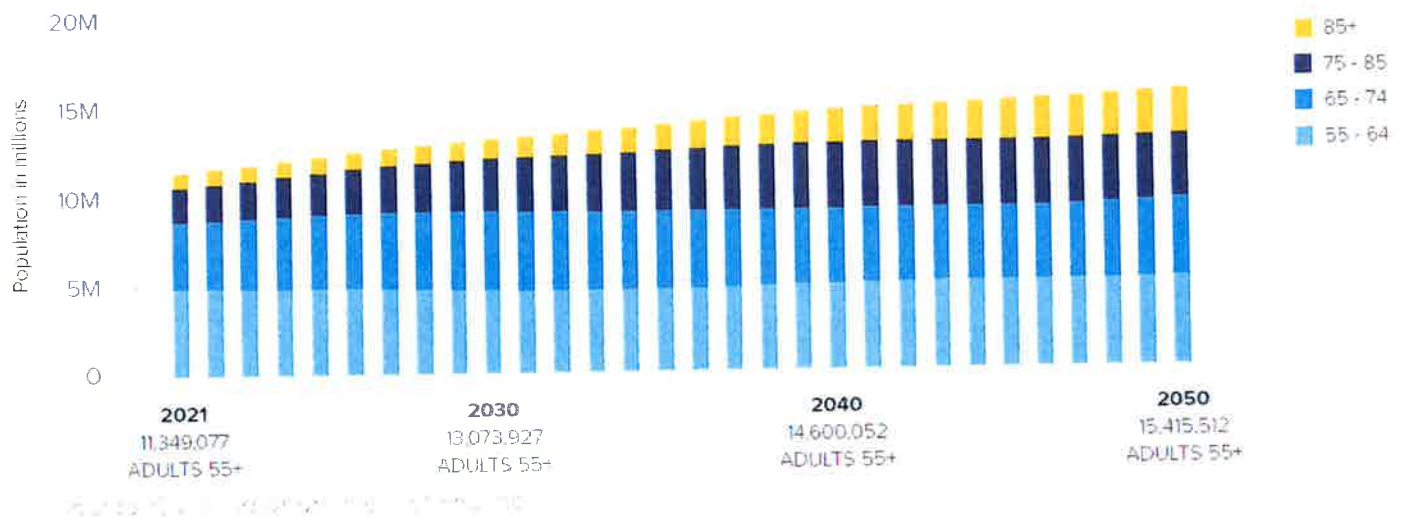
COMMUNITY FOR HEALTH AND INDEPENDENCE | In 2018, the UC Davis Center for Healthcare Policy and Research (CHPR) prepared *Community for Health and Independence*.

"This report provides a broad overview of how such a partnership relates to the UC Davis mission and factors important to UC Davis leadership decision-making. It includes a description of regional demographics, existing resources for older and vulnerable adults, examples of model communities, and an overview of research on use of technology, the built environment, and community-based interventions to facilitate aging in place. Finally, opportunities and challenges for research, education, and community partnership are discussed based on conversations with selected UC Davis faculty." (*Community for Health and Independence, 2018*)



According to this study, evidence on effective methods and technologies to support community-based, healthy aging is minimal. With significant resource investment, UC Davis has a unique opportunity to study cross-disciplinary, aging-in-place technologies and strategies through collaborations with industry, government agencies, foundations, and sister academic institutions.

Population Projection for California Adults Aged 55+ Years (2021-2050)



"THE COMMUNITY is an opportunity for an innovative, unique community, designed based on evidence of what works to support healthy aging"

COMMUNITY for HEALTH and INDEPENDENCE

PLANNING HEALTHY AGING COMMUNITIES | In 2021, the UC Davis Center for Healthcare Policy and Research prepared *Planning Healthy Aging Communities*.

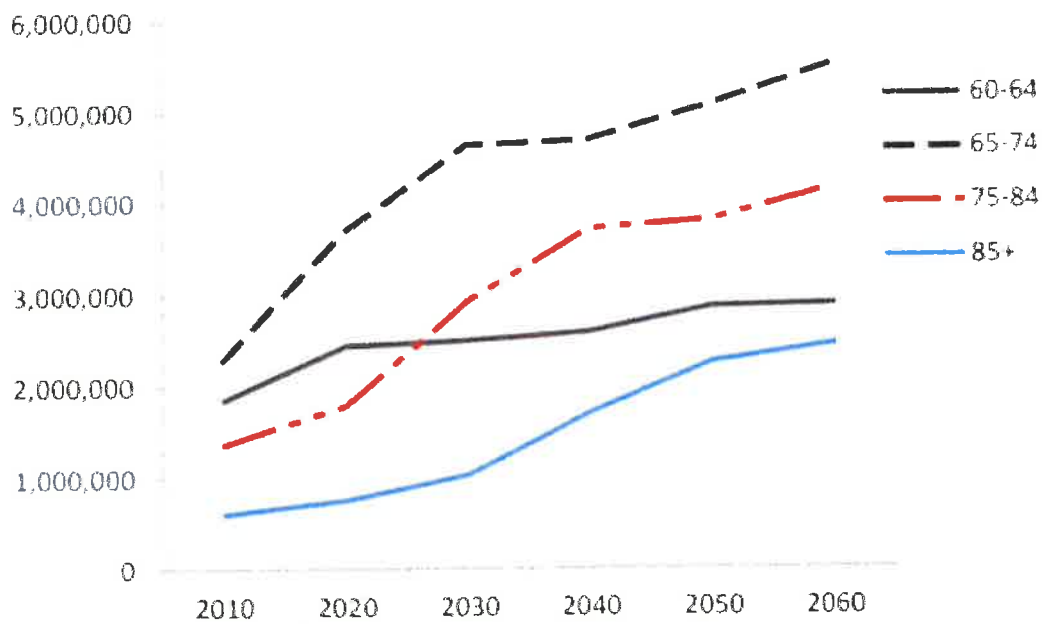
Planning Healthy Aging Communities



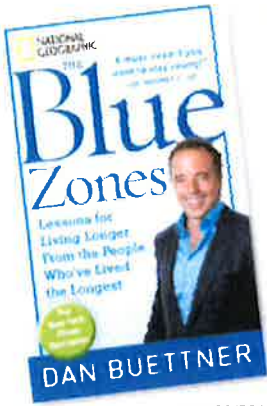
California's population aged 55 years and older is projected to increase from 28% (11.3 million residents) in 2021 to 35% (15.4 million residents) in 2050. Although 80% of older adults want to remain independent in their own homes as they age, increasing rates of age-related chronic disease and disability create barriers to achieving this. The growing population of adults with intellectual and developmental disabilities is aging as well. When taken in context with the existing housing shortage in California, there is a compelling need for innovative, inclusive communities purposefully designed to support health and independence throughout the life span. Land use planning and community design are often overlooked elements that can help to prevent or mitigate many age-related barriers to independent living for an aging population, including those who are intellectually or developmentally disabled.

Through an innovative synthesis of evidence from peer-reviewed literature, current guidelines and toolkits, interviews with key informants, and examples of model communities, this report describes the role of land use planning and design in fostering healthy aging for all. The goal is to inform and inspire developers, planners, home builders and other key stakeholders responsible for creating innovative healthy aging communities.

Figure 2. California Age Growth Projections, 2010-2060



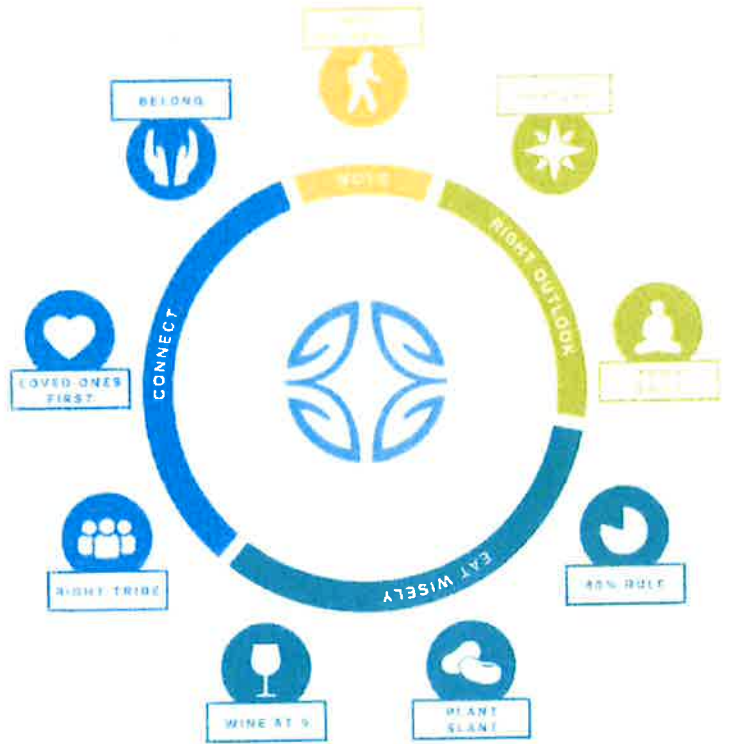
COMMUNITY for HEALTH and INDEPENDENCE



BLUE ZONE COMMUNITIES | UC Davis Center for Healthcare Policy and Research (CHPR) conducted research in 2022 to examine naturally-occurring communities with older populations with a focus on "Blue Zones" (regions where people live longer than average) to understand elements of these communities and their impact on aging, especially where

communities had a concentration of centenarians (people living to age 100+). The elements of these communities referred to as "POWER 9" (shown at right).

Dan Buettner (*The Blue Zones*), with support from National Geographic, identified six unique communities whose residents include an unusually high number of centenarians with low levels of chronic disease.



Okinawa, Japan | Women over age 70 years comprise the longest-lived population in the world.

Loma Linda, California | Seventh Day Adventists live 10 years longer than other North Americans.

Ikaria, Greece | One of the lowest rates of middle-age mortality; lowest documented rate of dementia in the world.

Sardinia, Italy | Largest concentration of male centenarians in the world.

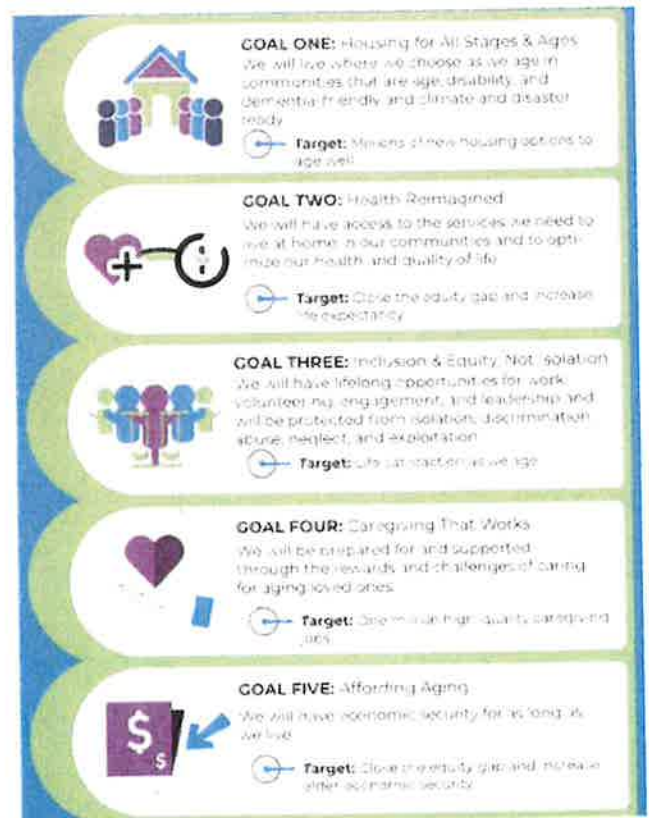
Nicoya, Costa Rica | Residents are twice as likely as U.S. residents to reach 90 years old in good health.

Singapore | Singaporeans rank number one in healthy life expectancy and have the best health care system.

CALIFORNIA MASTER PLAN FOR AGING | In 2021, the

State of California Department of Aging prepared the *Master Plan For Aging* report that identified 5 Bold Goals (at right) and 23 strategies to build a California for all ages by 2030.

This report also includes a Data Dashboard for Aging to measure progress and a Local Playbook to drive partnerships that help meet these goals.



COMMUNITY for HEALTH and INDEPENDENCE

INSPIRATION MODEL COMMUNITIES | UC Davis *Planning Healthy Aging Communities* report cited 35 model communities and highlighted several of the 35 for implementing innovative planning and design characteristics identified by the Urban Land Institute guidelines as contributing to healthy communities.

- Serenbe** | Chattanooga Hills, GA. | Master Planned Community
- Share Kanazawa** | Kanazawa, Ishikawa Prefecture, JAPAN | Village Housing Development
- New Ground Cohousing** | High Barnett, UK | Co-Housing
- Grow Community** | Bainbridge Island, WA | Village Community
- Culdesac** | Tempe, AZ | Master Planned Community
- First Place Phoenix** | Phoenix, AZ | Supportive Housing for Neurodiverse Adults
- Panasonic Pena Station Next** | Denver, CO | Master Planned Community
- Village Landais Alzheimer** | Dax, FRANCE | Dementia Village
- Village Of Hope** | Clearfield County, PA | Village Housing Community

Planning Healthy Aging Communities



Unique models cater to specific populations, such as those with dementia, by enhancing safety and wayfinding while ensuring residents remain connected with the greater community. Some models incorporate advanced technologies to promote, assess, and maintain healthy living. The most unique features among these models were those that included the following.



Encourage Socialization | Socialization both within and outside the community, as well as socialization across generations, using connected pathways, permeable borders, and interior and exterior **THIRD PLACES**. (discussed in detail later in this narrative.)



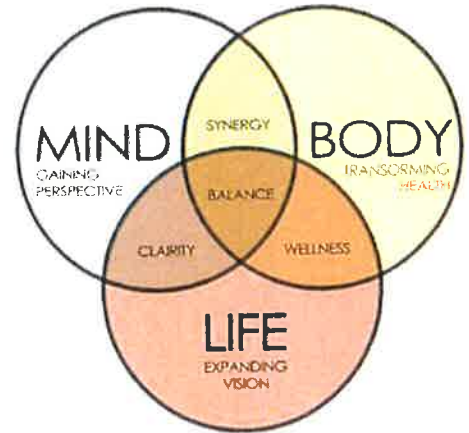
Promote Healthy Diets | Providing easy access to community gardens, grocery stores, and farmers markets within neighborhoods and near activity centers.

Encourage Physical Activity | Providing green spaces, recreation centers, well-integrated and networked walking paths, and bike lanes that connect to essential services.

Promote Walkable Neighborhoods | Providing multiple travel routes, networks of walking paths, and essential services within easy access.

COMMUNITY for HEALTH and INDEPENDENCE

A COMMUNITY FOR HOLISTIC LIVING | The design of the COMMUNITY FOR HEALTH AND INDEPENDENCE integrates health and wellness attributes and services through thoughtful early planning. The community design focuses on the community as a whole by promoting inclusion and understanding and by creating places for everyone such that aging in one's home, living with mental and physical disabilities, and contributing to the community can be easily achieved.



This community for holistic living will contain Places that promote active lifestyles and employment, and facilitate access to food, education, recreation, exercise, and research.

A COLLECTION OF PLACES | The Plan is conceived as a well-connected collection of PLACES. These Places, together, account for the locations that support the social and economic habits of the diverse residents within the community at large. The COMMUNITY FOR HEALTH AND INDEPENDENCE is designed to include FIRST PLACES, SECOND PLACES, and THIRD PLACES which together form a complete community. Additionally, and unique to THE COMMUNITY, the Plan includes EXCEPTIONAL PLACES:

EXCEPTIONAL PLACES | Places We Research, Discover, Cultivate, Adapt, Support

Exceptional Places refers to the 200-acre UC Davis Teaching, Research, and Health Complex located at the heart of the MASTER PLAN. The UC Davis Site/Complex is proposed to facilitate learning (for researchers, students, and residents) and provide opportunities to conduct lifestyle and health research to expand knowledge about effective community design and promote healthy aging and longevity.

Details on the facilities and services to be provided opportunities at the UC Davis Site/Complex are in the early stages of planning and yet to be decided by the University. The complex is anticipated to include many components, which may include but are not limited to the following:



- Research/Learning Facilities
- Healthcare Facilities
- Clinical Space
- Performing Arts Opportunities
- Specialty Care Housing & Skilled Nursing Care
- Mobile Laboratory/Urgent Care Services
- Community Outreach, Education, & Support Services (including At-Home Care-Giver Training)
- Research Gardens/Community Gardens
- Community Center
- Innovative Transit Options

COMMUNITY for HEALTH and INDEPENDENCE

FIRST PLACES | Places We Thrive, Live, Grow

FIRST PLACES refers to our homes; this is where we begin and end each day, our 'home base'. First Places are the residential areas of the Plan that provide safe refuge and spaces in which to nurture, care for, and grow us and our families.

FIRST PLACES include traditional street-accessed single family detached and attached homes, multi-generational homes, accessory dwelling units, alley- and court-loaded homes, cottage homes with shared open areas and gardens, assisted living homes, residential care facilities, specialty group homes geared for targeted-needs care, and apartment homes.

Planning Healthy Aging Communities



COMMUNITY for HEALTH and INDEPENDENCE

SECOND PLACES | Places We Work, Do Business, Shop

SECOND PLACES refers to our workplaces and places of commerce; this is where we go when we leave our homes to earn a living and provide for ourselves and our families. Second Places are the employment and shopping areas of the Plan that provide the economic engine of the community which, in turn, provides the financial means to promote living.

Included in the SECOND PLACES are the neighborhood and lifestyle commercial sites, research sites, civic sites such as law enforcement and fire departments, and the UC Davis Site/Complex.

THE COMMUNITYS' employment-generating land uses are anticipated to provide jobs/housing balance within the community.



COMMUNITY for HEALTH and INDEPENDENCE

THIRD PLACES | Places We Play, Learn, Explore

THIRD PLACES refers to our places of recreation, education, and social interaction; this is where we go when we leave our homes and workplaces to gain enrichment of our minds, bodies, and souls. Third Places are the parks, open spaces, commercial plazas, schools, and community gathering areas of the Plan that provide the health, well-being, and educational means to promote respect and inclusion in the community.

THIRD PLACES also includes the many opportunities for smaller, more intimate public spaces, within larger land use areas but outside of the public parks. Due to the scale of community, these sites are not shown on the Land Use Master Plan but will be implemented at the future Tentative Map and/or Design Review stage of planning entitlements. These important community spaces may include, but are not limited to, the following.



- Pocket Parks
- Commercial Plazas
- Trails/Trail Heads/Nature Areas
- Community Gardens
- Outdoor Fitness Equipment Areas
- Outdoor Pavilions
- Picnic Areas/Informal Seating Areas
- Recreation/Community Centers
- Wayfinding/Information/Technology Kiosks
- Respite/Recharge/Comfort Stations



DATE: 5/29/2023

COMMUNITY for HEALTH and INDEPENDENCE

GREENING AND HEALTH | Overall Plan Area "greening" and the inclusion of a variety of green spaces are key to bringing the Vision for the COMMUNITY FOR HEALTH AND INDEPENDENCE to life. Green spaces refer to the variety of open spaces, parks, and plazas within THE COMMUNITY. Greening refers to the landscape plantings in landscape corridors along roadways, at project entries, and in the front yards of individual home sites throughout THE COMMUNITY.

GREEN INFRASTRUCTURE | Green spaces and greening make up the green infrastructure system of the Plan Area which is prioritized throughout THE COMMUNITY. The inclusion of varied and interconnected green spaces and greening contribute to a wide variety of beneficial health outcomes, including increased physical activity, reduced obesity, reduced stress, enhanced social interaction and community engagement, and improved mental health.



GREENING STRATEGIES |

- Significant tree canopy with large and diverse tree species to enhance shade in yards, parks, and plazas and along streets and trails.
- Incorporating layers of trees and understory vegetation along sidewalks and trails to make these routes more attractive, ecologically sustainable, and comfortable.
- Allotting spaces for community gardens that have good access to sunlight and fit the natural terrain and setting within walkable distance to neighbors.
- Identifying natural areas for conservation which preserve habitat and support biodiversity.



The primary green spaces (parks, open spaces, and landscape corridors) are shown on the exhibit above. Additional green spaces and greening areas will be located throughout THE COMMUNITY in the commercial and employment centers, residential areas, neighborhood streets and entries, and other areas and are not specifically shown here due to the scale of the exhibit. Details of these design elements will be developed in the future with site-specific development.

COMMUNITY for HEALTH and INDEPENDENCE

GREENING AS BRAND | Green infrastructure at the COMMUNITY FOR HEALTH AND INDEPENDENCE will reinforce the notion that landscape is a primary component of the branding for THE COMMUNITY. Greening (hardscape and landscape materials) will provide project continuity and diversity in the spaces they enhance.

SENSIBILITY + SOPHISTICATION | Greening elements often express the local context and the patina of time and reflect the values of the people living there. Characteristic landscape and hardscape features are typically rooted in a community's response to place and represent the natural simple materials with authentic expression in green spaces defined by the natural environment.

TEXTURE, PATTERN + COLOR | Green spaces should include texture and pattern through the use of diverse and vibrant living and static materials in the landscape and built environments. These elements should be repeated to emphasize a sense of place and may be highlighted by singular opposing vertical or horizontal elements that stand out and attract attention.

DELIGHT + PLAY | Green spaces should create memorable moments, shared experiences, and unexpected experiences. Green spaces should include whimsy and art, and be interactive, iconic, and playful. Play is essential and can be thought-provoking, laugh-inducing, and inspiring. Exploration should be encouraged and a natural effect of experiencing the Place.

HUMAN CONNECTION + INTERACTION | Green spaces should encourage community gatherings of all types and sizes and promote social interaction and inclusion. Gathering places should be indoor, outdoor, and all-weather to offer variety and engagement opportunities year-round. Gathering places should promote flex-spaces and people watching and should allow for interaction with shared resources.

HEALTH, MOBILITY + TECHNOLOGY | Health can be enhanced through daily mobility. Greening should provide shady walkable environments that are accessible to all, including physical- and neuro-diverse people. Protected bikeways allow for safer passage and active lifestyles. Micro-transit opportunities remove barriers to mobility and allow for full immersion into community events. Graphic and technological wayfinding strategies allow for ease of movement within the community.



COMMUNITY for HEALTH and INDEPENDENCE

EIGHT DOMAINS OF LIVABILITY | The evidenced-based Domains of AARPs “**Eight Domains of Livability**” are described in the UC Davis Center for Healthcare Policy and Research’s publications **Community for Health and Independence** and **Planning Healthy Aging Communities**.



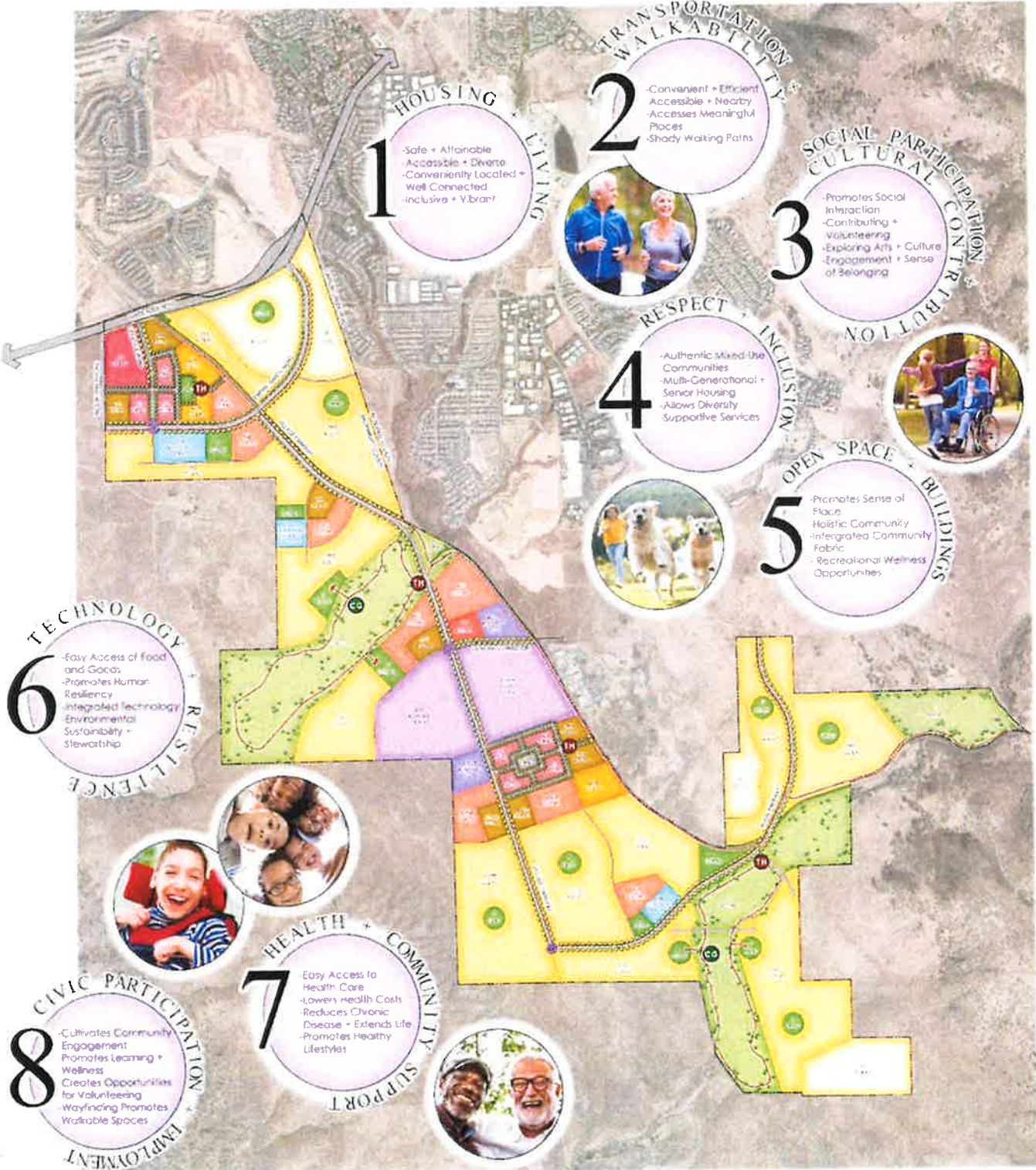
The COMMUNITY FOR HEALTH AND INDEPENDENCE incorporates the notion of these EIGHT DOMAINS and includes an adapted version (below) that guides the design of a new community paradigm. Tailored for the Project and referred to herein as **THE COMMUNITY’S EIGHT DOMAINS OF LIVABLE COMMUNITIES**, mindful incorporation of these Domains early in the planning process will guide the future built environment to **create Places For Everyone in a Community for Health + Independence**.



THE COMMUNITY’S EIGHT DOMAINS OF LIVABLE COMMUNITIES EXHIBIT is shown on the opposing page.

The key concepts of each of these Domains are illustrated and described on the following pages and are the **GUIDING PRINCIPLES FOR THE COMMUNITY FOR HEALTH AND INDEPENDENCE**.

COMMUNITY for HEALTH and INDEPENDENCE



COMMUNITY for HEALTH and INDEPENDENCE

COMMUNITY for HEALTH and INDEPENDENCE

DOMAIN ONE | Housing + Living

Better Living Through Community Diversity + Opportunity

GUIDING PRINCIPLES

D1.1 | Housing should be safe, attainable, diverse, and accessible. Multi-generational housing types and accessory dwelling units are encouraged and allow for families to remain together to care for physical, mental, and aging challenges.

D1.2 | Neighborhoods should be designed to welcome all people, including all ages, family unit types & sizes, and physical & neurological diversities.

D1.3 | Neighborhoods should be conveniently located, well-connected, vibrant, and inclusive and should contain a variety of lot types & sizes.

D1.4 | Neighborhoods should be designed to promote active lifestyles wherein residences are in close proximity to SECOND and THIRD PLACES.

D1.5 | Neighborhoods should be designed to promote neighbor interaction by incorporating architectural design features such as accessible porches and front-facing windows to promote social interaction.

D1.6 | Neighborhoods should contain a variety of FIRST PLACES opportunities in a unified setting. Homes for affordable housing may be vertically or horizontally mixed in neighborhoods and may be grouped or dispersed throughout neighborhoods.



"Diverse, inclusive communities that support healthy aging will require a variety of housing types, designed with accessibility in mind, and inviting to a range of household sizes, individual needs, and income levels. Walkability and proximity to retail spaces and recreation are a key design element of communities to support healthy aging."

COMMUNITY for HEALTH and INDEPENDENCE

DOMAIN TWO | Transportation + Walkability Better Mobility + Wayfinding Through Spaces

GUIDING PRINCIPLES

D2.1 | Transportation systems should be comprehensively-planned to provide direct, efficient, and safe access accommodating a variety of modes of transportation.

D2.2 | Trails and sidewalks should be user-friendly, and to promote walking, bicycling, and dog walking for daily needs and exercise.

D2.3 | Public transportation should be integrated, convenient, and accessible, and should provide opportunity for access to healthy food and community services.

D2.4 | Roadway networks should utilize grid, modified grid, and/or circular patterns to promote wayfinding and disperse traffic concentrations.

D2.5 | Roadways should be tree-lined to provide shady walking paths and designed to facilitate auto traffic while promoting pedestrian and bicycle safety and convenience.

D2.6 | Wayfinding should be planned along primary transportation corridors and road crossings should be designed to protect pedestrians and minimize crossing distances.



"Mobility and Transportation play a fundamental role in helping people maintain many of the important factors in healthy living, including civic and social participation, accessing health services, employment, etc."

COMMUNITY for HEALTH and INDEPENDENCE

DOMAIN THREE | Social Participation and Cultural Contribution
Better Living Through Meaningful Engagement

GUIDING PRINCIPLES

D3.1 | Land uses should be sited to invite engagement, connection, and a sense of belonging.

D3.2 | Open areas and front yards of FIRST PLACES should be designed to promote opportunities to be neighborly and encourage socialization.

D3.3 | Opportunity for THIRD PLACES should be located in the community to promote Arts and Culture in the community.

D3.4 | Public and semi-public spaces should be designed to promote social interaction, information gathering, and cultural awareness.

D3.5 | Land use adjacency should consider opportunities to contribute to the community through volunteering.

D3.6 | District and neighborhood design should employ artistic and cultural expressions in landscape and architectural design, wayfinding and place making.



"Social connection is vital to healthy aging and is enriched by the meaning associated with cultural relevance - people who come together with common interests and pursue creative outlets have greater well-being across the lifespan."

COMMUNITY for HEALTH and INDEPENDENCE

DOMAIN FOUR | Respect + Inclusion *Living Better for an Ability-Diverse Population*

GUIDING PRINCIPLES

- D4.1** | Housing should be designed to accommodate opportunities for secondary units to house multi-generational families, special needs adult children, and lower-income families.
- D4.2** | Housing should be designed to promote accessibility, maximize safety, and allow healthy aging in the home.
- D4.3** | Neighborhoods should include opportunities for supportive care, goods, and services.
- D4.4** | Neighborhoods should include integrated housing and support services that promote interaction, helpfulness, understanding, and tolerance.
- D4.5** | Neighborhoods should include spaces that are accessible to a diverse population and designed in ways that promote a neuro-diverse community.
- D4.6** | Neighborhoods should be designed to support mixed-use neighborhoods which allow for a person's needs to be met conveniently.

Planning Healthy Aging Communities



"We stand at a societal frontier where people are living longer than ever before in contexts that are increasingly influenced through digital means. Through respectful human-centered design, we can create inclusive communities that are both socially and digitally innovative to promote optimal livability."

COMMUNITY for HEALTH and INDEPENDENCE

DOMAIN FIVE | Open Space + Buildings*Better Sense of Community Through Design of Spaces***GUIDING PRINCIPLES**

D5.1 | Neighborhoods should include distinctive THIRD PLACES that will promote a sense of place, foster a sense of community, bolster mental and physical wellness, and allow for community bonding.

D5.2 | Neighborhoods should include both natural and developed open spaces and parks to promote a variety of passive and active uses that support a healthy community.

D5.3 | Neighborhoods should be designed to embrace the natural and built environment equally to promote a holistic community.

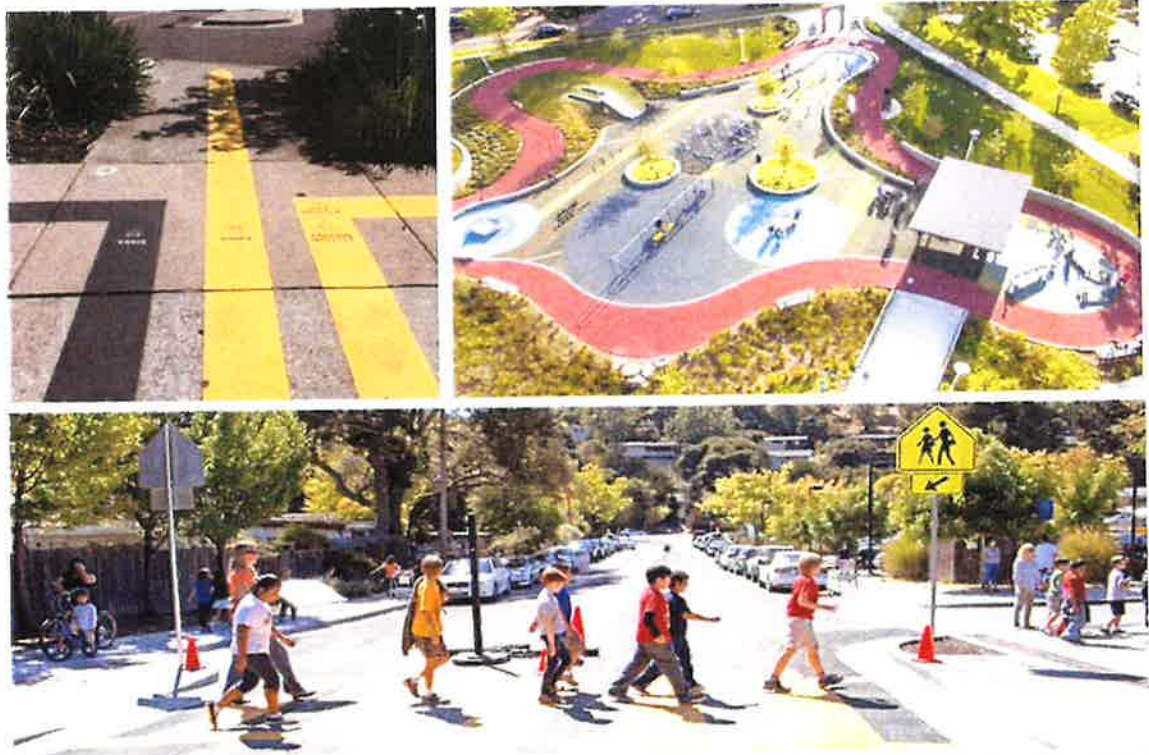
D5.4 | Neighborhoods should include THIRD PLACES of varying sizes and development intensities like pocket parks, plazas, and comfort stations to bolster the community fabric.

D5.5 | Public areas should be designed to be easily identifiable and navigable, promote wayfinding and safety, and encourage programmed and unprogrammed community gathering.

D5.6 | Neighborhoods should be designed to offer safe routes to school, and schools should be located to support community meetings and volunteering synergies.



**Planning
Healthy Aging
Communities**



"Inclusive communities that support healthy aging will require a variety of housing types, designed with accessibility in mind, and invite a range of household sizes, individual needs, and income levels. Key design elements of communities that promote healthy aging include walkable streets, including protective shade canopies, and proximity to retail spaces and recreation areas."

COMMUNITY for HEALTH and INDEPENDENCE

DOMAIN SIX | Technology + Resilience

Better Intelligence + Environmental Sustainability

GUIDING PRINCIPLES

D6.1 | Neighborhoods should be designed to promote human resiliency by providing the opportunity for integrating technology and communications infrastructure.

D6.2 | Neighborhoods should be designed to promote Environmental Sustainability through use of energy- and water-efficient practices.

D6.3 | Neighborhoods should be designed to promote Climate Resiliency by optimizing the opportunities to plan for climate change within the community.

D6.4 | Neighborhoods should provide the opportunity to accommodate technology and communications infrastructure to help people remain engaged in their community.

D6.5 | Neighborhoods should be designed to accommodate modern technological services, like community-based goods delivery, which will help support independence.

D6.6 | Neighborhoods should be designed to include a variety of SECOND and THIRD PLACES that provide access and allow for active and passive participation in Places such as community gardens .

Planning Healthy Aging Communities



Community for Health and Independence



"Technology will play an increasingly important role in helping people manage their health and wellness as they (and their loved ones) age in the community. Creating an environment where technology is easily accessible and resilient to disruption will be a key feature of future healthy communities."

COMMUNITY for HEALTH and INDEPENDENCE

DOMAIN SEVEN | Health + Community Support
Better Access, Affordability + Equality

GUIDING PRINCIPLES

D7.1 | Neighborhoods should be designed to encourage healthy living which can prevent chronic disease, lower health costs, and promote community contribution.

D7.2 | Neighborhoods should be designed to offer land use synergies and place healthcare services in proximity to neighborhoods to provide better access to healthcare.

D7.3 | Neighborhoods should be designed to incorporate mixed-use with flexible development regulations to allow for emerging healthcare and housing trends and maximize equality in access to care systems including accommodating residential care facilities and skilled nursing care.

D7.4 | Neighborhoods should be designed to be integrated and promote a sense of inclusion, cooperation, equality, and support.

D7.5 | Areas within neighborhoods, open spaces, and trail/landscape corridors should provide opportunities, where appropriate, to have community gardens to grow and access healthy and inexpensive food sources.

D7.6 | Parks and open spaces should provide opportunities to exercise, read, meditate, pray, etc. to promote holistic wellness and synergy between physical and mental well-being.



The setting in which one lives has a clear impact on health and mental well-being. Intentionally planning a community and architecting the living spaces in such a way that it incorporates evidence-based best practices, that also includes the facilitation of assistive technologies, can optimize health and independence, and add "life to ones later years".

COMMUNITY for HEALTH and INDEPENDENCE

DOMAIN EIGHT | Civic Participation + Employment *Better Service + Work Opportunities*

GUIDING PRINCIPLES

D8.1 | Neighborhoods should offer employment opportunities such that residents can live and work in the same community and cultivate community engagement.

D8.2 | Neighborhoods should be designed to optimize land use synergies that promote opportunities to volunteer in the community and contribute to the community at large.

D8.3 | SECOND PLACES should offer employment opportunities attractive to a range of skill and education levels offering a range of incomes.

D8.4 | THIRD PLACES should offer a variety of recreation, education, volunteerism, and stewardship opportunities to promote learning, wellness, and sustainability.

D8.5 | Civic and employment environments should include walkable spaces with proximity to commercial services, business, and transportation; green spaces and shade; and THIRD PLACES associated with positive health attributes.

D8.6 | Civic and employment environments should promote community inclusion by including wayfinding and information gathering methods to guide and inform residents and visitors.



For people with disabilities, employment opportunities are often limited in number and poorly matched to their individual interests and talents. Designing a community to ensure it provides a range of employment, volunteer, and learning opportunities is critical to addressing this problem, and allowing people with disabilities to live their best lives.

COMMUNITY for HEALTH and INDEPENDENCE



| PART THREE | PROJECT POSITIONING



COMMUNITY for HEALTH and INDEPENDENCE

LOCATION | The COMMUNITY FOR HEALTH AND INDEPENDENCE is strategically located adjacent to two highly recommended places to live in California. Both the City of Folsom and the community of El Dorado Hills have matured into destinations for high quality of life, tremendous community services, safety, and sound governance.

THE COMMUNITY straddles the Sacramento County/El Dorado County line just south of the City of Folsom and El Dorado Hills. Regional access to the Plan Area is from Highway 50, and primary local access to the Plan Area is from White Rock Road. THE COMMUNITY is located adjacent to existing and planned development to the north (Folsom Plan Area Specific Plan) and to the east (Carson Creek Specific Plan).

The physical aspects of the site provide no significant risks from earthquakes, flooding, or wildfire, and provide no loss of prime farmland to the region. The site has rolling terrain allowing for local vistas, interesting road and multi-use trail design, and creeks that provide recreational opportunities.

COMMUNITY LOCATION AND REGIONAL DEMOGRAPHICS | The Project anticipates a variety of homes and residences (including units in mixed-use designations) as well as retail and service uses. Ambulatory healthcare, parks, open space, transit, and community support services will be embedded in the development.

Our population continues to age in California and the Sacramento region. The adult population aged 60 years and older in the Sacramento region is projected to increase 78% by 2030 (588,000 to 1,045,000). Those turning 65 years between 2015 and 2019 are expected to live an average of 23.6 years with 4.5 years spent with one or more limitations. There are thousands of adults with intellectual and/or developmental disabilities that live in Sacramento County of which 56% have an intellectual disability and 35% have an Autism spectrum disorder.

Seventy-three percent of adults with intellectual/ developmental disabilities have mild or moderate intellectual deficits and may be able to live independently. About 75% of young adults with intellectual/developmental disabilities live with their parent/guardian, however, as they and their parent's age, only 25% (aged 51-62 years) remain in their parent/guardian home.

The proportion of the U.S. aged population is growing significantly; between 2021 and 2050 the number of Californians aged 55+ years is expected to increase by 70%. Californians in this age group will experience increasing rates of age-related disabilities and chronic health conditions that are associated with longer lifespans.

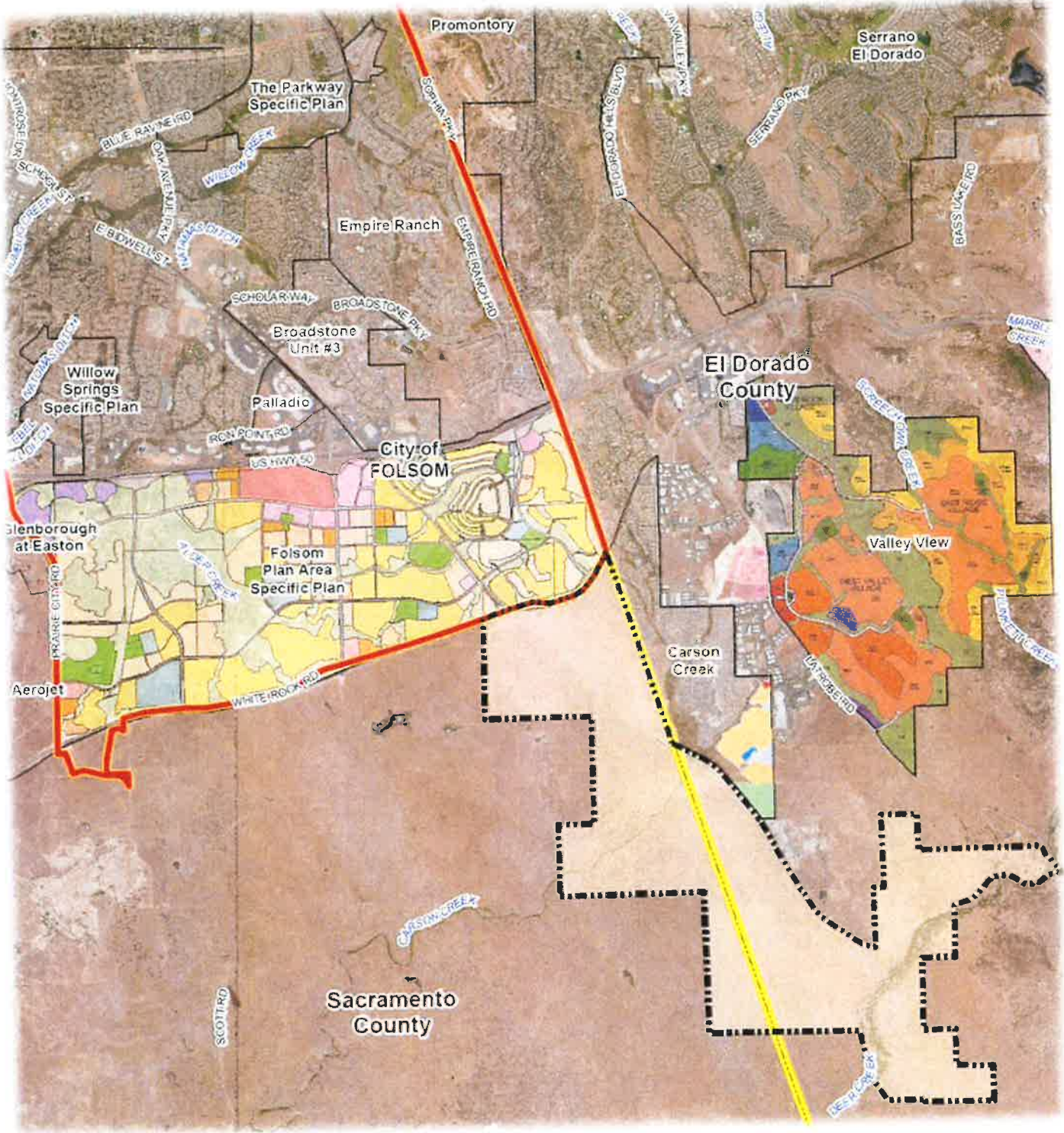
Adults overwhelmingly express interest in aging in place, which has strong implications for supply and demand in relation to California's housing shortage. There is also increasing interest in and demand among adults with intellectual/developmental disabilities and their families for more affordable independent living and supportive housing choices.

These trends represent major opportunities for innovative design and development of community projects that encourage healthy aging and prolong independent living.



COMMUNITY for HEALTH and INDEPENDENCE

LOCAL LAND USE CONTEXT | The COMMUNITY FOR HEALTH AND INDEPENDENCE is located adjacent to the existing and planned communities of Folsom and El Dorado Hills.





COMMUNITY for HEALTH and INDEPENDENCE



| PART FOUR |

LAND USE MASTER PLAN



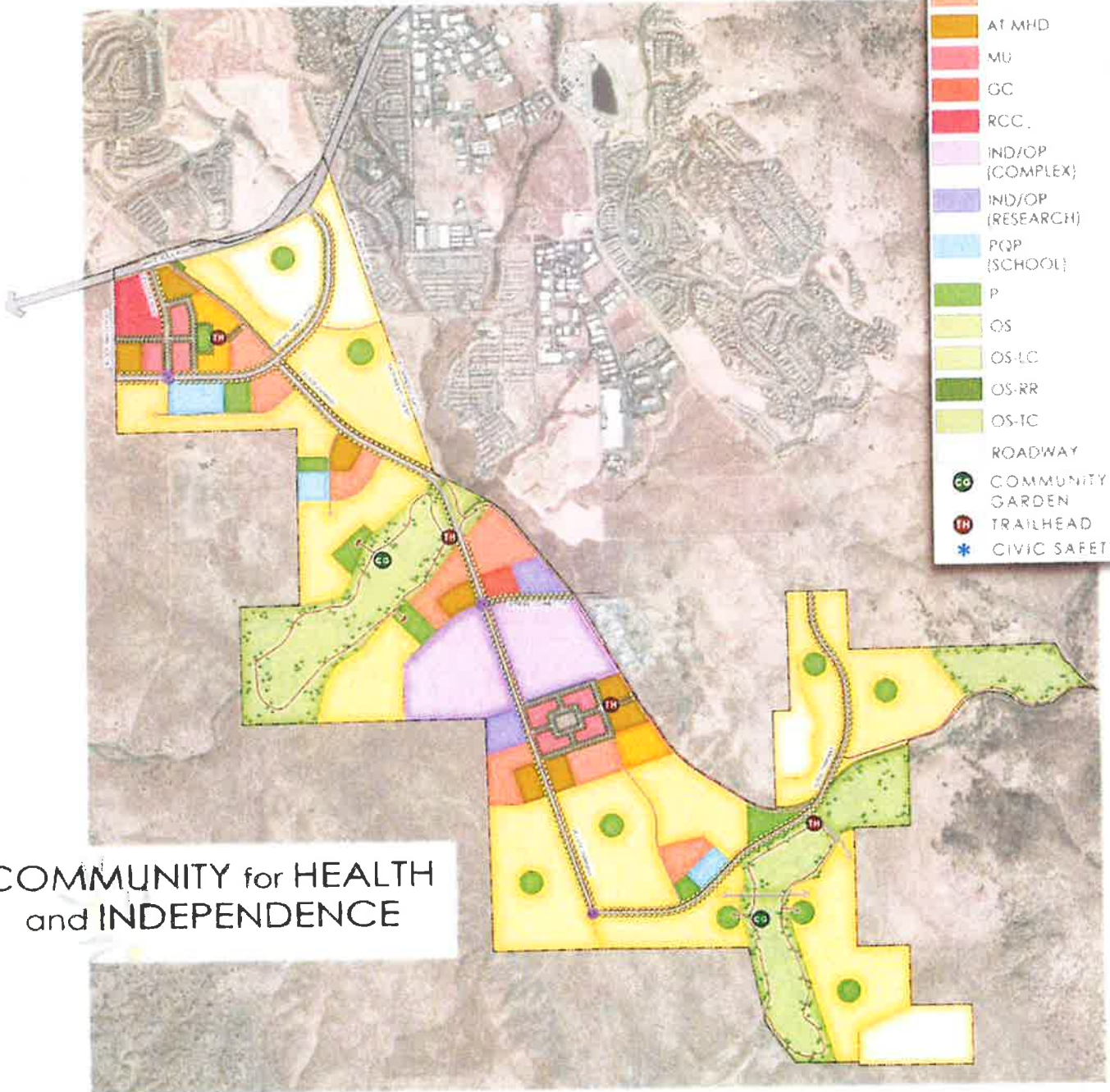
COMMUNITY for HEALTH and INDEPENDENCE

LAND USE REGULATION | Discussed here is the COMMUNITY FOR HEALTH AND INDEPENDENCE MASTER PLAN for the entire planned community. For land use details specific to the Folsom and El Dorado County portions of the MASTER PLAN, please refer to PART SEVEN of this document.

The MASTER PLAN land use designations mirror those used in the Folsom Plan Area Specific Plan and are described herein.

THE COMMUNITY FOR HEALTH AND INDEPENDENCE MASTER PLAN

Legend	
[White]	SF
[Light Yellow]	SFHD
[Light Orange]	MLD
[Yellow]	MMD
[Orange]	MHD
[Light Yellow]	AT-SFHD
[Light Orange]	AT-MLD
[Orange]	AT-MHD
[Pink]	MU
[Red-Orange]	GC
[Red]	RCC
[Light Purple]	IND/OP (COMPLEX)
[Dark Purple]	IND/OP (RESEARCH)
[Light Blue]	PCP (SCHOOL)
[Green]	P
[Light Green]	OS
[Yellow-Green]	OS-LC
[Dark Green]	OS-RR
[Light Green]	OS-IC
[Dashed Line]	ROADWAY
[Green Circle]	COMMUNITY GARDEN
[Red Circle]	TRAILHEAD
[Blue Star]	CIVIC SAFETY



COMMUNITY for HEALTH and INDEPENDENCE

COMMUNITY for HEALTH and INDEPENDENCE

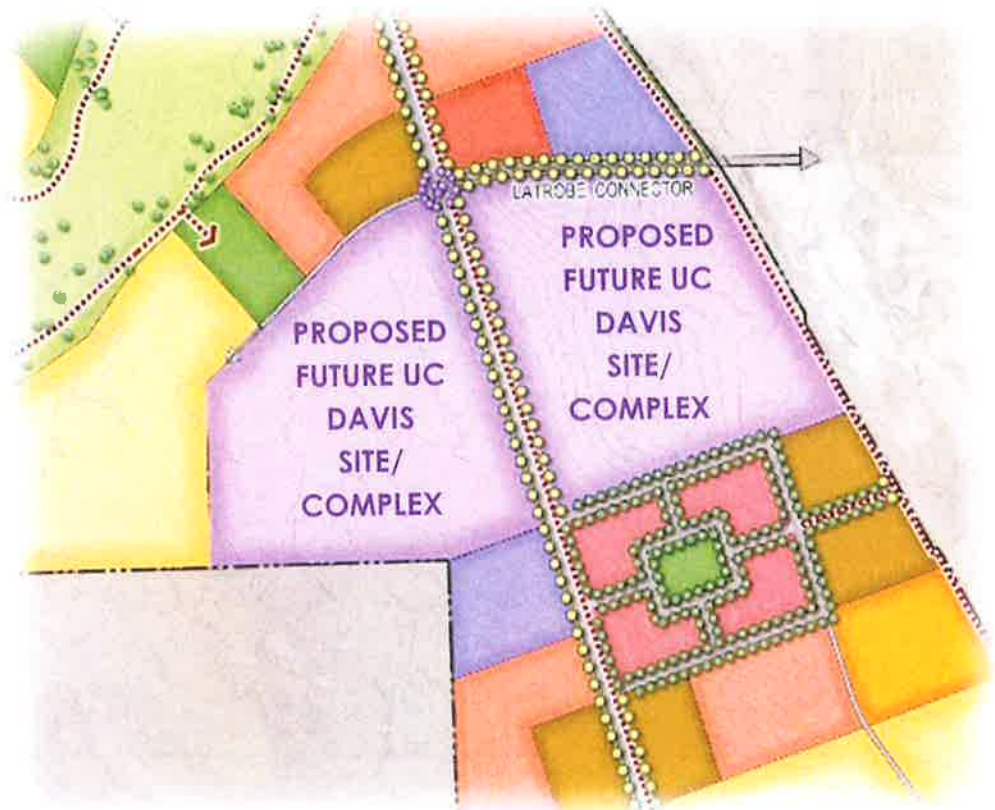
A COLLECTION OF PLACES | As introduced in the Plan's Vision, the Plan is conceived as a well-connected collection of PLACES. These Places, together, account for the locations that support the social and economic habits of the diverse residents within the community at large. The COMMUNITY FOR HEALTH AND INDEPENDENCE is designed to include FIRST PLACES, SECOND PLACES, and THIRD PLACES which together form a complete community. Additionally, and unique to THE COMMUNITY, the Plan includes EXCEPTIONAL PLACES,

EXCEPTIONAL PLACES | *Places We Research, Discover, Cultivate, Adapt, Support*

Exceptional Places refers to the 200-acre UC Davis Teaching, Research, and Health Complex located at the heart of the MASTER PLAN. The UC Davis Site/Complex is proposed to facilitate learning (for researchers, students, and residents) and provide opportunities to conduct lifestyle and health research that will expand knowledge about effective community design and promote healthy aging and longevity.

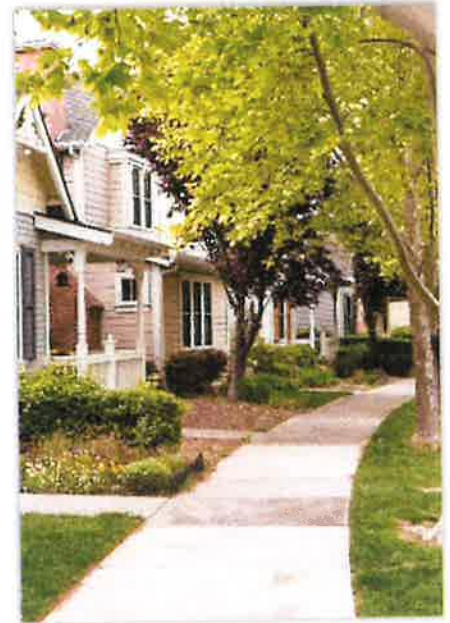
The UC Davis Site/Complex is anticipated to include many components, which may include but are not limited to the following. Details on the facilities and services to be provided are in the early stages of planning and yet to be determined by the University.

- Research/Learning Facilities
- Healthcare Facilities
- Clinical Space
- Performing Arts Opportunities
- Specialty Care Housing & Skilled Nursing Care
- Mobile Laboratory/Urgent Care Services
- Community Outreach, Education, & Support Services (including At-Home Care-Giver Training)
- Research Gardens/Community Gardens
- Community Center
- Innovative Transit Options



COMMUNITY for HEALTH and INDEPENDENCE

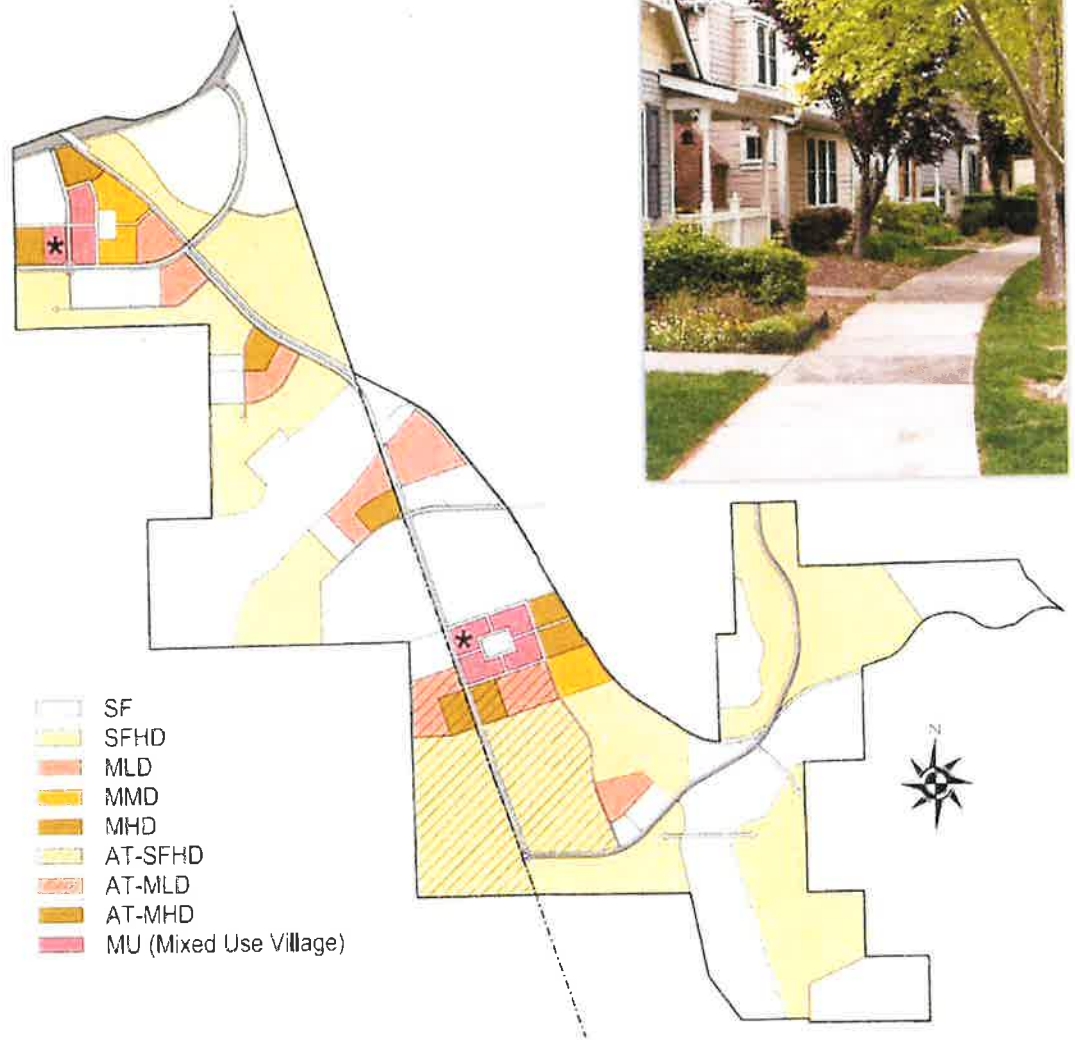
FIRST PLACES | Places We Live, Thrive, Grow | FIRST PLACES refers to our homes; this is where we begin and end each day, our 'home base'. FIRST PLACES are the residential areas of the Plan that provide safe refuge and spaces in which to nurture, care for, and grow us and our families. Multi-generational, age-targeted and neuro-diverse development are allowed in all residential land uses. "AT" labeled sites are specifically-designated for Age-Targeted development.



Low Density Residential | Low density residential includes designations for Single Family (SF 1-4du/ac) and Single-Family High Density (SFHD 4-7du/ac).

Medium Density Residential | Medium density residential includes designations for Multi-Family Low Density (MLD 7-12du/ac) and Multi-Family Medium Density Residential (MMD 12-20du/ac).

High Density Residential | High density residential includes a designation for Multi Family High Density (MHD 20-30du/ac). High density residential is intended for multi-family attached units offered as market-rate or affordable housing.



Village Mixed Use | Mixed-use (MU) designated sites include retail, office, services (0.5 FAR), and residential uses (9-30du/ac) in a supportive urban setting to promote walkability and independence. Block lengths are short, and sites are laid out in a grid pattern to promote walkability and wayfinding. Age-targeted and physical/neuro-diverse development are allowed in mixed-use areas.

COMMUNITY for HEALTH and INDEPENDENCE

SECOND PLACES | Places We Work, Do Business, Shop | SECOND PLACES refers to our workplaces and places of commerce; this is where we go when we leave our homes to earn a living and provide for ourselves and our families. Second Places are the employment, shopping, and service areas of the Plan that provide the economic engine of the community which, in turn, provides the financial means to promote living.

Village Mixed Use | Mixed-use (**MU**) designated sites include retail, office, services (**0.5 FAR**), and residential uses (**9-30du/ac**) in a supportive urban setting to promote walkability and independence. Block lengths are short, and sites are laid out in a grid pattern to promote walkability and wayfinding. Village core areas with adjacent parks will be designed to create synergies between land uses, such as locating coffee shops with outdoor seating near parks.

Commercial + Research | The Plan includes General Commercial (**GC**) and Regional Commercial (**RC**) areas for neighborhood retail and a Lifestyle Center, as well as Industrial/Office Park (**IND/OP**) areas intended for Research and Development.

UC Davis Site/Complex | The Plan includes a large complex for UC Davis (**IND/OP**) that is proposed to serve as a center for the study of aging and longevity. This complex may also provide outreach and support services to the community.

Schools | Elementary schools and a middle school (**PQP**) are sited within neighborhoods and will provide an employment opportunity within the community.

Civic Safety | Law enforcement and fire protection services are planned in the MU Village area and provide additional employment opportunities in the Plan Area.

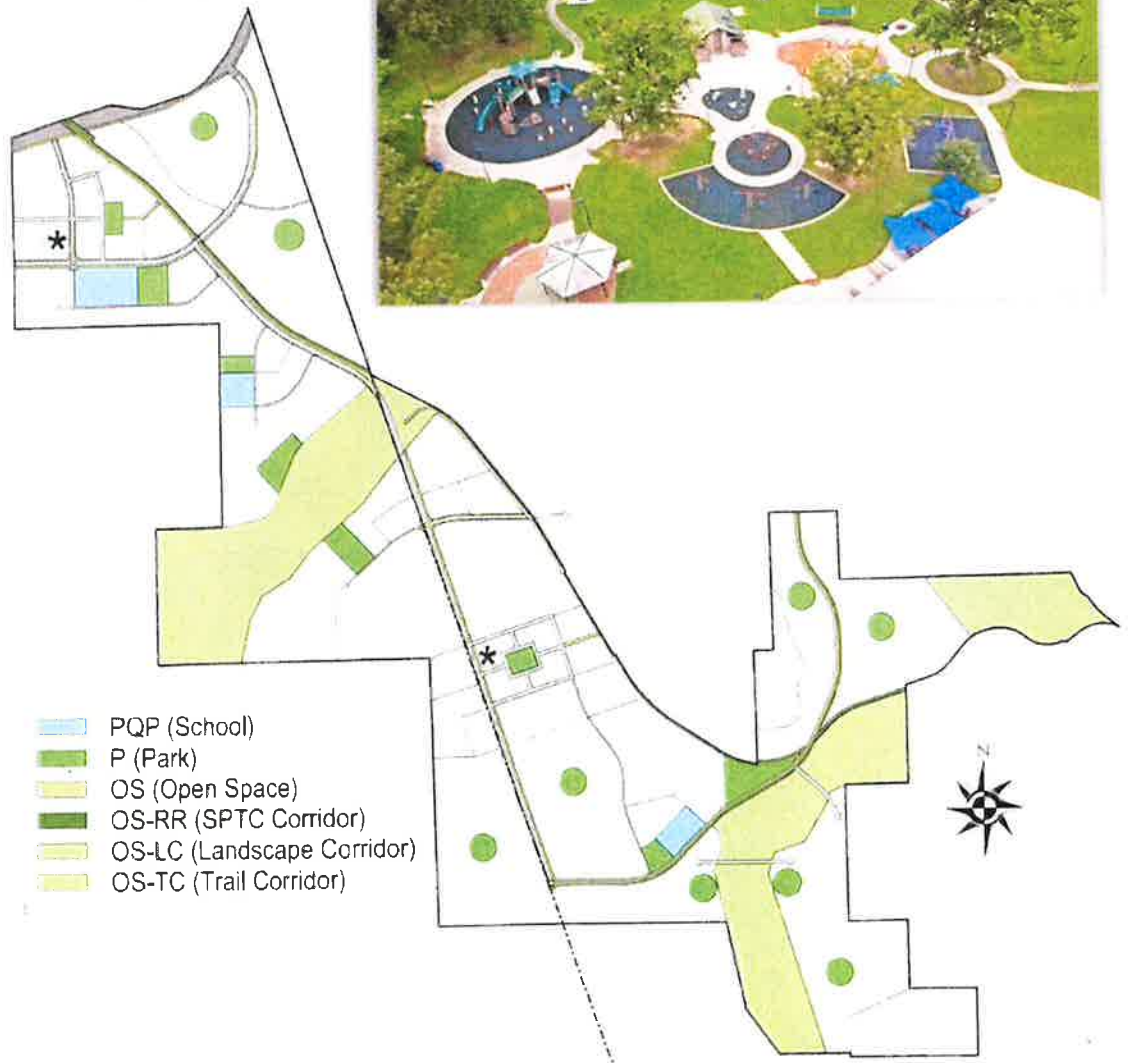


COMMUNITY for HEALTH and INDEPENDENCE

THIRD PLACES | Places We Play, Explore, Learn | THIRD PLACES refers to our places of recreation, education, and social interaction; this is where we go when we leave our homes and workplaces to gain enrichment of our minds, bodies, and souls. Third Places are the parks, open spaces, schools, and community gathering areas of the Plan that provide the health, well-being, and education means to promote respect and inclusion in the community.

Parks + Open Space | Parks (**P**) are located throughout the Plan Area and provide places for passive activity and active programming. Open space (**OS**) areas are provided to preserve natural areas for flood control and species conservation, as well as for detention and retention basins. Note: parks that are shown as 'circles' are placeholders in the MASTER PLAN; actual park size and shape will be determined at time of small lot tentative map for the surrounding neighborhood. Park features and playgrounds will be designed to meet the universal needs of an age, physically, and neurologically diverse population. Parks, open spaces, and landscape corridors should provide opportunities, where appropriate, for inclusion of edible landscape plants to offer easy accessibility to healthy foods.

Schools | Elementary schools and a middle school (**PQP**) are sited within neighborhoods to serve the educational needs of K-8 students. High school students are envisioned to attend existing and planned high schools in the local school districts. Further coordination with the school districts is necessary to address the needs of the community.



Places of Worship | Places of worship are proposed to be permitted throughout the Plan Area in residential and commercial uses with a Conditional Use Permit.

COMMUNITY for HEALTH and INDEPENDENCE





| PART FIVE |
MOBILITY PLAN



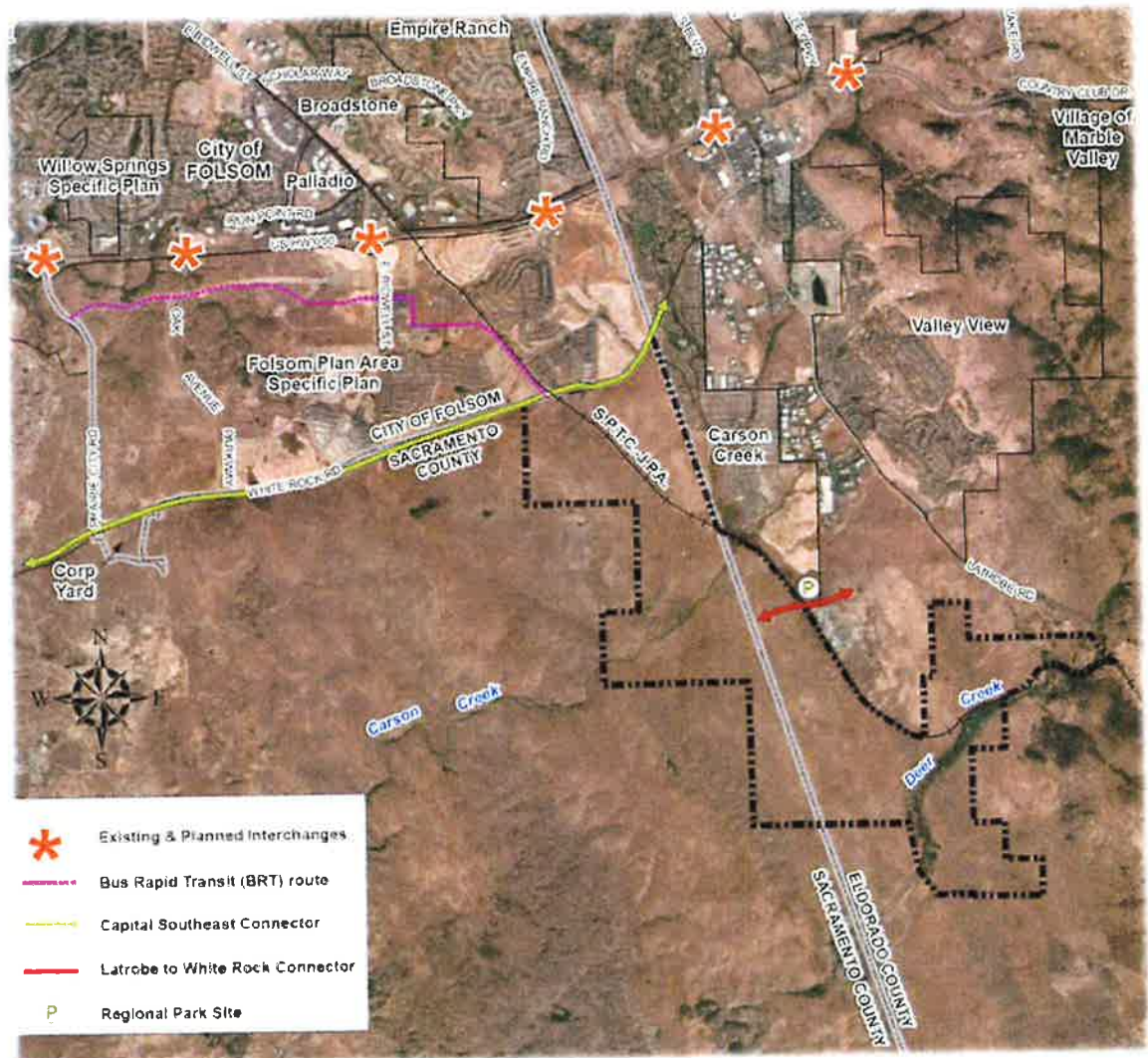
COMMUNITY for HEALTH and INDEPENDENCE

TRANSPORTATION SETTING | Key to the Plan is the development of an integrated approach to mobility and circulation such that provided transportation routes are direct, efficient, logical, and practical. Healthy mobility offers alternatives to driving for daily goods and services and promotes walking and biking as a way of life.

HIGHWAY 50 INTERCHANGE ACCESS | Access to the COMMUNITY FOR HEALTH AND INDEPENDENCE from Highway 50 is provided from multiple highway interchanges including Prairie City Road, Oak Avenue Parkway (planned), Bidwell Street, Empire Ranch Road (planned), Latrobe Road, and Silva Valley Parkway.

CAPITAL SOUTHEAST CONNECTOR | White Rock Road is located along the northern boundary of THE COMMUNITY.

The Capital Southeast Connector is planned to extend from Highway 99 in Elk Grove to Latrobe Road in El Dorado County. This expressway features traditional signal-controlled intersections and grade-separated urban interchanges intended to facilitate efficient traffic movements.



The Project Proponent is coordinating with the SE Connector JPA and local agencies regarding project access details.

COMMUNITY for HEALTH and INDEPENDENCE

LATROBE ROAD TO WHITE ROCK ROAD CONNECTOR | Regional transportation planning efforts identified the potential for a Latrobe Road to White Rock Road connector that would facilitate east-west access and ultimately improve access to Highway 50, through THE COMMUNITY. Design of the Plan Area accommodates the Latrobe Road to White Rock Road connector by linking Plan Area roadways at the heart of the Plan Area to an approved off-site irrevocable offer of dedication (IOD) for a roadway at the south side of the proposed regional park site in the approved Carson Creek project.

BUS RAPID TRANSIT (BRT) | A Bus Rapid Transit (BRT) route is provided in the Folsom Plan Area Specific Plan that extends from Prairie City Road to White Rock Road. This BRT route is also shown extending south of White Rock Road in THE COMMUNITY along the Sacramento Placerville Transportation Corridor (SPTC rail corridor) to an undetermined location within the Plan Area. Details of a potential future extension of BRT will be defined in the future.



COMMUNITY for HEALTH and INDEPENDENCE

PLANNED MOBILITY SYSTEM | The mobility plan for the COMMUNITY FOR HEALTH AND INDEPENDENCE incorporates multiple opportunities for travel routes for autos, pedestrians, bicyclists, and other motorized personal vehicles.

COMMUNITY MICRO-TRANSIT | An on-demand ride system is anticipated in THE COMMUNITY which will provide transportation options that allow residents to continue to be mobile and active in the community which will help to prevent isolation and help allow residents to remain independently in their homes longer.

ROADWAYS | Primary access to THE COMMUNITY is from White Rock Road on the north, and Latrobe Road on the East. The Empire Ranch Road intersection at White Rock Road will be initially constructed as a signalized at-grade intersection; however, it is planned to accommodate a future grade-separated urban interchange. Additional access to the Plan Area is planned at White Rock Road between Wilson Ranch Road and the SPTC railroad crossing as well as via a future Latrobe Road Connector.

Autonomous Vehicles | Autonomous vehicle technology will continue to be developed and may be accommodated within the Plan Area roadway network.

On-Street Bike Lanes | Class IV buffered on-street bike lanes are provided on major arterial and collector roads. Additionally, Class II bike lanes are provided on minor collector and primary residential streets. Class III bike routes are provided on all local residential and urban streets.

NEV Lanes | Neighborhood Electric Vehicles (NEVs) may be part of the Plan Area and may be allowed on all Plan Area roadways. Where roadway speeds are 35mph or greater, the Class IV buffered bike lanes will also serve as shared neighborhood electric vehicle (NEV) lanes. Where travel speeds are less than 35mph, NEVs will share the travel lanes with auto traffic.



REVISIONS

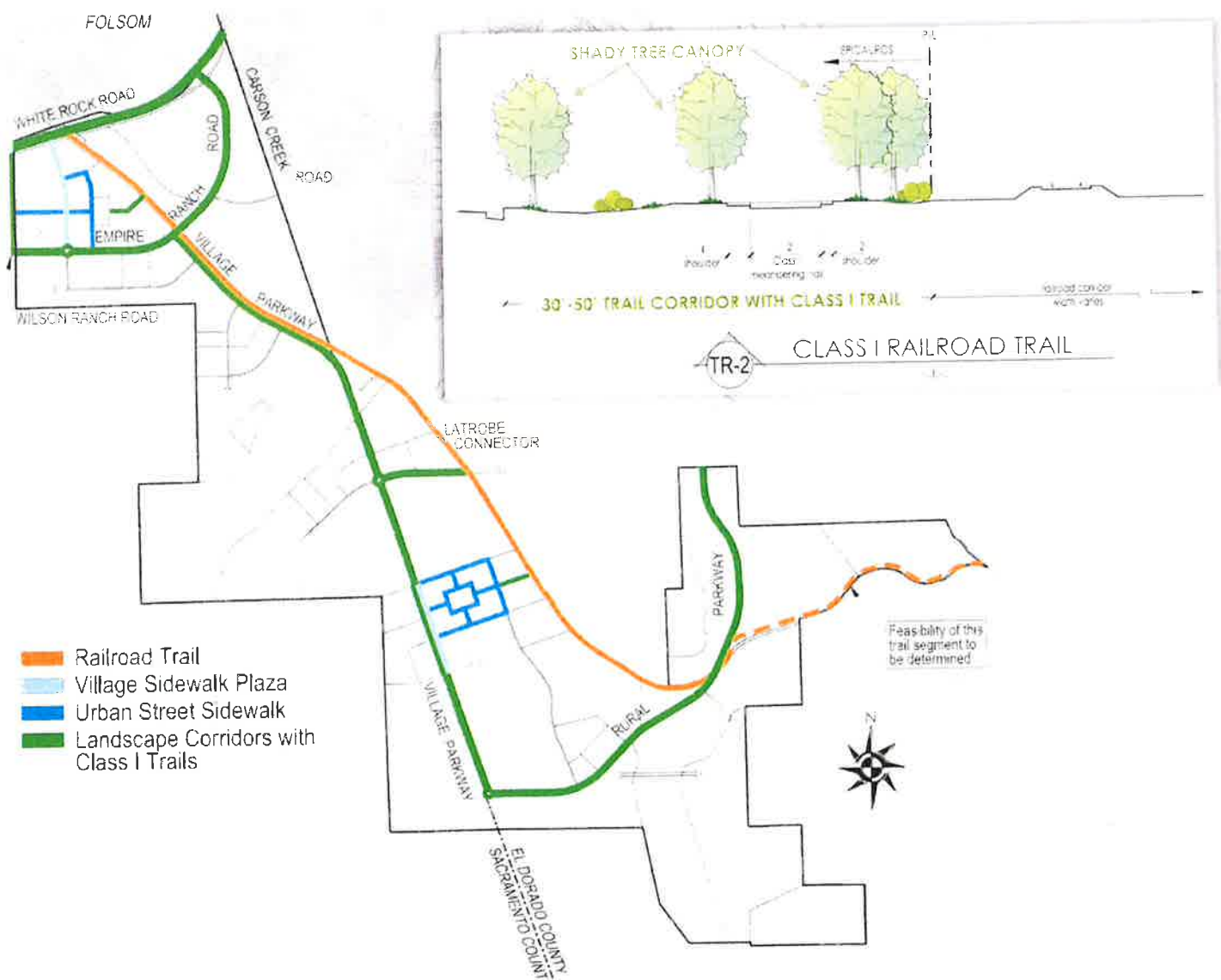
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COMMUNITY for HEALTH and INDEPENDENCE

TRAILS + BIKEWAYS | Trails and bikeways play a major role in the health of the COMMUNITY FOR HEALTH AND INDEPENDENCE and they are proposed to be located within the Open Spaces found in this plan. Walking is reported as the number one form of exercise in the United States and promotes both physical and mental wellness. Creating places in which to walk and ensuring comfortable and efficient travel encourages people to walk or bike to work and to get their daily goods and services.



Benefits from daily walking include improved cardiovascular fitness, lower blood pressure, stronger muscles, and bones (built up by walking regularly), decreased stress, improved social connectivity, and increased community involvement.



COMMUNITY for HEALTH and INDEPENDENCE

Landscape Corridors with Class 1 Trails | A 30'-50' landscape corridor is provided along the major roadways and will incorporate a wide sidewalk on one side (within the 30' landscape corridor) and a Class I trail on the other side (within the 50' landscape corridor). The Class I trails are an extension of the Class I trails provided in the Folsom Plan Area on Savannah Parkway, Empire Ranch Road, and White Rock Road.



Railroad Trail Corridor | A 30'-50' Class I trail corridor is provided along one side of the majority of the Sacramento Placerville Transportation Corridor (SPTC) railroad corridor. This trail corridor will offer opportunities for recreation and social gathering, as well as community gardens.



Mixed-Use Village Sidewalk Plazas | Within mixed-use areas, traditional streetside sidewalks will give way to wide 'sidewalk plazas' with tree wells which will create spaces for outdoor dining and informal gathering with bench seating and other outdoor furniture. Village streets are intended to activate lively storefronts and create passive gathering spaces for walkers, shoppers, and residents.



Urban Street Sidewalks | Urban streets are in the MU Village areas where block lengths are short, and streets are narrow and walkable. These streets feature attached wide sidewalks with tree wells, planters, and fixed seating.



Safe Routes to School | The Plan provides street-adjacent sidewalks and neighborhoods will be designed to create street layouts that lead to schools and parks. Additionally, Class III shared bike routes will be provided on all residential streets where Class II and Class IV on-street bike lanes are not designated.



COMMUNITY for HEALTH and INDEPENDENCE



| PART SIX |
UTILITY PLAN



COMMUNITY for HEALTH and INDEPENDENCE

UTILITIES + SERVICES SETTING | Key to the Plan is the development of an integrated approach to utility infrastructure and public services such that buildout of the COMMUNITY FOR HEALTH AND INDEPENDENCE may be accomplished sustainably.

WATER | With the proposed annexation of the Sacramento County portion of THE COMMUNITY to the City of Folsom, the Project Proponent will work closely with the City to provide water for its portion of the Plan Area (WEST PLAN AREA). Water demands needed to serve the West Plan Area will have no adverse impact to The City's existing surface water rights.

To serve water to the El Dorado County portion of THE COMMUNITY, the eastern portion of the project (EAST PLAN AREA) is proposed to annex to EID through a LAFCO process and approval of the EID Board.



Additional water service options for THE COMMUNITY are also being investigated, including utilizing the region's larger water supply system through one or more cooperative programs by and between the local water purveyors. If feasible, a cooperative water service program could allow for more creative and efficient provision of water service to the Plan Area.

To reduce potable water demands within the Plan Area, it is envisioned that THE COMMUNITY would include facilities to allow recycled water use within the Plan Area. A "purple pipe" system could be installed in the Plan Area to deliver recycled water to irrigated areas within the project.

WASTEWATER | Wastewater and recycled water service options for THE COMMUNITY are being studied. Adjacent wastewater purveyors (including City of Folsom, Sacramento Regional Sanitation District, and El Dorado Irrigation District) are potential service providers that will be appropriately analyzed. In addition, a cooperative wastewater and recycled water service program, by and between the local wastewater purveyors, could allow for more creative and efficient provision of wastewater service to the Plan Area.



COMMUNITY for HEALTH and INDEPENDENCE

ELECTRICITY | SMUD is the electricity provider for the Sacramento County/City of Folsom portion of THE COMMUNITY and PG&E is the electricity provider for the El Dorado County portion of the Plan Area. The Project Proponent will coordinate with SMUD and PG&E on innovative ways to serve the Plan Area.

NATURAL GAS | Natural gas services, if provided to the Plan Area, would be provided by PG&E. Provision of natural gas services to the Plan Area is to be determined.

PHONE, CABLE, BROADBAND, + INTERNET | In addition to providing high-speed internet, traditional phone, cable, and broadband services will be provided to THE COMMUNITY. Easy and accessible access to the internet, and other technologies, are key to the success of THE COMMUNITY daily way of life. The Project Proponent is working with UC Davis and their Partners, in collaboration with local internet service providers, to identify reliable and redundant sources for internet and technology services.

CIVIC SAFETY | Law enforcement, fire, and ambulance emergency response services will be provided to the Plan Area. Opportunities exist for collaboration with and between various law enforcement agencies, fire districts, and other urgent responders. Conceptual locations for safety service response are shown on the LAND USE MASTER PLAN in the Mixed-Use areas of the Plan in both the West and East areas of the Plan; details of which will be determined during the development of the Plan through coordination with the appropriate agencies.

DRAINAGE | Drainage will generally be managed through a series of onsite drainage infrastructure (e.g., drainpipes, water quality basins, detention, and retention basins, etc.) such that the Project adheres to federal, state, and local regulations. Locations and size needs of drainage facilities are being studied and are not yet shown on the LAND USE Master Plan.





| PART SEVEN |

IMPLEMENTATION DETAILS



COMMUNITY for HEALTH and INDEPENDENCE

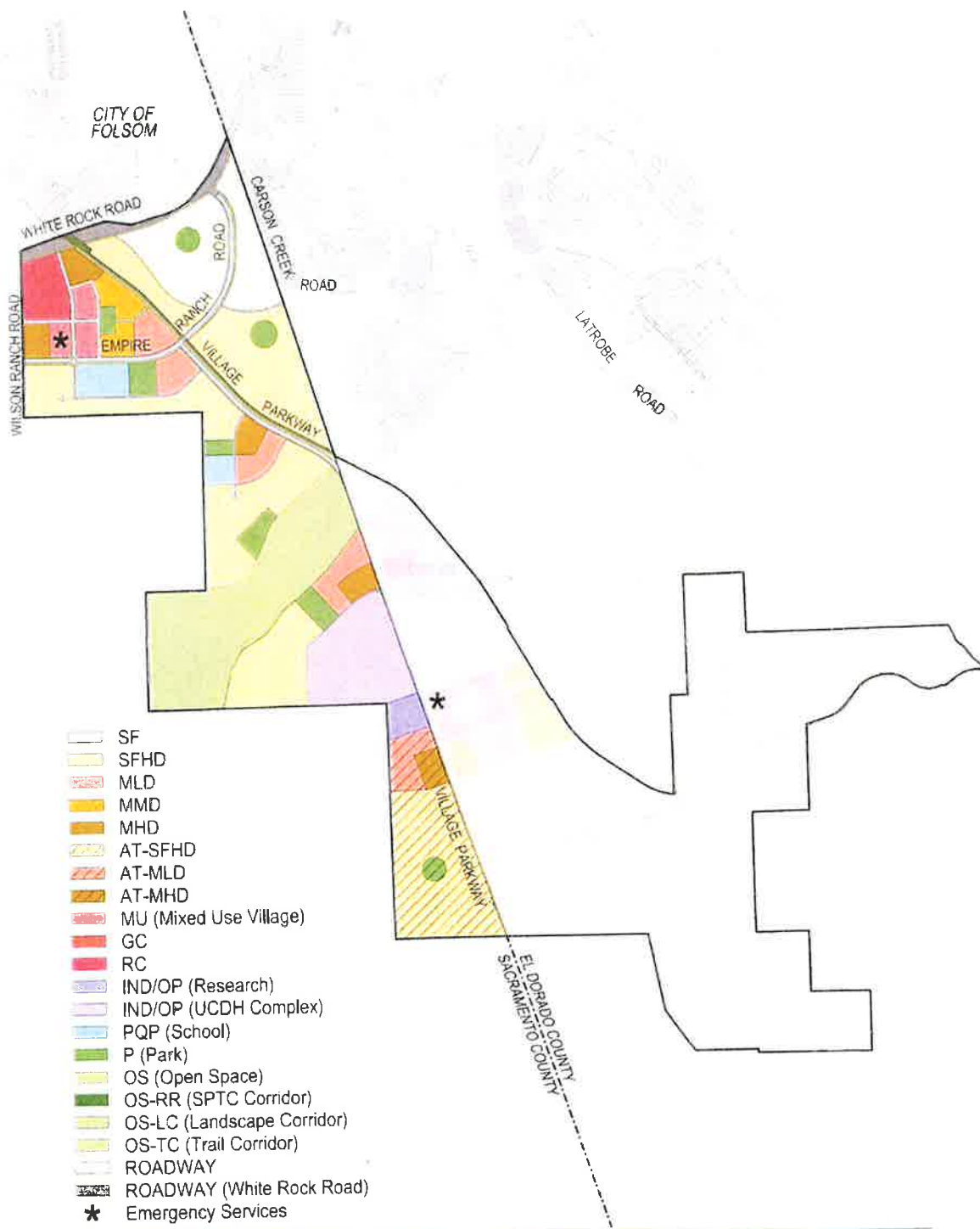
The lands of the COMMUNITY FOR HEALTH AND INDEPENDENCE are in both the County of Sacramento (WEST PLAN AREA) and El Dorado County (EAST PLAN AREA), described separately below.

THE WEST PLAN AREA

THE COMMUNITY FOR HEALTH AND INDEPENDENCE

WEST PLAN AREA | THE WEST PLAN AREA is proposed in the City of Folsom.

THE WEST PLAN AREA
Land Use Plan



COMMUNITY for HEALTH and INDEPENDENCE

THE WEST PLAN AREA

ENTITLEMENTS + ENVIRONMENTAL REVIEW | Project entitlements will be sought in the City of Folsom and are

anticipated to include the following.

- General Plan Amendments
- Prezone/Rezone
- Specific Plan
- Project-Level Environmental Impact Report
- Annexation /Sphere of Influence Amendment (Lands)
- Annexations/Detachments from Special District

GENERAL PLAN | At the time of initial project application, the portion of the Plan Area in Sacramento County was designated General Agriculture (80ac.) as shown on the County Assessors records. This area is proposed to be annexed to the City of Folsom and receive land use designations as determined by the City.

ZONING | At the time of initial narrative submittal, the portion of the Plan Area in the County of Sacramento was zoned General Agriculture (80ac.) as shown on the County Assessors records. This area is proposed to be annexed to the City of Folsom and receive zoning designations consistent with the City of Folsom Municipal Code, Specific Plan District.

LAFCo | LAFCo actions will be required to amend the County of Sacramento boundary and City of Folsom Sphere of Influence such that the lands within the County of Sacramento may be annexed into the City of Folsom. Additional LAFCo actions will also be required for attachment/detachment to/from various special districts.

THE WEST PLAN AREA Land Use Summary Table

WEST PLAN AREA		
Land Use	Gross Area (Acres)	Dwelling Units
Residential		
SF (1-4du/ac) Single Family	131.9	369
SFHD (4-7du/ac) Single Family High Density	379.3	1669
MLD (7-12du/ac) Multi-Family Low Density	66.9	481
MMD (13-20du/ac) Multi-Family Medium Density	25.9	311
MHD (20-30du/ac) Multi-Family High Density	40.7	351
Subtotal Traditional Residential	644.7	3,481
Age-Targeted Residential		
AT-SFHD (4-7du/ac) Age-Targeted Single Family High Density	136.3	600
AT-MLD (7-12 du/ac) Age-Targeted Multi-Family Low Density	22.4	161
AT-MHD (20-30du/ac) Age-Targeted Multi-Family High Density	100.0	160
Subtotal Age-Targeted Residential	168.7	921
Mixed-Use		
MU (9-30du/ac & 0.5 FAR) Mixed-Use Village <i>(Assumes 25% Residential /75% Commercial)</i>	24.1	108
Subtotal Mixed-Use Village Residential	24.1	108
Commercial, Employment & Civic		
RC (0.5 FAR) Regional Commercial Lifestyle Center	30.1	
IND/OP Complex (1.0 FAR) Industrial/Office Park UCDH Complex	100.0	
IND/OP Research (0.5 FAR) Industrial/Office Park Research	15.0	
PQP (0.5 FAR) Public/Quasi-Public Public Schools	30.0	
Subtotal Commercial & Employment	175.1	
Parks & Open Space		
P Parks	56.6	
OS Open Space	238.2	
OS-RR Open Space Rail Road Parcels	13.0	
OS Open Space Landscape/Trail Corridor	36.8	
Subtotal Parks & Open Space	339.6	
Circulation		
Major Circulation	41.8	
SEC R.O.W. (White Rock Road)	22.5	
Subtotal Circulation & Misc	64.2	
WEST PLAN AREA TOTAL	1,416.32	4,511
Land Use Designations and Park & Population Generation Factors are based on the Folsom Plan Area Specific Plan.		

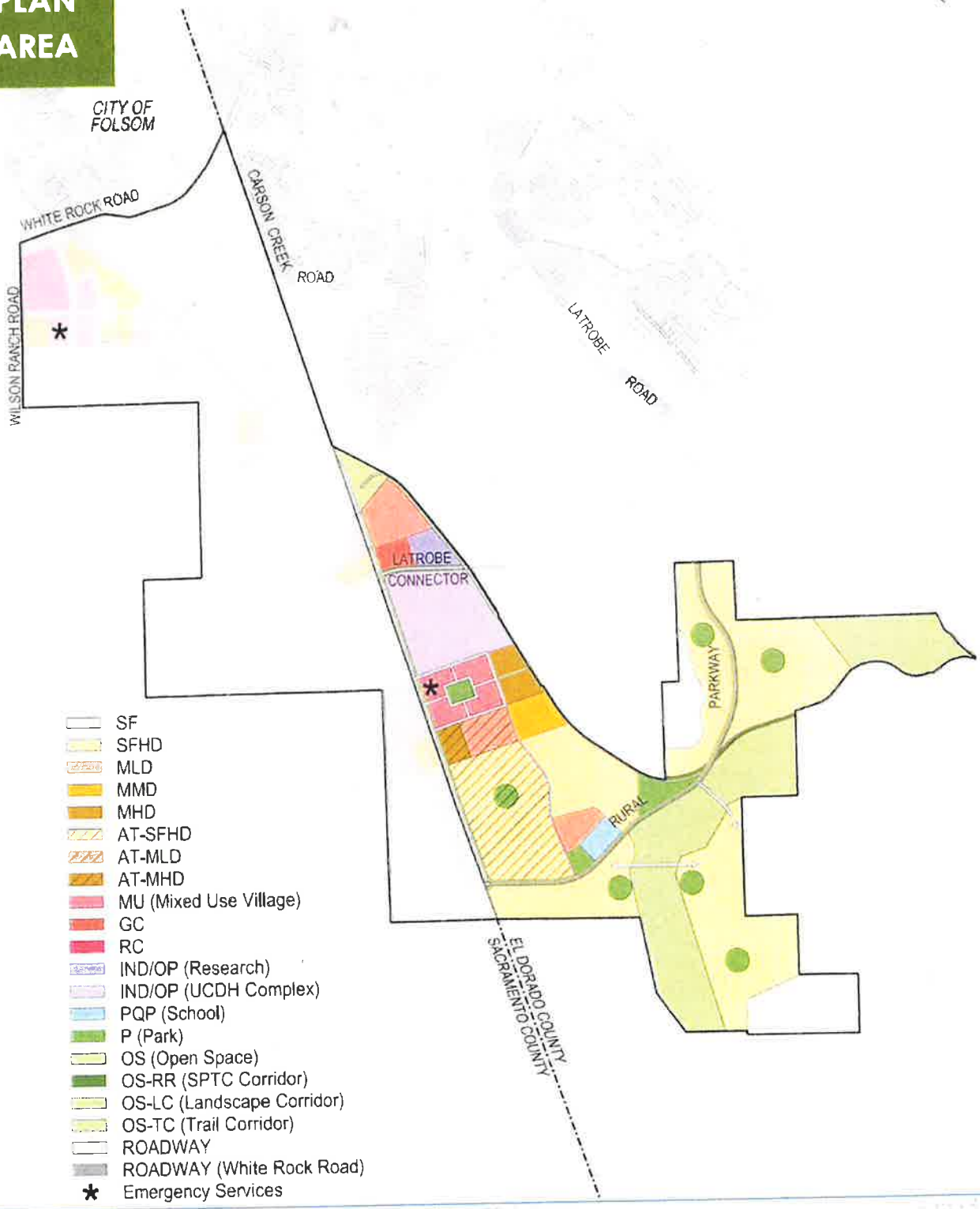
COMMUNITY for HEALTH and INDEPENDENCE

THE EAST PLAN AREA

THE COMMUNITY FOR HEALTH AND INDEPENDENCE

EAST PLAN AREA | THE EAST PLAN AREA is proposed in El Dorado County.

THE EAST PLAN AREA Land Use Plan



PROJECT ALTERNATIVE

DATE: SEP 1 2

1947

COMMUNITY for HEALTH and INDEPENDENCE

THE EAST PLAN AREA

ENTITLEMENTS + ENVIRONMENTAL REVIEW | Project entitlements will be sought in El Dorado County and are anticipated to include, but are not limited to, the following.

- General Plan Amendments
- Rezone
- Specific Plan
- Project-Level Environmental Impact Report
- Annexations/Detachments from Special Districts

GENERAL PLAN | The El Dorado County General Plan sets forth the general guidelines for orderly growth and development within the County of El Dorado. At the time of narrative submittal application, the portion of the Plan Area in El Dorado County was designated Agricultural Lands and Rural Residential on the El Dorado County General Plan Land Use Diagram. The Proposed General Plan designation for the Plan Area is anticipated to be "Adopted Plan" which defers land use guidance and governance to a Specific Plan regulation.

ZONING | The El Dorado County Zoning Ordinance (Title 130 El Dorado County Code) includes all the regulatory ordinances and certain administrative ordinances of El Dorado County and establishes the standards for the enforcement of various code articles. The El Dorado County Land Development Manual (LDM) provides design standards and information regarding the development of land in the County. At the time of narrative submittal application, the portion of the Plan Area in El Dorado County is zoned Agricultural Grazing (40ac.), Rural Land (40ac.), and Rural Land (80ac.) as shown on the County Assessors records. The Proposed zoning regulation for the Plan Area is anticipated to defer land use guidance and governance to Specific Plan regulation.

THE EAST PLAN AREA Land Use Summary Table

EAST PLAN AREA		
Land Use	Gross Area (Acres)	Dwelling Units
Residential		
SF (1-4du/ac) Single Family	105.3	295
SFHD (4-7du/ac) Single Family High Density	490.2	2157
MLD (7-12du/ac) Multi-Family Low Density	46.8	337
MMD (13-20du/ac) Multi-Family Medium Density	19.3	232
MHD (20-30du/ac) Multi-Family High Density	19.5	311
Subtotal Traditional Residential	681.1	3,332
Age-Targeted Residential		
AT-SFHD (4-7 du/ac) Age-Targeted Single Family High Density	119.5	526
AT-MLD (7-12 du/ac) Age-Targeted Multi-Family Low Density	20.0	144
AT-MHD (20-30du/ac) Age-Targeted Multi-Family High Density	10.0	160
Subtotal Age-Targeted Residential	149.5	830
Mixed-Use		
MU (9-30du/ac & 0.5 FAR) Mixed-Use Village <i>(Assumes 25% Residential / 75% Commercial)</i>	32.0	144
Subtotal Mixed-Use	32.0	144
Commercial, Employment & Civic		
GC (0.5 FAR) General Commercial	10.0	
IND/OP Complex (1.0 FAR) Industrial/Office Park, UCDIR Complex	100.0	
IND/OP Research (0.5 FAR) Industrial/Office Park Research	15.0	
PQP (0.5 FAR) Public/Quasi-Public Public Schools	10.0	
Subtotal Commercial & Employment	135.0	
Parks & Open Space		
P Parks	58.4	
OS Open Space	306.6	
OS-RR Open Space Rail Road Parcels	4.5	
OS Open Space Landscape/Trail Corridor	51.4	
Subtotal Parks & Open Space	416.0	
Circulation		
Major Circulation	46.2	
Subtotal Circulation & Misc	46.2	
EAST PLAN AREA TOTAL	1,459.9	4,306
Land Use Designations and Park & Population Generation Factors are based on the El Dorado County General Plan.		

 COMMUNITY for HEALTH and INDEPENDENCE

NEXT STEPS | The Community for Health and Independence will implement an integrated Master Plan with Specific Plans in each jurisdiction. Specific Plans are anticipated to be prepared and processed within their respective areas of jurisdiction. The land area within Sacramento County (WEST PLAN AREA) is proposed to be processed through the City of Folsom (annexed to Folsom) and will comply with City of Folsom requirements and related LAFCo process. The land area within El Dorado County (EAST PLAN AREA) will be processed by El Dorado County and will comply with El Dorado County requirements. While advancing an integrated master planned community, the West Plan Area Specific Plan and the East Plan Area Specific Plan will be designed to advance the General Plan, ordinances, and objectives of each jurisdiction. To ensure a comprehensive environmental review that considers the whole of the integrated master planned community, it is anticipated that the City of Folsom and El Dorado County will coordinate and prepare a single environmental impact report.

PRELIMINARY REVIEW + PROJECT FEEDBACK | The PROJECT NARRATIVE is intended to provide an overview of the project vision and the research underlying its comprehensive and innovative design and project objectives. Preliminary review applications will be submitted with each jurisdiction and include initial project exhibits and information. After incorporating feedback received from each jurisdiction and the public during the preliminary review process, subsequent applications as required by each jurisdiction will be submitted.

PUBLIC OUTREACH PLAN + COMMUNITY INVOLVEMENT | Agency and community feedback on the development plan will be sought throughout the application process. The preliminary application will include community outreach plans to ensure early, meaningful, and transparent public outreach throughout the application process in collaboration with the City of Folsom and El Dorado County. In addition to public hearings with the respective jurisdictions, the project will also offer informal informational meetings with surrounding communities.

HOUSING DIVERSITY + REGIONAL HOUSING NEEDS ALLOCATION (RHNA) | One of the project's core goals is to promote a holistically-designed community that will accommodate seniors and individuals with disabilities, empower more independent living, foster inclusivity, and integrate healthcare and services for residents. The project proposes a diverse and vibrant mix of housing and will fill critical housing needs within both jurisdictions, including housing for seniors and individuals with special needs and physical and/or developmental disabilities. The project will also address the significant need for affordable housing in each jurisdiction and is committed to including affordable housing for all income levels. Housing opportunities attractive to working families, multi-generational families, and first-time homebuyers are also planned within the project.

FISCAL BENEFITS | With a balanced and unique land use plan, the project applicant is committed to ensuring that the project provides a net fiscal benefit to the City of Folsom and El Dorado County. The commercial and mixed-use components of the project will provide a new, significant, diversified, and sustainable retail tax and sales tax base for the City of Folsom and El Dorado County and advance local retail development policies and objectives. In addition, strategically placed industrial/office park opportunities are planned near the 200-acre UC Davis research complex that will attract additional business integration. With design and amenities focused on wellness, the project will attract retail offerings and provide a unique experience distinct from and complimentary to the existing communities and regional retail options.

COMMUNITY for HEALTH and INDEPENDENCE

The project applicant will provide the necessary improvements and funding mechanisms to ensure that the infrastructure, facilities, and services for the project are provided without a negative fiscal impact to the City of Folsom, County of El Dorado, or their existing residents. These commitments include providing privately owned and maintained facilities within certain residential communities and establishing Community Facilities Districts and other funding mechanisms to ensure adequate maintenance and services at no cost to the City of Folsom, El Dorado County, or their residents.

JOB OPPORTUNITIES + COMMUNITY BENEFIT | The UC Davis research complex is envisioned to become a world-class center for the study of healthy aging that will also create diverse employment opportunities, including professional, medical, clinical, and research opportunities and supporting nursing and administrative positions, as well as employment opportunities outside the medical field with complimentary commercial uses. The employment-generating land uses are anticipated to provide an approximately 1.5:1 jobs-to-housing ratio.

Beyond revenue and job opportunities, the Community will become a center for wellness and healthy living that will allow residents throughout the City of Folsom and El Dorado County to obtain state-of-the-art medical facilities closer to home and enjoy public parks and gathering places, interconnected trails, and green spaces, farmers markets, and unique commercial and cultural offerings.



COMMUNITY for HEALTH and INDEPENDENCE



COMMUNITY for HEALTH and INDEPENDENCE

EXPERT CONTRIBUTORS | Alphabetized by last name.

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- Heather M. Young, Ph.D., R.N., F.A.A.N.** | Professor and Dean Emerita | National Director, Betty Irene Moore Fellowship Program for Nurse Leaders and Innovators
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"I want this Project to give people the chance to live longer and healthier lives, in their own homes, and in their own communities.



COMMUNITY for HEALTH and INDEPENDENCE

ATTACHMENT 2

Local Agency Formation Commission Annexation Process and Folsom Annexation History

LAFCO Annexation Process Overview

Local Agency Formation Commission (LAFCO) is a countywide commission, required in each California county. Sacramento County LAFCO has authority over any Sphere of Influence Amendments or Annexations in Sacramento County.

The broad goals of the Commission's directive are to ensure the orderly formation of local governmental agencies, to preserve agricultural and open space lands, and to discourage urban sprawl. Commissions must, by law, create Municipal Service Reviews and Update Spheres of Influence for each independent local governmental jurisdiction within their countywide jurisdiction.

Relevant Definitions and Acronyms

- **Municipal Service Review (MSR).** Municipal Service Review is a study conducted by the commission documenting and analyzing the services in a particular geographic region or jurisdictional area pursuant to the requirements of Government Code Section 56430 and Sacramento LAFCO's adopted local policy as permitted pursuant to subsection (a)(7) of section 56430.
- **Sphere of Influence (SOI).** Sphere of Influence is a plan for the probable ultimate physical boundaries and service area of a local agency, as determined by the commission consistent with Government Code Section 56425.
- **Pre-zoning.** Prezoning is the adoption of an anticipated zoning category prior to annexation to be effective subsequent to annexation.
- **Annexation.** Annexation is the inclusion, attachment, or addition of territory to a city or district which is Governed by Government Code Section 65668.

Process/Logistics for a City to Request Sphere of Influence Amendment/Annexation

A city, a landowner, and/or registered voters can request a modification to a Sphere of Influence (SOI). Landowners can initiate this on their own without the city but at some point the city has to state whether they are in favor of the Sphere of Influence change or not.

Municipal Service Review(s) are required before a city can change/update a Sphere of Influence, one or to analyze ability to provide services now and in the future. The Municipal Service Review would accompany the Sphere of Influence application but can also be done in advance of a Sphere of Influence application. Sacramento County LAFCO has a policy that the Sphere of Influence is heard at a different meeting than the Municipal Service Review.

Sphere of Influence Amendments and Annexation are subject to the California Environmental Quality Act (CEQA).

In any Sphere of Influence Amendment, the city and county have to meet and confer. Before LAFCO can adopt a Sphere of Influence amendment, there has to be agreement/resolution between the city and the county.

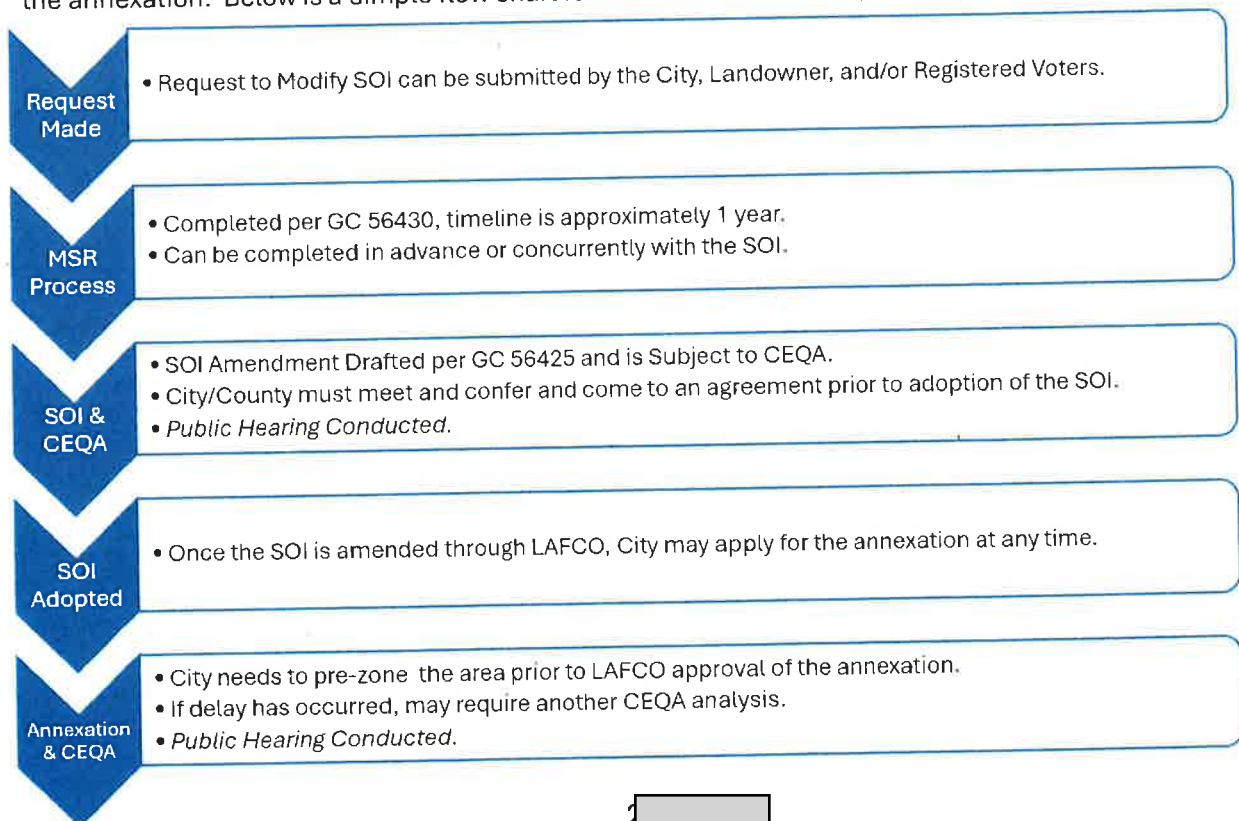
A public hearing with LAFCO is required for both Sphere of Influence requests as well as Annexation requests.

LAFCO Annexation Process Overview

LAFCO must consider the following factors in determining the Sphere of Influence of each governmental agency:

1. The maximum possible service area of the agency is based upon present and possible service capabilities of the agency.
2. The range of services the agency is providing or could provide.
3. The projected future population growth of the area.
4. The type of development occurring or planned for the area, including, but not limited to, residential, commercial, and industrial development.
5. The present and probable future service needs of the area.
6. Local governmental agencies presently providing services to such area and the present level, range and adequacy of services provided by such existing local governmental agencies.
7. The existence of social and economic interdependence and interaction between the areas within the boundaries of a local governmental agency and the area which surrounds it and which could be considered within the agency's sphere of influence.
8. The existence of agricultural preserves in the area which could be considered within the agency's sphere of influence and the effect on maintaining the physical and economic integrity of such preserves in the event that such preserves are within a sphere of influence of a local governmental agency.

LAFCO Commission may put policy conditions onto Sphere of Influence amendment that could affect annexation. Once a Sphere of Influence is amended through LAFCO, the city can apply for the Annexation at any time. The city would need to pre-zone the area prior to LAFCO's approval of the annexation. Below is a simple flow chart for the above-described process:

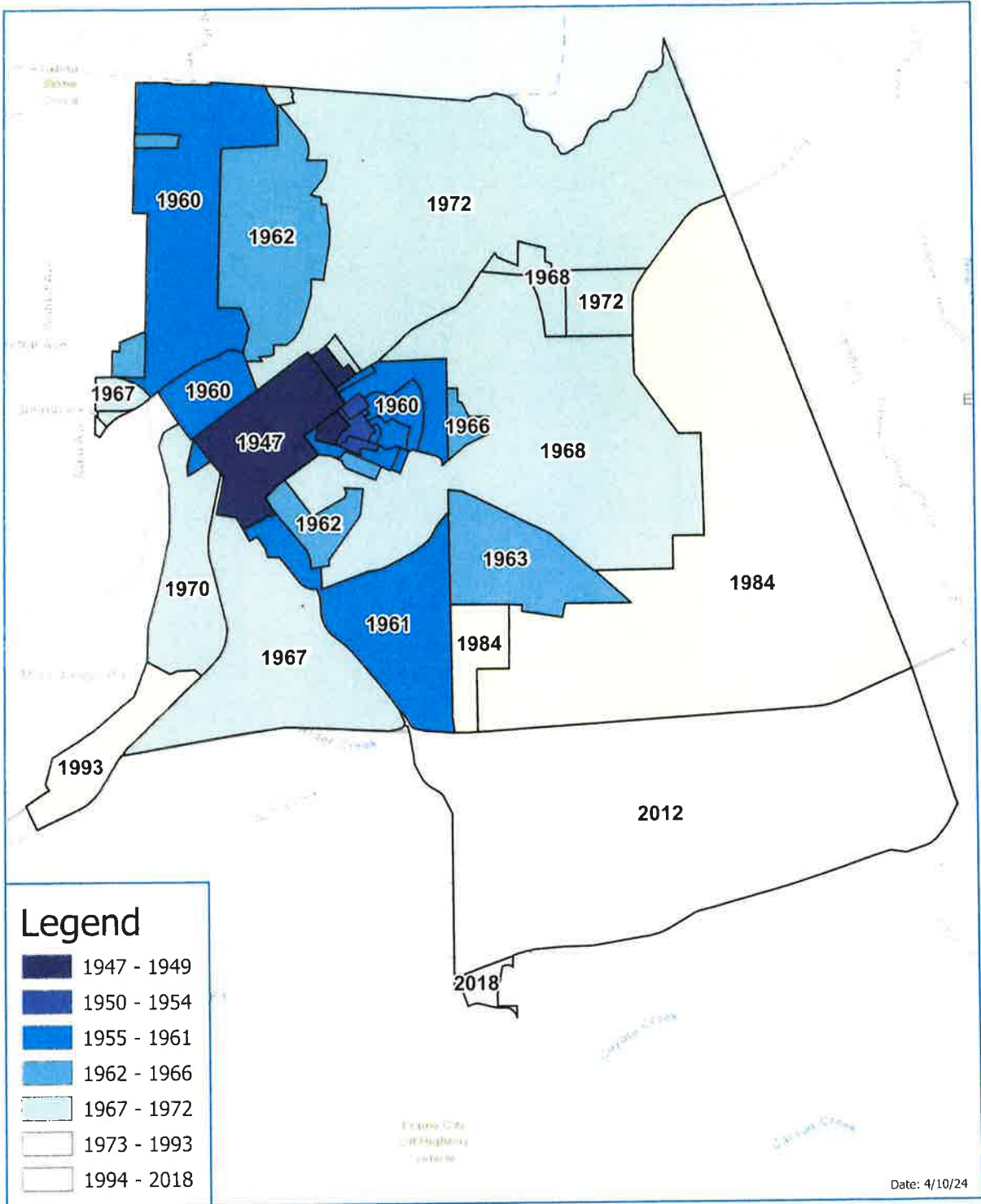


Folsom Annexation History

When Folsom incorporated in 1946, development was largely restricted to the Historic District. By 1980, 35 years later, development had expanded east and north of the Historic District on both sides of the American River and the city limits had expanded south to Highway 50. When the last General Plan was adopted in 1988, Folsom had gone through a massive expansion; the city grew from a population of 5,800 in 1970 to 23,000 in 1988 – quadrupling in size in less than 20 years. The previous 1988 General Plan guided Folsom’s continued growth for 30 years.

In 2018 with a population over 77,000 residents and city limits largely developed north of Highway 50, City Council adopted Folsom General Plan 2035 creating a blueprint for the City’s growth and development over the next 20 years. That current General Plan incorporated 3,585 acres south of Highway 50 that were annexed in 2012 in conjunction with the adoption of the Folsom Plan Area Specific Plan (after more than a decade of study, planning, analysis, and agreements). See the City’s annexation history map on the following page and the chronology for the most recent annexation south of Highway 50.

Folsom Annexation Process to Expand the Sphere of Influence South of Highway 50	
1999	City Growth and Annexation Consideration. Growth area designated in SACOG Blueprint. Discussion about whether the City or County should plan it.
2001	Sacramento LAFCO approved the City’s application to expand it’s Sphere of Influence (SOI) with the condition for a comprehensive planning process to ensure the area is efficiently served, its valuable natural resources protected, and that “piecemeal” development is avoided
2004	Measure W passed by Folsom voters with 3 primary stipulations: <ul style="list-style-type: none"> • The city must secure a new water supply for the area • Current residents not be required to pay fees for construction of new infrastructure, including schools and roads, in the new community • 30% of the gross land area be maintained as natural open space for the preservation of oak woodlands and sensitive habitat
2005	Vision/Land Planning Process Commenced (multi-year process)
2011	Folsom Plan Area Specific Plan Adopted and EIR Certified, Development Agreement Adopted
2012	Rezoning and Annexation Approved
2013	Specific Plan Refinements, Open Space Management Plan, Public facilities and Financing Plan, Design Guidelines, Specific Plan Amendments, Tentative Subdivision Maps
2015	Construction of Phase 1 Backbone Infrastructure \$250M investment in water, sewer and roadway infrastructure and improvements
2017	First residential building permits issued
2018	First residential home occupied



FOLSOM

Annexation Boundaries

City of Folsom 1947 - 2018



ATTACHMENT 3

Staff Analysis of Project Narrative Relative to Folsom Adopted Plans and Policies

Folsom General Plan Excerpts (Adopted August 2018; Amended in 2021)

FOLSOM 2035 GENERAL PLAN	
Guiding Principles	Consistent/Inconsistent/Insufficient Information
Guiding Principle #3: Promote town centers as social gathering places	<u>Insufficient Information.</u> There is not a lot of information in the proposal regarding the mixed-use village. Unlike the Folsom Town Center, which is located in the center of Folsom Ranch, the mixed-use village is located at the north end of the land use plan away from the research complex and residential development in the south. However, there is a proposed mixed-use village proposed in El Dorado County adjacent to the research complex and near the southern residential area.
Guiding Principles #6: Enhance gateways into Folsom	<u>Insufficient Information.</u> It is not clear from the proposal how this project would enhance the gateways into Folsom.
Guiding Principle #9: Provide all residents with opportunities to live an active, healthy, and green lifestyle	<u>Insufficient Information.</u> The proposal provides a great deal of information on “Blue Zones” and healthy communities. However, there is insufficient information on how this type of development would be achieved. There is much discussion this topic but few concrete details other than the land use plan.
Guiding Principle #10: Provide for a range of attractive and viable transportation options, such as bicycling, walking, rail, and transit	<u>Inconsistent/Insufficient Information.</u> A variety of transportation modes are discussed and trails and streets with bike lanes are identified. However, there is no detailed information in the proposal about how this area would be served by transit. It is outside of Sacramento Regional Transit’s current service area and based on recent discussions with RT staff the proposed BRT line for the Folsom Plan Area (FPA) is unlikely to happen any time in the near future given the lower density development in the eastern half of the FPA and the lower density development that makes up the majority of the development in this proposal.
Guiding Principle #11: Provide a range of housing choices for all generations	<u>Consistent.</u> As discussed later in this analysis, the proposed land use plan has a variety of land use designations for different housing types. Approximately 47% of the land is zoned for single-family housing. While this is higher than in the Folsom Plan Area (36%), the proposed plan has more land for multi-family development (12%) compared to the Folsom Plan Area (10%). It also proposes to have a much higher level of acreage associated with age-restricted development (12%) compared to the Folsom Plan Area (5%).

Folsom General Plan Excerpts (Adopted August 2018; Amended in 2021)

FOLSOM 2035 GENERAL PLAN	
Guiding Principle #13: Foster economic growth and diversity to become recognized as one of the smartest cities in the region	<u>Consistent/Insufficient Information.</u> The proposal includes a total of 200 acres split across the two counties to be owned by UC Davis for a research complex. If fully developed with research facilities, this could become a regional draw and support economic growth in Folsom.
Guiding Principle #14: Commit to high-quality design	<u>Insufficient Information.</u> The design of the homes and buildings is not known at this time. The land use plan itself is similar to that of the Folsom Plan Area and other master planned communities.
Guiding Principle #15: Foster a sustainable community for the next generation’s benefit	<u>Inconsistent/Insufficient Information.</u> The proposal identifies many potential development features that could benefit existing elderly residents and future generations, particularly those that have special needs. However, the proposed plan does not have many details about how it would be sustainable particularly given its location, lack of easy access to public transit, and the amount of lower-density single-family housing.
Chapter 2. Land Use Element	
Goal LU1.1 Retain and Enhance Folsom’s quality of life, unique identity, and sense of community while continuing to grow and change.	<u>Insufficient Information.</u> The “Blue Zone” concept presented in the proposal is innovative and much needed in the region given the aging population. It has the potential to enhance the quality of life for Folsom’s seniors and other residents with cognitive or neurological challenges. However, it is unclear how this conceptual annexation proposal will achieve this unique identity.
Policy LU1.1.3 Annexation and Services. Require applicants applying for annexation of lands to demonstrate the financial benefit to the City.	<u>Insufficient Information.</u> Requires detailed financial analysis to demonstrate benefit. If UC Davis owns the industrial/office park site, will it create any property tax revenue for the City? What will be the tax-sharing arrangement with Sacramento County upon annexation? Without a financial analysis it is unclear whether the project would be revenue neutral or revenue positive for the City. Regardless, the project applicant understands that no annexation will be approved that results in a loss of revenue to the City.
Policy LU1.1.5 Specific Plans. Require the adoption of specific plans for new growth areas.	<u>Consistent.</u> The applicant understands that a Specific Plan would be required

FOLSOM 2035 GENERAL PLAN	
<p>Policy LU1.1.10 Network of Open Spaces. Ensure designated open space is connected whenever feasible with the larger community and regional network of natural systems, recreational assets, and viewsheds.</p>	<p><u>Consistent/Insufficient Information.</u> The proposed project has connected trails and open space, much of it centered around Carson Creek and Deer Creek. It has a trail connection to White Rock Road/ Capital Southeast Connector and presumably to the Folsom Plan Area trail network, but it is unclear how that connection would be made given the width of the roadway there. The trails do connect to the open space in the part of the proposed development in El Dorado County.</p>
<p>Policy LU1.1.15 SACOG Blueprint Principles. Strive to adhere to the Sacramento Regional Blueprint Principles.</p>	<p><u>Inconsistent.</u> The Regional Blueprint Growth Principles include:</p> <ul style="list-style-type: none"> • Transportation Choices • Mixed-Use Developments • Compact Development • Housing Choice and Diversity • Use of Existing Assets • Quality Design • Natural Resources Conservation <p>While the proposed project has the potential to be consistent with many of the principles, there is insufficient information in the proposal about how it will ensure it achieves these principles. However, since many of the principles focus on the reduction of auto trips, this project is inconsistent with several of the principles given that it is outside the urban services boundary of Sacramento County, not served by public transit, and is not identified as a growth area in the Blueprint or the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy. In addition, the southern portion of the area below Carson Creek is still under the Williamson Act (Contract # 69-AP-016), according to the Sacramento County Assessor. That means those parcels are currently being used for agricultural or grazing purposes and have not yet begun the lengthy non-renewal process. Finally, the area is included in the County’s South Sacramento Habitat Conservation Plan.</p>

FOLSOM 2035 GENERAL PLAN	
<p>Goal LU 6.1 Allow a variety of housing types and mix of uses that provide choices for Folsom residents, create complete and livable neighborhoods, and encourage walking and biking.</p>	<p><u>Inconsistent/Insufficient Information.</u> As noted above, the proposal includes a variety of land uses that would support different housing types; however, there is a large area in the northeast area of the plan that is exclusively designated for single-family (SF) and Single-Family High Density (SFHD) with no other land uses within that area apart from two neighborhood parks. The trails system, parks and open space may encourage walking and biking within the development including the portion of the proposal that is in El Dorado County. However, outside of the project area most residents would be dependent on automobiles as this area is closest to the Capital Southeast Connector and the future "Road to the West" that would connect to Latrobe Road in El Dorado County.</p>
<p>Policy LU 6.1.1 Complete Neighborhoods. Encourage the establishment of "complete neighborhoods" that integrate schools, childcare centers, parks, shopping and employment centers, and other amenities.</p>	<p><u>Inconsistent.</u> While most of the proposed land use plan show complete neighborhoods including land for single-family, multi-family, commercial, office, mixed-use development, and parks and open space, there is a large area east of Payen Rd. (Village Parkway) and west of the Sacramento County boundary that is exclusively single-family and single-family high density without any other land uses except for two parks unlike the rest of the land use plan.</p>
<p>Policy LU 6.1.6 Senior and Convalescent Housing. Encourage the development of independent living, assisted living, and convalescent housing facilities that provide health care for seniors. Proposed facilities shall be evaluated based on the location and impacts on services and neighboring properties, and not on a density basis. Independent living facilities should be located in walkable environments to improve the health and access of residents.</p>	<p><u>Consistent/Insufficient Information.</u> The proposal is organized around the concept of "Blue Zone Communities" with community design, housing and services are organized around the needs of seniors and persons with disabilities including neuro-diverse individuals. Apart from the 168.7 acres of age-restricted development, the land use plan is similar to that of the Folsom Plan Area and other larger master plans in our region. Apart from the vision and guiding principles, the proposal lacks detailed information about how it would satisfy this City policy.</p>
<p>Policy LU 6.1.7 Residential densities in Area Plans and Specific Plans. Allow residential densities within an area plan or specific plan to vary, provided that the overall dwelling unit buildout within the plan area shall not exceed that authorized by the General Plan.</p>	<p><u>Consistent.</u> The proposed densities in the land use plan for the area are consistent with those currently allowed in the City's 2035 General Plan.</p>

FOLSOM 2035 GENERAL PLAN	
<p>Goal LU 8.1 Encourage, facilitate, and support the location of office, creative industry, technology, and industrial uses and retention of existing industry in appropriate locations.</p>	<p><u>Insufficient Information.</u> The proposal includes land for medical research facilities as well as sites for other commercial and office uses. What is not clear is how this would affect the retention of existing medical, office and retail use in Folsom, particularly in the Folsom Plan Area. It has the potential to complement those uses and provide additional land for expansion of existing businesses or new businesses. However, it is also possible that it could reduce or slow the development of subsequent phases of UC Davis’ Folsom Center for Health on East Bidwell in the Folsom Plan Area in favor of the 200-acre location to the southeast.</p>
<p>Policy LU 8.1.1 Industrial Expansion. Promote and assist in the maintenance and expansion of Folsom’s employment sector in areas where services are readily available, including: adequate water, wastewater, and storm drainage facilities as well as easy access to multiple modes of transportation.</p>	<p><u>Inconsistent.</u> While the proposal would help potentially expand Folsom’s employment sector, it does not do so in an area where services are readily available or where there is easy access to multiple modes of transportation.</p>
<p>Policy LU 8.1.3 Clusters. Encourage complementary businesses and businesses from the same industry to locate in Folsom. These business clusters will benefit from shared resources, a pool of skilled employees, secondary support industries, and concentrated marketing efforts.</p>	<p><u>Consistent.</u> The proposal identifies approximately 100 acres in the project on the Sacramento County side and an additional 100 acres on the El Dorado County side that would be owned by UC Davis for a medical research complex. This would add to the increasing concentration of health care facilities in Folsom.</p>
<p>Policy LU 8.1.5 Transit. Encourage new employment uses to locate where they can be easily served by public transit. Transit centers should be incorporated into the project, when appropriate.</p>	<p><u>Inconsistent.</u> The proposed project is located outside of Sacramento Regional Transit’s service area. Given the limited amount of development surrounding the area and the lower densities of the proposed development, it anticipated that most workers would commute by automobile.</p>
<p>Goal LU 9.1 Encourage community design that results in a distinctive, high-quality built environment with a character that creates memorable places and enriches the quality of life of Folsom’s residents.</p>	<p><u>Consistent/Insufficient Information.</u> If the Blue Zone concept is realized as proposed in the land use plan, then this could result in a community that enriches the quality of life for future Folsom residents. However, since no development partner is identified in the proposal it is not clear how the Blue Zone concept will be achieved given that the applicant is not a housing developer.</p>

FOLSOM 2035 GENERAL PLAN	
Policy LU 9.1.10 Renewable and Alternative Energy Generation Systems. Require the use of solar, wind, or other on-site renewable energy generation systems as part of the design of new planned developments.	<u>Consistent/Insufficient Information.</u> Since the California Building Code and Green Building Code require rooftop solar for new single-family homes, it is anticipated that many of the homes will be able to generate power to offset energy use. Additional opportunities for alternative energy generation may be possible but would be dependent on what individual developers propose.
Chapter 3. Mobility	Consistent/Inconsistent/Insufficient Information
Goal M 1.1 Provide a comprehensive, integrated, and connected network of transportation facilities and services for all modes of travel that also incorporates emerging transportation technologies and services to increase transportation system efficiency.	<u>Inconsistent.</u> The project depicts major arterial street connections to Empire Ranch Road and to Savannah Parkway. Savannah Parkway is intended to be a limited-access (right turns only) intersection at the Capital Southeast Connector in order to meet the Connector’s intent of being a limited access, high speed expressway. Both Savannah Parkway and Empire Ranch Road were planned and designed to meet the needs of the Folsom Plan Area and did not envision regional connections such as this. The project also shows a major east-west facility that appears to extend past the project’s western boundary but does not specify where that roadway goes or where it connects to. These impacts would need to be assessed in a traffic study and environmental impact report. Refer to the policy consistency analysis below.
Policy M 1.1.1 Complete Streets. Develop its streets to serve the needs of all users, including bicyclists, public transit users, children, seniors, persons with disabilities, pedestrians, motorists, and movers of commercial goods.	<u>Insufficient Information.</u> The proposal discusses complete streets, which would include sidewalks and bike lanes and it includes example street cross sections. However, more detailed information would be needed to ensure that complete streets are designed and built through the area.
Policy M 1.1.3 Accessibility. Strive to ensure that all streets are safe and accessible to people with limited mobility and other disabilities. New and reconstructed facilities shall meet the requirements of the Americans with Disabilities Act.	<u>Insufficient Information.</u> A critical part of the “Blue Zone” concept is for projects that serve the mobility needs of seniors and persons with disabilities. The proposal discusses this, but additional details would be needed to understand how it will achieve the policy objective here particularly if public transit is not easily available.
M 1.1.5 Connected Neighborhoods. Require the continuation of the street network between adjacent development projects to promote walkability and allow easier access for emergency vehicles.	<u>Insufficient Information.</u> Would need to review proposed subdivision plans to assess connectivity, and/or have a policy statement in a Specific Plan.

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<p>M 1.1.6 Intermodal Connections. Provide connections between modes, including bicycle and pedestrian connections to transit stops, buses that can accommodate bicycles, and park-and-ride lots.</p>	<p><u>Inconsistent/Insufficient Information.</u> While the proposal discusses multiple transportation modes, as discussed elsewhere in this analysis, there are no details about how public transit would be provided to this area or where park-and-ride lots would be located. The plan discusses that an extension of bus rapid transit (BRT) would be defined in the future, but no time frame is provided. The proposal does include information on bike lanes and a helpful cross section should Class IV and Class I bike trails.</p>
<p>M 1.1.11 Historic Southern Pacific Rail Right-of-way Facilitate use of the Southern Pacific Rail right-of-way for multi-modal transportation</p>	<p><u>Inconsistent.</u> City Council recently directed staff to renew an excursion rail license agreement with the Placerville & Sacramento Valley Railroad (PSVRR), on a portion of the Sacramento Placerville Transportation Corridor (SPTC), which runs directly through the middle of the proposed project. The proposed development is incompatible with the rail operation, and the developer should be required to install at-grade rail crossing equipment on all public street crossings of the SPTC and contribute towards the cost of a rail grade crossing or grade separation at the Capital Southeast Connector.</p>
<p>Goal M 2.1 Maintain and expand facilities and programs that encourage people to walk and bike in safety and comfort and support the lifestyle and amenities that Folsom residents value.</p>	<p><u>Insufficient Information.</u> Refer to the policy consistency analysis below.</p>
<p>Policy M'2.1.1 Pedestrian Master Plan. Maintain and implement a pedestrian master plan that guides the development of a network that links residential developments with employment centers, public open spaces, parks, schools, shopping districts, and other major destinations.</p>	<p><u>Inconsistent.</u> The Active Transportation Plan would need to be updated to incorporate this development.</p>
<p>Policy M 2.1.2 New Sidewalks. Sidewalks shall be built along all new arterial, collector, and local roads when ultimate street improvements are installed.</p>	<p><u>Insufficient information.</u> Would need to review proposed roadway cross sections for arterial and collector streets.</p>

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<p>Policy M 2.1.3 Pedestrian and Bicycle Linkages in New Development. Require developers to provide a system of sidewalks, trails, and bikeways that link all land uses, provide accessibility to parks and schools, and connect to all existing or planned external street and trail facilities.</p>	<p><u>Consistent/Insufficient information.</u> The proposal includes sidewalks, a trail system and bikeways that connect to the development on the El Dorado County side of the area as well as to the mixed-use village and proposed school sites. The proposal lacks information on how it would connect to the trail system in the Folsom Plan Area and through subsequent subdivision and Specific Plan policy.</p>
<p>Policy M 2.1.5 Bikeway Master Plan Maintain and implement a bikeway master plan that guides the development of a network that links residential developments with employment centers, public open spaces, parks, schools, shopping districts, and other major destinations.</p>	<p><u>Inconsistent.</u> The Active Transportation Plan would need to be updated to incorporate this development.</p>
<p>Policy M 2.1.6 Bicycle Facility Classifications Maintain the following classification of bicycle facilities consisting of the following: 1. Class I bikeways: separated bicycle paths. These will be the preferred bikeway, whenever feasible. 2. Class II bikeways: bike lanes. These will be required in areas where on-street parking is likely to occur and, in all collector, and arterial streets where feasible. Such areas would be in the vicinity of apartment complexes and condominium complexes. 3. Class III bikeways: bike routes. These will be required in low-traffic areas where it is safe for bicycles to share the lane with autos and a class 1 or class 2 facility is not feasible. 4. Class IV bikeways: bicycle-only paths, or "cycle tracks." These are a version of separated bicycle paths that are designed for and limited to bicycle use only and include a separation between bikeway and through traffic lanes. These will only be installed in special cases where right-of-way is constricted, or there is other significant need to provide a separate facility for bicycle use.</p>	<p><u>Insufficient information.</u> Would need to review proposed roadway cross sections for arterial and collector streets.</p>

Folsom General Plan Excerpts (Adopted August 2018; Amended in 2021)

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Policy M 2.1.10 Bicycle Parking. Require adequate short- and long-term bicycle parking for all land uses, except for single family and single-family high density residential uses	<u>Insufficient Information.</u>
Policy M 2.1.12 Trail Network. Develop a continuous, interconnected system of trails and bikeways.	<u>Insufficient information.</u>
Policy M 2.1.14 Intersections. Ensure new intersections are designed to safely accommodate pedestrians and bicyclists, along with all other transportation modes.	<u>Insufficient information.</u>
Policy M 2.1.16 Safe Routes to School. Encourage the construction of facilities and provision of programs that ensure Folsom children can walk or bike to school safely through coordination with school administration and parent organizations and participation in State and Federal grant programs.	<u>Insufficient information.</u>
Policy M 2.1.17 Pedestrian and Bicycle Overpasses. Pursue the development of pedestrian and bicycle overpasses in areas with limited connectivity, particularly to connect development north and south of Highway 50.	Not applicable to proposed development. However, the project may need to assess the need for, and potentially contribute to the cost of, a bicycle/pedestrian overcrossing of the Capital Southeast Connector.
Goal M 3.1 Support and maintain a comprehensive, safe, and integrated transit system that responds to the needs of all residents and allow frequent and convenient travel throughout the city and region.	<u>Inconsistent/Insufficient Information.</u> The proposal mentions community micro-transit and a future extension of a planned BRT line from the Folsom Plan Area. Since this area is outside of Sacramento Regional Transit’s current service area it is not clear whether RT has the capacity to serve this area with its SmarT Ride micro-transit service. In addition, as mentioned elsewhere in this analysis, RT staff have indicated that bus rapid transit or BRT is unlikely to be provided in the Folsom Plan Area particularly in the southeastern part of the route due to the low densities in the area. As a result, future extension of BRT to serve this area is unlikely. The applicant would need to prepare a transit master plan to identify transit needs and infrastructure, and connectivity to adjacent transit providers including El Dorado Transit, Sacramento Regional Transit and Paratransit.
Policy M 3.1.1 Access to Public Transit. Strive to ensure that all residents have access to safe and convenient public transit options.	<u>Insufficient information.</u>

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Policy M 3.1.2 Transit for Elderly and Persons with Disabilities. Continue to provide accessible, on-demand transit for the elderly and persons with disabilities.	<u>Insufficient information.</u>
Policy M 3.1.3 Regional Transit Connectivity. Coordinate with Sacramento Regional Transit and neighboring jurisdictions on fixed route connectivity and transfers to improve the transit system.	<u>Insufficient information.</u>
Policy M 3.1.6 “Hi-Bus” Transit Corridors. Require sufficient right-of-way for designated Hi-Bus transit corridors that connect to light rail stations, including the planned facility on Easton Valley Parkway, south of Highway 50. The City shall also evaluate the feasibility of Hi-Bus transit in designated “study corridors” and shall give priority to transit uses within the available right-of-way in those study corridors. The City shall coordinate with Regional Transit to provide services in the Hi-Bus corridors.	<u>Insufficient information.</u>
Policy M 3.1.7 Transit to Key Locations. Provide Folsom Stage Line transit stops and associated amenities at key destinations in Folsom	<u>Inconsistent.</u> Would need to prepare a transit master plan to identify transit needs and infrastructure, and connectivity to adjacent transit providers including El Dorado Transit, Sacramento Regional Transit and Paratransit.
Goal M 4.1 Ensure a safe and efficient network of streets for cars and trucks, as well as provide an adequate supply of vehicle parking.	<u>Insufficient Information.</u>

M 4.1.1 Road Network Hierarchy. Establish a hierarchy of roads consisting of the following:

1. **Freeways or limited access highways.** Such roads shall be grade separated at each intersection with another road. The major purpose of such roads is to route traffic around Folsom, with as few interruptions to the surface street system as possible. Highway 50 currently meets the definition of a freeway.
2. **Expressways.** Allow for moderate- to high-speed travel within the city. The purpose of an expressway is to carry cross-town traffic from other communities or between neighborhoods within the city. An expressway may contain some grade-separated intersections, but this type of road would mainly be a surface street. Expressways should be located to allow for controlled intersections spaced at one-half mile intervals or more. Only arterial and collector roads should intersect with an expressway.
3. **Arterial roads (or major streets).** Serve to connect neighborhoods within the city and the city with surrounding communities. Movement of people and goods, also known as “mobility,” rather than access to adjacent land uses, is the primary function of an arterial street. Arterials would normally define the boundaries of neighborhoods, not provide internal access to a neighborhood. The city has two types: 1) “major arterials”, which are typically divided four or six-lane roadways, and 2) “minor arterials,” which are typically undivided four-lane roadways.
4. **Collector (or secondary) roads.** Serve to route traffic from local streets within a residential neighborhood or a commercial area to an arterial road. Collector streets would not normally serve as “through” roads for more than one area, but would typically carry higher traffic volumes than local streets. The City has two types: 1) “major collectors,” which are typically two-lane

Inconsistent/Insufficient Information. Project includes a major road intersecting with Capital Southeast Connector at Savannah Parkway, which is designed and intended as a limited access (right turn only) intersection. Savannah Parkway is designed as a minor arterial to serve adjacent residential land uses and not to carry sub-regional traffic.

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roadways with center turn lanes, and 2) “minor collectors,” which are typically two-lane roadways without center turn lanes.
 5. Local (or tertiary) roads. Serve a portion of a neighborhood only and, together with other local roads in a neighborhood, route traffic to a collector street.

Policy M 4.1.2 Roadway Maintenance. Maintain roadways according to industry standards to provide for the safe travel for all users, including pedestrians, bicyclists, drivers, and transit vehicles. The City shall implement a pavement management plan that considers warmer temperatures, heat waves, and urban heat island effects in material selection, and emphasize preventative maintenance to reduce costs associated with frequent road surface replacement.

Policy M 4.1.3 Level of Service. Strive to achieve at least a traffic Level of Service “D” (or better) for local streets and roadways throughout the City. In designing transportation improvements, the City will prioritize use of smart technologies and innovative solutions that maximize efficiencies and safety while minimizing the physical footprint. During the course of Plan buildout, it may occur that temporarily higher Levels of Service result where roadway improvements have not been adequately phased as development proceeds. However, this situation will be minimized based on annual traffic studies and monitoring programs. Staff will report to the City Council at regular intervals via the Capital Improvement Program process for the Council to prioritize projects integral to achieving Level of Service D or better.

Not applicable to proposed development. However, the project would add miles of new roads, trails, and sidewalk facilities that would require on-going maintenance. City does not currently have staff, budget or resources to take on this additional maintenance burden.

Insufficient Information. Pending a detailed traffic impact analysis of key intersections. It should be noted that the City has adopted a Roundabout Policy that should be applied here.

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Policy M 4.1.4 Capital Southeast Connector. Support the planning and construction of the Capital Southeast Connector	<u>Inconsistent.</u> Project includes a major road intersecting with Capital Southeast Connector at Savannah Parkway, which is designed and intended as a limited access (right turn only) intersection. Project may need to be conditioned to contribute to cost of Connector project and possibly to build some of the D3b segment as a frontage improvement.
Policy M 4.1.5 Interchange Improvements. Coordinate with Caltrans in planning for and funding freeway interchange improvements and additional interchanges along Highway 50.	<u>Insufficient Information.</u> A detailed traffic analysis of the project would need to be conducted and include an assessment of traffic impacts to the Empire Ranch, and East Bidwell interchanges. It is likely that the development would have considerable impacts to both, and the developer should be assessed an impact fee to help fund improvements to both.
Policy M 4.1.7 Landscape Maintenance Assessment Agreements. Require the establishment of homeowner’s associations or landscaping and lighting districts for new developments adjacent to arterial roads to ensure that planting strips are constructed and properly maintained.	<u>Insufficient Information.</u>
Policy M 4.1.8 Energy Efficiency. Use the most energy-efficient light fixtures and technology for all traffic signals, streetlights, roads, intersections, and bicycle and pedestrian signals.	<u>Insufficient Information.</u>
Policy M 4.1.10 Traffic Calming. Continue to implement traffic calming measures in residential neighborhoods, as appropriate and in ways that accommodate emergency access vehicles.	<u>Insufficient Information.</u>
Goal M 7.1 Provide sufficient funding to construct, maintain, and operate transportation facilities and services needed to achieve the City’s mobility goals.	<u>Refer</u> to policy consistency analysis below.
Policy M 7.1.1 New Development. Require new development to contribute towards the construction of offsite facilities and provision of services to achieve the City’s mobility goals.	<u>Insufficient Information.</u> The applicant understands that any development in this area would be required to contribute to off-site facilities and construct backbone infrastructure to meet the City’s mobility goals, mitigate traffic impacts, and pay fair share towards projects in the City CIP.

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Policy M 7.1.2 Fair Share for Transportation Infrastructure Improvements. Require all new development to dedicate rights-of-way, construct facilities, or pay its fair share for needed transportation infrastructure improvements that support all travel modes, including pedestrian, bicycle, and transit facilities, roadway improvements, and ITS and transportation demand management (TDM) programs and services.	<u>Insufficient Information.</u> The applicant understands that any development in this area would be required to dedicate ROW, construct facilities, or contribute to backbone infrastructure improvements. For example, this could include contributions to construction of the Empire Ranch interchange at US Highway 50, mitigate traffic impacts, and pay fair share towards projects in City CIP the City CIP.
Chapter 4. Economic Prosperity	Consistent/Inconsistent/Insufficient Information
Goal EP 2.1 Support efforts to increase employment in Folsom by encouraging the retention, attraction, and expansion of private sector businesses.	<u>Consistent.</u> Refer to the policy consistency analysis below.
Policy EP 2.1.1 New Employment. Encourage professional, research and development, industrial, and office employers to locate in Folsom to provide more job opportunities for Folsom residents.	<u>Consistent.</u> The proposal includes 115 acres of land, of which 100 acres would be owned by UC Davis, for a medical research complex and office parks. Given the large amount of land dedicated to these uses, it is anticipated that this would provide a significant number of job opportunities to Folsom residents as well as those elsewhere in Sacramento and El Dorado County.
Goal EP 3.2 Provide opportunities for expansion of businesses by ensuring the availability of suitable sites, appropriate zoning, and access to infrastructure and amenities.	<u>Consistent.</u> Refer to the policy consistency analysis below.
Policy EP 3.2.1 Land Supply Inventory. Maintain an adequate land supply and facilitate preparation of buildable, ready-to-develop sites to meet projected employment and retail land demand. This shall include identifying a large site for the development of corporate headquarters.	<u>Consistent.</u> This would increase Folsom’s supply of land available for both major employers and shopping. As noted above, the proposal includes 115 acres of land designated for medical research and office park uses as well as 30 acres for a lifestyle center with shopping, restaurants, and other retail.
Chapter 5. Housing	Consistent/Inconsistent/Insufficient Information
Goal H-1 To provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.

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Policy H-1.1 Sufficient Land for Housing. The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City’s regional share of housing.	<u>Inconsistent/Insufficient Information.</u> The project does provide additional land for housing development. However, there are two issues of concern: First, any annexation will likely lead to an additional increase in the City’s share of the Regional Housing Need Allocation (RHNA). Second, to satisfy the RHNA, the City needs more multi-family zoned land and less single-family zoned land. This land use plan does not do that.
Policy H-1.3 Multi-family Housing Densities. The City shall encourage home builders to develop their projects on multi-family-designated land at the high end of the applicable density range.	<u>Insufficient Information.</u> The City will continue to encourage this; however, it is worth noting that the City is working with the landowners in the Folsom Plan Area to increase densities in the Town Center area beyond 30 du/ac. This proposal has a maximum density for multi-family development at 30 du/ac.
Goal H-3 To facilitate affordable housing opportunities to serve the needs of people at all income levels who live and work in the community.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.
Policy H-3.2 Inclusionary Housing. The City shall continue to require inclusionary housing on all new for-sale units. The City may also consider inclusionary housing as a community benefit for non-City-initiated General Plan and/or Specific Plan amendments that result in rental housing.	<u>Insufficient Information.</u> While the project will be subject to the City’s inclusionary housing ordinance and related development agreements, it is not clear whether this housing will be built or whether developers will pay in-lieu fees to the City as most developers have done in the Folsom Plan Area.
Policy H-3.8 Development Agreements. Where appropriate, the City shall use development agreements to assist housing developers in complying with City affordable housing goals.	<u>Consistent.</u> The applicant understands that they will be subject to development agreements related to inclusionary housing.
Goal H-5 To provide a range of housing services for Folsom residents with special needs, including seniors, persons with disabilities, single parents, large families, the homeless, and residents with extremely low incomes.	<u>Consistent/Insufficient Information.</u> Refer to the policy consistency analysis below.
Policy H-5.1 Affordable Housing for Seniors and Persons with Disabilities. The City shall strive to ensure adequate and affordable housing for seniors and persons with disabilities, particularly in areas near public transportation, shopping, medical, and other essential services and facilities.	<u>Insufficient Information.</u> No affordable housing plan was included with the proposal. The proposal would be subject to the City’s inclusionary housing ordinance, but it is not clear whether developers would pay in-lieu fees or build affordable units.

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Policy H-5.2 Support Service for Seniors. The City shall encourage community service and support activities that increase the ability of seniors to remain in their homes.	<u>Consistent/Insufficient Information.</u> The proposal is focused development that would allow seniors to remain in their homes rather than have to move out to special care facilities. More details are needed to understand how this will be accomplished.
Policy H-5.3 Accessibility for Persons with Disabilities. The City shall encourage private efforts to remove physical barriers and improve accessibility for housing units and residential neighborhoods to meet the needs of persons with disabilities.	<u>Consistent/Insufficient Information.</u> The proposal is focused on development to serve the needs of seniors and persons with disabilities. More details are needed to understand how this will be accomplished.
Goal H-6 To ensure equal housing opportunities for all Folsom residents regardless race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.
Policy H-6.3 Balance of Housing Types. The City shall encourage residential projects affordable to a mix of household incomes and disperse affordable housing projects throughout the city, including the Folsom Plan Area, to achieve a balance of housing in all neighborhoods and communities.	<u>Insufficient Information.</u> There is no detailed information about housing affordability levels. Housing prices and rents will be determined by the market. The plan does not include any sites for deed-restricted affordable housing though there is acreage set aside for age-restricted development.
Goal H-7 To reduce greenhouse gas emissions and promote energy conservation in residential development.	<u>Inconsistent/Insufficient Information.</u> Refer to the policy consistency analysis below.
Policy H-7.2 Smart Growth. The City shall encourage “smart growth” that accommodates higher density residential uses near transit, bicycle-, and pedestrian-friendly areas of the city that encourage and facilitate the conservation of resources by reducing the need for automobile use.	<u>Inconsistent.</u> The project is likely to lead to greater automobile use given its location at the edge of Sacramento County and the predominance of lower density development proposed near White Rock Road.
Chapter 6. Natural And Cultural Resources	Consistent/Inconsistent/Insufficient Information
Goal NCR 3.2 Improve the sustainability of the community through continued local efforts to reduce GHG emissions.	<u>Inconsistent.</u> Refer to the policy consistency analysis below.

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<p>NCR 3.1.3 Reduce Vehicle Miles Traveled. Encourage efforts to reduce the amount of vehicle miles traveled (VMT). These efforts could include encouraging mixed-use development promoting a jobs/housing balance, and encouraging alternative transportation such as walking, cycling, and public transit.</p>	<p><u>Inconsistent.</u> Given the proposal’s location at the eastern edge of Sacramento County and its distance from existing shopping centers, services and jobs in Folsom and El Dorado Hills, it is unlikely that the project will reduce VMT. Based on previous analyses from SACOG, the further projects are from established areas, the higher the VMT.</p>
<p>NCR 3.2.3 Greenhouse Gas Reduction in New Development. Reduce greenhouse gas emissions from new development by encouraging development that lowers vehicle miles traveled (VMT), and discouraging auto-dependent sprawl and dependence on the private automobile; promoting development that is compact, mixed-use, pedestrian friendly, and transit oriented; promoting energy-efficient building design and site planning; improving the jobs/housing ratio; and other methods of reducing emissions while maintaining the balance of housing types Folsom is known for.</p>	<p><u>Inconsistent.</u> Though the proposal includes a variety of land uses, the location and distance from existing public transit make it very likely that residents and employees in the new area will be dependent on private automobile use. As a result, the project is likely to increase greenhouse gas emissions.</p>
<p>Chapter 7. Public Facilities And Services</p>	<p>Consistent/Inconsistent/Insufficient Information</p>
<p>Goal PFS 2.1 Provide for the educational and literacy needs of Folsom residents.</p>	<p><u>Consistent/Insufficient Information.</u> Refer to the policy consistency analysis below.</p>
<p>Policy PFS 2.1.2 School Capacity and Development. If a new development will not contain a school site, the City shall require applicants of new development to show that a school site has been dedicated, a school site will be dedicated, or a school already exists with capacity to serve the project.</p>	<p>Consistent/Insufficient Information. The proposal includes sites for an elementary school and middle school, which would be dedicated to the school district. However, it is unclear whether the high school planned for the Folsom Ranch (aka Folsom Plan Area) would have sufficient capacity to accommodate high school students from this area. Additional analysis would be required.</p>
<p>Goal PFS 3.1 Maintain the City’s water system to meet the needs of existing and future development while improving water system efficiency.</p>	<p><u>Insufficient Information.</u> Refer to the policy consistency analysis below.</p>
<p>Policy PFS 3.1.7 Water Supply. Provide an adequate supply of water for all users in Folsom now and in the future.</p>	<p><u>Insufficient Information.</u> The proposal does not identify a source of water for the development. Additional information is required.</p>
<p>Goal PFS 5.1 Ensure adequate flood control and stormwater drainage.</p>	<p><u>Insufficient Information.</u> Developer would need to prepare a drainage study of the site for City review.</p>

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Policy PFS 5.1.1 Maintain Adequate Storm Drainage. Develop and maintain an adequate storm drainage system.	
Policy PFS 5.1.3 Urban Runoff. Strive to reduce the amount of urban runoff and seek to capture and treat runoff before it enters streams, lakes, and rivers, applicable only to new development.	<u>Insufficient Information.</u>
Policy PFS 5.1.4 Green Stormwater Infrastructure. Encourage “green infrastructure” design and Low Impact Development (LID) techniques for stormwater facilities (i.e., using vegetation and soil to manage stormwater) to preserve and create open space and improve runoff water quality.	<u>Insufficient Information.</u>
Goal PFS 6.1 Maintain a high level of police service as new development occurs to protect residents, visitors, and property.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.
Policy PFS 6.1.1 Adequate Facilities. Strive to provide law enforcement facilities, equipment and vehicles, and services to adequately meet the needs of existing and future development.	<u>Insufficient Information.</u> The proposal identifies the location for emergency services in the mixed-use village, but there is no information on how this would be provided and funded. The area is currently served by the Sacramento County Sheriff and would need to be brought into the City’s police services area.
Goal PFS 7.1 Prevent loss of life, injury, and property due to wildland and structural fires, while ensuring an adequate level of fire protection service is maintained for all.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.
Policy PFS 7.1.1 Adequate Facilities and Services. Strive to provide fire department facilities, equipment and vehicles, and services to adequately meet the needs of existing and future development.	<u>Insufficient Information.</u> The proposal identifies the location for emergency services in the mixed-use village, but there is no information on how this would be provided or funded. It is important to note that this area would need to be annexed into the City of Folsom’s fire service area as it is currently in Metro Fire’s jurisdiction.
Policy PFS 7.1.8 New Development. Require that new development provides all necessary water service, fire hydrants, and roads consistent with Fire Department standards.	<u>Consistent.</u> The applicant understands that any development in this area would be required to meet City Fire Department standards.
Goal PFS 9.1: Reduce the amount of waste entering regional landfills through an effective waste management program.	<u>Inconsistent.</u> Project would generate additional waste and recyclables that will increase burden on regional landfill.

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Policy PFS 9.1.2 Waste Reduction. Support efforts to reduce the amount of waste disposed of in landfills through reusing, reducing, and recycling solid waste; and using conversion technology if appropriate.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.
Policy PFS 9.1.3 Recycling Target. Support efforts to achieve a citywide disposal rate of 1.5 pounds per person per day, exceeding statewide target of 2.7 pounds per person per day by 2035.	<u>Insufficient Information.</u>
Policy PFS 9.1.4 Composting. Provide green waste collection and offer compost education to divert organic material from local landfills.	<u>Insufficient Information.</u> Project would burden existing city services and as such should be assessed the cost of new collection vehicles, drivers, and operational costs. Cross-jurisdictional service agreement will also be required due to project crossing County line.
Chapter 8. Parks And Recreation	Consistent/Inconsistent/Insufficient Information
Goal PR 1.1 Develop and maintain quality parks that support the diverse needs of the community.	<u>Consistent/Insufficient Information.</u> While the proposal discusses parks to serve the needs of seniors and those with special needs, the proposal lacks details on the type of parks and amenities that would be provided in each park.
Policy PR1.1.1 Parks and Recreation Master Plan - Maintain and continue to implement a Parks and Recreation Master Plan to carry out the goals and policies of this General Plan.	<u>Inconsistent.</u> The project is not identified in the Parks and Recreation Master Plan.
Policy PR 1.1.4 Park Acreage Service Level Goal. Strive to develop and maintain a minimum of five acres of neighborhood and community parks and other recreational facilities/sites per 1,000 population.	<u>Consistent.</u> The 56.6 acres of parkland proposed in the land use plan is generally consistent with the City service level goal of 5 acres per thousand residents based on the persons per household calculations used in the Folsom Plan Area Specific Plan (FPASP, Table 9-3 on p. 9-9).
Policy PR 1.1.5 Bicycle and Pedestrian Plan Consistency Require parks and recreation facilities be consistent with Folsom’s Bikeway Master Plan and Pedestrian Master Plan and connect to the bikeway system whenever possible.	<u>Inconsistent.</u> The project is not identified in the Active Transportation Plan.

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Policy PR 1.1.7 Universal Access. Require new parks and open spaces be easily accessible to the public, including providing disabled access.	<u>Consistent/Insufficient Information.</u> The focus of the proposal is about providing accessible development, parks and open spaces to seniors and persons with disabilities. The proposal mentions that “Park features and playgrounds will be designed to meet the universal needs of an age, physically, a neurologically diverse population.” However, more information is needed on how these parks would be paid for, how they would be maintained, and whether all or just a few parks will serve the needs of the population described above.
Policy PR 1.1.12 Neighborhood Parks. Strive to ensure all neighborhoods, new and established, have parks that serve as community focal points.	<u>Consistent/Insufficient Information.</u> There are multiple parks in the land use plans including 3 neighborhood parks and 5 other larger parks. However, parks do not appear to be equally dispersed throughout the plan area. Additional information is needed on the location, size, and funding sources for the parks.
Policy PR 1.1.14 Parkways. Encourage the development of parkways and greenbelts to connect the citywide parks system.	<u>Inconsistent/Insufficient Information.</u> The land use plan includes landscape and trail corridors that connect to the open space area within the area. Though these parkways and corridors connect to open space and trail in the adjacent development in El Dorado County it is not clear how these will connect to those in the Folsom Plan Area and the project is lacking parkways in the north-south direction.
Policy PR 1.1.15 Repair and Maintenance Maintain all facilities and equipment to ensure that State and industry safety standards and guidelines are met. The City shall monitor, repair, and replace facilities and equipment as needed.	<u>Insufficient Information.</u> No information is provided about park maintenance responsibility. Responsibility, standards for maintenance, and funding would need to be identified.
Policy PR 1.1.16 Alternative Funding Sources Develop programs to identify and attain alternative sources of funding for the acquisition, development, and renovation of parklands and financing of recreation programs.	No information is provided about park plans or development responsibility. Responsibility, standards, and funding would need to be identified.
Goal PR 2.1 Develop, maintain, and implement quality recreation activities that meet the diverse needs of the community.	Recreation programming is not identified.

Folsom General Plan Excerpts (Adopted August 2018; Amended in 2021)

FOLSOM 2035 GENERAL PLAN	
Policy PR 2.1.1 Diversity of Users Provide recreation programming, special events and venues, and educational opportunities that honor, interpret, and celebrate the diversity, history, cultural heritage, and traditions of Folsom.	<u>Insufficient Information</u> . Project has insufficient details to determine if “universal needs of an age, physically, and neurologically diverse population” are met here.
Goal PR 3.1 Encourage community members and organizations to participate in the planning, development, and maintenance of recreation facilities and programs.	<u>Insufficient Information</u> . Project does not identify any community engagement for the planning and development of park and recreation facilities.
Policy PR 4.1.2 School Cooperation Strive to maintain a joint use arrangement of park and school facilities with the Folsom Cordova Unified School District.	<u>Inconsistent/Insufficient Information</u> . Project does not identify any cooperation between the City and the school district in planning of park facilities.
Policy PR 4.1.4 Connections Coordinate with Sacramento Regional Transit and the State Department of Parks and Recreation on establishing trail linkages from light rail stations in Folsom to Lake Natoma, Folsom Lake, and the American River Parkway.	<u>Inconsistent</u> . Regional trail connections are not considered in the project.
Chapter 9. Safety And Noise	Consistent/Inconsistent/Insufficient Information
Goal SN 4.1 Minimize the adverse impacts resulting from wildfires.	<u>Consistent/Insufficient Information</u> . The area proposed for annexation is within a Moderate Fire Hazard Severity Zone according to CAL FIRE (June 2023). While the project will be required to meet all City Fire Department standards, few details are mentioned regarding fire protection from wildfires. More information will be required.
Goal SN 6.1 Protect the citizens of Folsom from the harmful effects of exposure to excessive noise and to protect the economic base of Folsom by preventing the encroachment of incompatible land uses within areas affected by existing noise-producing uses.	<u>Consistent/Insufficient Information</u> . The land use plan includes compatible land uses. The two major sources of noise in the area include the Capital Southeast Connector (White Rock Road) when completed and the railroad tracks where the Placerville-Sacramento Valley Railroad Operates excursion rail on occasional weekends and holidays. Development adjacent to those noise sources may be required to mitigate the effects of that noise.

Community West Review for Compliance with Measure W (Voter Ballot Measure Passed in 2004)

<p>MEASURE W Folsom voters overwhelmingly approved Measure W in 2004, approving the city’s annexation of the Folsom Plan Area and detailing conditions for development. This new community adheres to Measure W requirements that stipulated:</p>	<p>Consistent/Inconsistent/Insufficient Information</p>
<p>Water Supply. Identify and secure the source of water supply(ies) to serve the Area. This new water supply shall not cause a reduction in the water supplies designated to serve existing water users north of Highway 50 and the new water supply shall not be paid for by Folsom residents north of Highway 50.</p>	<p><u>Insufficient Information.</u> The applicant has not yet identified water source(s) for their project. The area is currently outside of the City of Folsom’s water service area boundary and has not been evaluated. Based on the City’s 2020 Urban Water Management Plan, the City anticipates water use to be approximately 25,520 acre-feet annually at build-out (assumed to occur by year 2045). Total surface water supplies available to the City under existing contracts total 34,000 acre-feet annually. The results in approximately 8,480 acre-feet of unused surface water supplies available to the water users north of Highway 50 under Measure W. Staff is not aware of whether the El Dorado Irrigation District (EID) or other water purveyors have sufficient supplies to serve the project.</p>
<p>Transportation. An infrastructure funding and phasing plan for the construction of roadways and transportation improvements that are necessary to mitigate traffic impacts caused by any development of the Area. The infrastructure funding and phasing plan shall identify the timing for construction of all transportation improvements, including any required improvements along the Highway 50 corridor, and the timing of the construction of those improvements shall be tied to the anticipated rate of growth and associated traffic impacts. Folsom residents north of Highway 50 shall not be required to pay fees for the construction of any new transportation improvements required to serve the Area.</p>	<p><u>Insufficient Information.</u> The proposal identifies the use of existing and planned Highway 50 interchanges and the use of the White Rock Road/Capital Southeast Connector as well as the development of new streets, trails, transit, and intersection traffic controls. However, no infrastructure financing plan has been prepared at this point.</p>
<p>Open Space. Measure W required 30 percent of the area to be maintained as natural open space to preserve oak woodlands and sensitive habitat areas. Natural open space shall not include active parks sites, residential yard areas, golf courses, parking lots, and their associated landscaping.</p>	<p><u>Inconsistent.</u> The proposal includes approximately 20 percent open space (283 acres of open space out of a total development area of 1,416.32 acres).</p>

Community West Review for Compliance with Measure W (Voter Ballot Measure Passed in 2004)

<p>MEASURE W Folsom voters overwhelmingly approved Measure W in 2004, approving the city's annexation of the Folsom Plan Area and detailing conditions for development. This new community adheres to Measure W requirements that stipulated:</p>	<p>Consistent/Inconsistent/Insufficient Information</p>
<p>Schools. Submission of a plan to the Folsom Cordova Unified School District providing for the funding and construction of all necessary school facilities for the Area, so that Folsom residents north of Highway 50 are not required to pay for the construction of new school facilities serving the Area and existing schools are not overcrowded by development in the Area.</p>	<p><u>Insufficient Information.</u> The plan identifies locations for an elementary school and a middle school, but no additional information is provided. There is no plan for a high school. Further coordination with Folsom Cordova Unified School District would be required.</p>
<p>Development Plan. Adoption of a General Plan Amendment by the City Council to serve as the blueprint for development in the Area. The General Plan Amendment for this Area shall only be adopted after the completion and certification of an Environmental Impact Report. The environmental review shall include an evaluation of cultural, archaeological, and prehistoric resources.</p>	

Community West Review for Compliance with Measure W (Voter Ballot Measure Passed in 2004)

<p>FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Planning Principles On June 28, 2011, the City Council adopted the Folsom Plan Area Specific Plan (FPASP), which included six key planning principles along with goals and objectives for each chapter. This analysis evaluates the proposed project for consistency with the FPASP Planning Principles.</p>	<p>Consistent/Inconsistent/Insufficient Information</p>
<p>Planning Principle 1 – Comprehensively Planned Community Create a well-integrated, comprehensively planned community.</p>	<p><u>Consistent.</u> The proposed land use plan includes a variety of land uses at different densities and intensities. It also includes land for a major job center as well as areas age-restricted restricted housing.</p>
<p>Planning Principle 2 – Enhancing the Natural Environment Preserve and protect the natural habitat within open space areas that also provides opportunities for recreation and enjoyment.</p>	<p><u>Inconsistent.</u> The area proposed for annexation and future development is within the County’s South Sacramento Habitat Conservation Plan Area (See attached map of the South Sacramento Habitat Conservation Plan Area). This area is meant for habitat conservation. While the proposed land use plan includes approximately 57 acres of parks and 283 acres of open space including trails oriented around Carson Creek and the Placerville-Sacramento Valley Railroad Rail Corridor, it conflicts with the County’s habitat conservation plan for the area.</p>
<p>Planning Principle 3 - Mix of Compatible Land Uses: Provide a variety of residential and commercial land uses, public facilities, parks and open spaces</p>	<p><u>Consistent.</u> As proposed the project includes a variety of land uses all of which are compatible with each other.</p>

<p>FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Planning Principles On June 28, 2011, the City Council adopted the Folsom Plan Area Specific Plan (FPASP), which included six key planning principles along with goals and objectives for each chapter. This analysis evaluates the proposed project for consistency with the FPASP Planning Principles.</p>	<p>Consistent/Inconsistent/Insufficient Information</p>
<p>Planning Principle 4 - Transportation Options: Provide a public transportation system; a network of “Complete Streets” with bike lanes, sidewalks, and transit stops; and a Comprehensive system of Class I bike paths, sidewalks and pedestrian paths.</p>	<p><u>Inconsistent/Insufficient Information.</u> There is very little information about public transit service for this area. While the Folsom Plan Area Specific Plan (FPASP) identifies a Bus Rapid Transit (BRT) line that would go down Payen Road (refer to Figure 7.29 – Transit Corridor Plan in the (FPASP) to the project area, recent discussions with Sacramento Regional Transit staff indicate that there is no funding source and no timeline for the BRT line. Furthermore, RT staff have indicated that the low-density development in the southeast part of the Folsom Plan Area would likely make a BRT line uncompetitive for federal funding. The proposal includes Guiding Principle D2.3 about how public transportation should be integrated, convenient and accessible, but there is no information in the plan that shows how that principal will be achieved.</p> <p>The proposed plan does include Class I bike lanes along with pedestrian trails and sidewalks along with Class II, III and IV bike lanes. Neighborhood electric vehicles (NEVs), autonomous vehicles, and micro-transit are also discussed, but few details are provided regarding locations, funding, and service providers.</p> <p>The lack of detailed information on transit and the project’s location at the edge of the county have raised concerns by SACOG and others that the project could result in an increase in Vehicle Miles Traveled (VMT).</p>

Planning Principle 5 - Compact Development:

Provide compact walkable neighborhood development form, with vibrant, pedestrian-oriented centers and gathering places that are consistent with Smart Growth principles.

Inconsistent/Insufficient Information. The proposed land use plan identifies Mixed-Use Village south of White Rock Road and east of Payen Road with approximately 24 acres. The density range is 9 to 30 du/ac similar to that of the Folsom Plan Area’s Town Center. However, unlike the Town Center, the proposed Mixed-Use Village is located at the northeastern edge of the project far from the major employment center unlike the FPA Town Center, which is in the center of the project area and close to the major employment centers.

With regard to the proposed project’s compatibility with Smart Growth principles, the Environmental Protection Agency (EPA) lists 10 key principles of smart growth. These include:

1. Mix of land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable communities
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development toward existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair and cost-effective
10. Encourage community and stakeholder collaboration in development decisions

The proposed land use plan addresses many of these principles; however, since it directs growth into previously undeveloped areas south of White Rock Road, the project is not consistent with smart growth principle #7. The area is also within the County’s South Sacramento Habitat Conservation Plan boundary, which means the project may be in conflict with principle #6. It is also outside of Sacramento Regional Transit’s service area for public transit, which may compromise the project’s ability to meet principle #8.

<p>FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Planning Principles On June 28, 2011, the City Council adopted the Folsom Plan Area Specific Plan (FPASP), which included six key planning principles along with goals and objectives for each chapter. This analysis evaluates the proposed project for consistency with the FPASP Planning Principles.</p>	<p>Consistent/Inconsistent/Insufficient Information</p>
<p>Planning Principle 6 - Sustainable Design: Make use of sustainable design practices intended to reduce greenhouse gas emissions, reduce water consumption, and energy use, and preserve valuable natural resources.</p>	<p><u>Inconsistent/Insufficient Information.</u> While there is insufficient information to do a comprehensive evaluation of this principle, the relatively low densities of the project coupled with its remote location at the edge of Sacramento County as well as the amount of single-family development proposed, it is unlikely that the project would be able to reduce greenhouse gas emissions or water consumption compared to a higher density project closer to existing transit and services.</p>

Community West Review for Compliance with Measure W (Voter Ballot Measure Passed in 2004)

FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation	Consistent/Inconsistent/Insufficient Information
CIRCULATION OBJECTIVES AND POLICIES	
Objective 7.1: Consistent with the California Completed Streets Act of 2008 and the Sustainable Communities and Climate Protection Act (SB 375), create a safe and efficient circulation system for all modes of travel.	Insufficient information: need to see typical street sections to assess consistency. The Village Parkway 2 cross section shown on page 45 of the Project Narrative is consistent with the Complete Streets Act but the remaining street types need to be assessed as well.
Objective 7.2: Provide parallel vehicular capacity to Highway 50.	Not applicable to this project, although the project will impact the Capital Southeast Connector, which is the parallel capacity for Highway 50, and as such will likely need to pay a fair share contribution towards that facility.
Objective 7.3: Encourage non-vehicular travel options by providing sidewalks, trails and bikeway connectivity between neighborhoods and destination points.	Insufficient information. The Village Parkway 2 and Class I Railroad Trail cross sections shown in the project narrative feature sidewalks and trails, but the remaining street types also need to be assessed for consistency.
Objective 7.4: Consistent with the California Global Warming Solutions Act of 2006 (AB 32) and the FPASP Operation Air Quality Plan, improve Plan Area air quality by reducing vehicle miles traveled (VMT) through innovative site design and the inclusion of a regional transit corridor.	Consistent; the project appears to feature a mix of residential and non-residential land uses designed to minimize long-distance vehicular travel, and is geared towards an older residential population, which tends to have lower vehicle utilization overall.
Policy 7.1: The roadway network in the Plan Area shall be organized in a grid-like pattern of streets and blocks, except where topography and natural features make it infeasible, for the majority of the Plan Area in order to create neighborhoods that encourage walking, biking, public transit and other alternative modes of transportation.	Consistent. The project narrative depicts grid-like street patterns in the mixed-use areas of the development. Guiding Principle D2.4 on Page 24 of the Project Narrative states that the roadway network should utilize a grid-like pattern.
Policy 7.2: Circulation within the Plan Area shall be ADA accessible and minimize barriers to access by pedestrians, the disabled, seniors and bicyclists. Physical barriers such as walls, berms, and landscaping that separate residential and nonresidential uses and impede bicycle or pedestrian access or circulation shall be minimized.	Consistent. Guiding Principle D4.2 on Page 26 of the Project Narrative states that the project will be designed to promote accessibility. Guiding Principle D2.3 on page 24 of the Project Narrative also states that public transportation should be accessible.
Policy 7.3: The Plan Area shall apply for permanent membership in the 50 Corridor TMA. Funding to be provided by a Community Facilities District or other non-revocable funding mechanism.	Insufficient information.

Community West Review for Compliance with Measure W (Voter Ballot Measure Passed in 2004)

FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation	Consistent/Inconsistent/Insufficient Information
Policy 7.4: Submit a General Plan Amendment to the city to modify General Plan Policy 17.17 regarding Traffic Level of Service 'C'. This level of service may not be achieved throughout the entire Plan Area at buildout.	Not applicable.
ROADWAY CLASSIFICATION OBJECTIVES AND POLICIES	
Objective 7.5: Provide multiple and direct street routing based on a traditional rectilinear both macro- and micro-level grid patterns of street in the town center, mixed use neighborhood centers, multi-family residential neighborhoods and single-family high density residential neighborhoods.	Consistent. The project narrative depicts grid-like street patterns in the mixed-use areas of the development. Guiding Principle D2.4 on Page 24 of the Project Narrative states that the roadway network should utilize a grid-like pattern.
Objective 7.6: Limit street widths to the minimum required by the FMC and avoid backing homes on to low traffic volume collector streets.	Insufficient information.
Objective 7.7: Minimize the need for soundwalls by locating arterial and collector streets adjacent to open space, public facilities, and commercial uses where feasible	Insufficient information/Inconsistent. Preliminary site plan shows residential areas adjacent to arterial and collector streets but lacks sufficient detail to determine if soundwalls will be necessary.
Policy 7.5: A framework of arterial and collector roadways shall be developed that accommodate Plan Area traffic while accommodating through-traffic demands to be adjoining city areas.	Consistent.
Policy 7.6: Major and minor arterials, collectors, and minor collectors shall be provided with sidewalks that safely separate pedestrians from vehicular traffic and class II bicycle lanes that encourage transportation choices within the Plan Area.	Insufficient information: need to see typical street sections to assess consistency. The Village Parkway 2 cross section shown on page 45 of the Project Narrative depicts sidewalks but the remaining streets types need to be assessed as well.
Policy 7.7: Traffic calming measures shall be utilized, where appropriate, to minimize neighborhood cut-through traffic and excessive speeds in residential neighborhoods. Roundabouts and traffic circles shall be considered on low volume neighborhood streets as an alternative to four-way stops or where traffic signals will be required at project build-out. Traffic calming features included in the City of Folsom’s Neighborhood Traffic Management Program Guidelines (NTMP) may also be utilized in the Plan Area.	Insufficient information. The Project Narrative does not identify intersections that are anticipated to have traffic controls, and does not mention if traffic controls will be consistent with City roundabout policies.

Community West Review for Compliance with Measure W (Voter Ballot Measure Passed in 2004)

FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation	Consistent/Inconsistent/Insufficient Information
<p>Policy 7.8: Roadway improvements shall be constructed to coincide with the demands of new development, as required to satisfy city minimum level of service standards.</p>	<p>Insufficient information. A detailed traffic analysis is necessary to determine potential traffic impacts and level of service issues.</p>
<p>Policy 7.8A: Concurrent with development of the SP-RC and SP-CC parcels located at the intersection of East Bidwell Street and Alder Creek Parkway, the following roadway improvements will be constructed:</p> <ul style="list-style-type: none"> • Alder Creek Pkwy from Prairie City Rd to East Bidwell St. • E. Bidwell Street from White Rock Road to U.S. Highway 50. • Rowberry Dr (including the overcrossing of U.S. Highway 50). <p>The timing, extent of improvements and interim improvements shall be predicated on the extent and type of development proposed for the above referenced parcels</p>	<p>Not applicable.</p>
<p>PUBLIC TRANSIT OBJECTIVES AND POLICIES</p>	
<p>Objective 7.8: Promote the use of public transit in the Plan Area by providing a safe, secure, and cost-effective transit system that provides frequent and convenient transit service to local and regional destinations.</p>	<p>Consistent. The Project Narrative describes incorporation of, or access to transit opportunities such as Bus Rapid Transit (BRT) and community micro-transit. Guiding Principle D2.3 on page 24 of the Project Narrative states that public transportation should be integrated, convenient and accessible.</p>
<p>Objective 7.9: Plan transit-oriented development (TOD) projects that generate high potential transit use including a mix of commercial, mixed-use, office, and residential developments along the regional transit corridor.</p>	<p>Inconsistent/Insufficient information. Project does not appear to be planned as a TOD.</p>

Community West Review for Compliance with Measure W (Voter Ballot Measure Passed in 2004)

FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation	Consistent/Inconsistent/Insufficient Information
<p>Policy 7.9: Public transportation opportunities to, from, and within the Plan Area shall be coordinated with the City of Folsom Public Works Transit Division and the Sacramento Regional Transit District (RT). Regional and local fixed and circulator bus routes through the Plan Area shall be an integral part of the overall circulation network to guarantee public transportation service to major destinations for employment, shopping, public institutions, multi-family housing and other land uses likely to attract public transit use.</p>	<p>Insufficient information. The Project Narrative does not specify whether or not the applicant intends to coordinate with Sacramento Regional Transit (City of Folsom no longer is a transit agency).</p>
<p>Policy 7.10: Consistent with the most recent update of the RT master plan and the Plan Area Master Transit Plan, a transit corridor shall be provided through the Plan Area for future regional 'Hi-Bus' service (refer to Figure 7.29 and the FPASP Transit Master Plan). Sufficient right-of-way shall be dedicated for the transit corridor as described in Section 7.3 and Figures 7.2, 7.3, 7.14 & 7.15.</p>	<p>Not applicable. Project is not subject to the FPASP Transit Master Plan but likely will require its own transit master plan.</p>
<p>Policy 7.11: Future transit bus stops and associated amenities shall be placed at key locations in the Plan Area according to the recommendation of the FPASP Transit Master Plan.</p>	<p>Not applicable. Project is not subject to the FPASP Transit Master Plan but likely will require its own transit master plan.</p>
<p>Policy 7.12: Provide interim park-and-ride facilities for public transit use as shown in the FPASP Transit Master Plan.</p>	<p>Not applicable. Project is not subject to the FPASP Transit Master Plan but likely will require its own transit master plan.</p>
<p>Policy 7.13: The City of Folsom shall participate with the El Dorado County Transportation Commission in an update of the "Folsom El Dorado Corridor Transit Strategy Final Report dated December 2005. The update shall include the Plan Area and Sacramento County.</p>	<p>Insufficient information. Project Narrative does not specify whether or not applicant will coordinate with the jurisdictions but given that the project is proposed in both jurisdictions it will likely be required.</p>
<p>Policy 7.14: The City of Folsom shall participate with the Sacramento Area Council of Government in a revision of the City of Folsom Short-Range Transit Plan Update Final Report, dated September 2005. The update shall include the Plan Area.</p>	<p>Insufficient information.</p>
<p>Policy 7.15: The Sacramento Regional Transit District (RT) "A Guide to Transit Oriented Development (TOD)" shall be used as a design guideline for subsequent project level approvals for all projects along the Plan Area transit corridor.</p>	<p>Insufficient information.</p>

Community West Review for Compliance with Measure W (Voter Ballot Measure Passed in 2004)

FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation	Consistent/Inconsistent/Insufficient Information
SIDEWALKS, TRAILS AND BIKEWAYS OBJECTIVES AND POLICIES	
Objective 7.10: Provide a continuous interconnected network of sidewalks, trails and bikeways throughout the Plan Area ranging from internal neighborhood connections to regional trail networks.	Insufficient information. The Project Narrative depicts several trails and contains guiding principles that describe a safe and interconnected trail and sidewalk system but lacks sufficient detail to determine consistency.
Policy 7.16: A system of sidewalks, trails, and bikeways shall internally link all land uses and connect to all existing or planned external street and trail facilities contiguous with the Plan Area to provide safe routes of travel for pedestrians and bicyclists as depicted in Figure 7.32 and as indicated on the applicable roadway sections. Pedestrian and bicycle facilities shall be designed in accordance with city design standards, including the latest version of the Bikeway Master Plan, the FPASP and the FPASP Community Design Guidelines.	Insufficient information. The Project Narrative depicts several trails and contains guiding principles that describe a safe and interconnected trail and sidewalks system but lacks sufficient detail to determine consistency.
Policy 7.17: Public accessibility to open space and scenic areas within the Plan Area shall be provided via roadway, sidewalks, trail, and bikeway connections, where appropriate.	Insufficient information. The Project Narrative depicts several trails and contains guiding principles that describe a safe and interconnected trail and sidewalks system but lacks sufficient detail to determine consistency.
Policy 7.18: Traffic calming measures and signage shall be used to enhance the safety of sidewalk, trail, and bikeway crossings of arterial and collector streets.	Insufficient information.
Policy 7.19: Class I bike path and trail crossings of Alder Creek and intermittent drainages channels shall be minimized and located and designed to cause the least amount of disturbance to the creek environment.	Not applicable.
Policy 7.20: Per state and federal programs, safe routes to schools shall be identified and signed	Consistent. The Project Narrative includes several guiding principles related to safe and accessible pedestrian facilities, including Guiding Principle D5.6, which specifies that neighborhoods shall be designed to offer safe routes to school.
Policy 7.21: All Plan Area land uses shall be located within approximately 1/2 mile of a Class I bike path or a Class II bike lane.	Insufficient information.

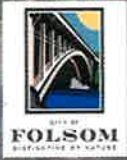
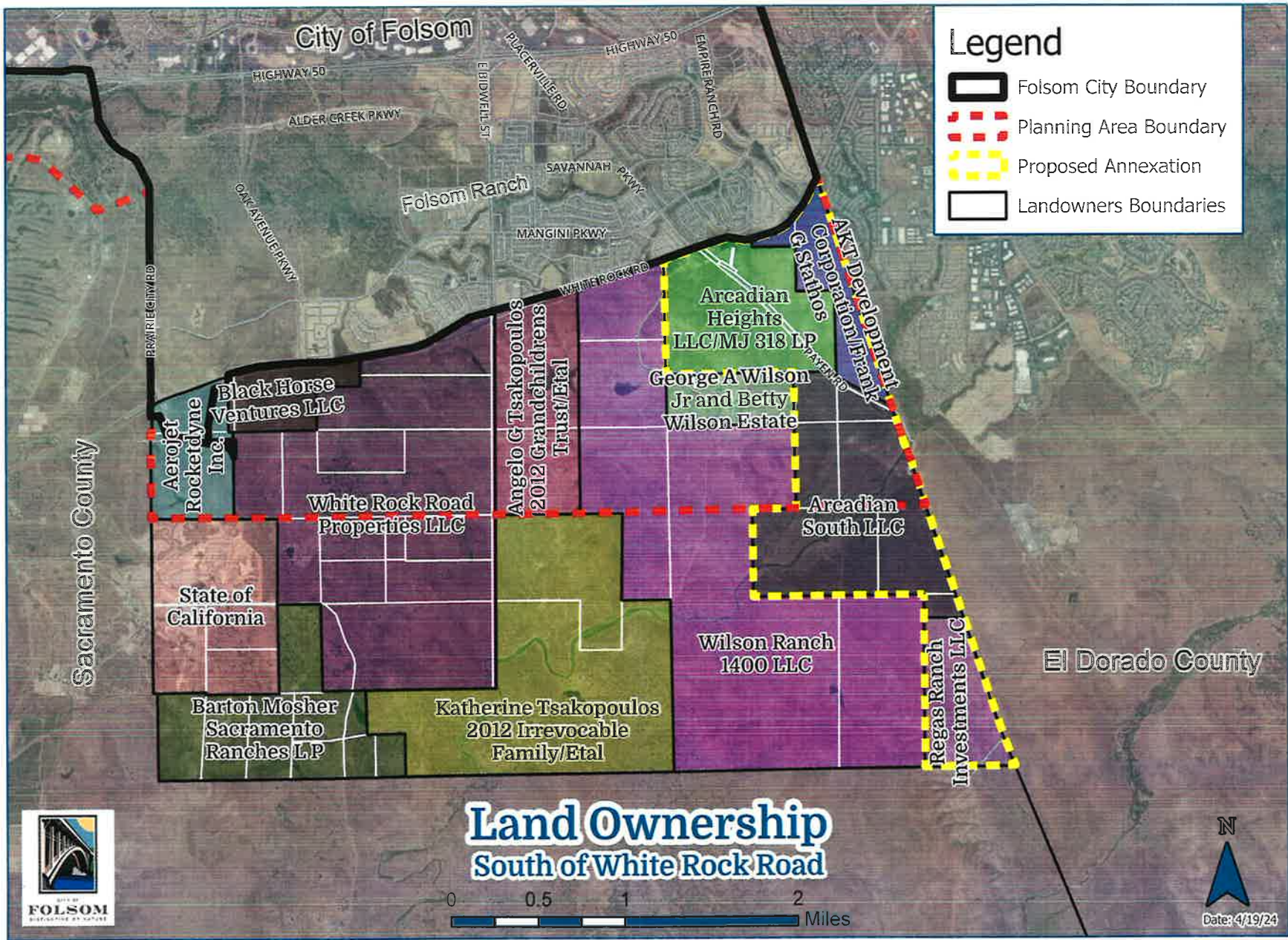
FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation	Consistent/Inconsistent/Insufficient Information
<p>Policy 7.22: Site design and building placement shall minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping, and slopes between residential and non-residential land uses that unnecessarily impede bicycle or pedestrian circulation shall be minimized. Clearly marked shaded paths shall be provided through commercial and mixed-use parking lots.</p>	<p>Insufficient information. Project Narrative contains numerous guiding principles related to user-friendly, safe and accessible pedestrian facilities but lacks sufficient detail to determine consistency with this policy.</p>
<p>Policy 7.23: Adequate short- and long-term bicycle parking shall be provided for all Plan Area land uses (except for single-family and single-family high density residential uses) as specified in Table A.14.</p>	<p>Insufficient information.</p>

COMMUNITY WEST REVIEW FOR COMPLIANCE WITH ADOPTED STRATEGIC PLAN (2023)

FOLSOM STRATEGIC PLAN FY23-24 – FY27-28	Consistent/Inconsistent/Insufficient Information
<p>Vision: The City of Folsom serves as a role model and regional leader that blends its rich historical roots and diverse cultural, recreational, and business resources into a great community.</p>	
<p>Mission: The City of Folsom provides a safe, healthy, and vibrant community through innovative, responsive, and effective delivery of public services to maintain and enhance the quality of life of our residents.</p>	
<p>Values Integrity: Demonstrating honesty and strong ethical principles in all actions and decisions. Professionalism: Delivering high-quality services based on the skills and competence of trained employees, and best industry practices. Financial stability: Planning for the long term and making decisions in the short term to ensure the necessary resources are available to deliver City services and achieve goals established by the Council.</p>	
<p>Goal A: Financial Stability and Sustainability (relevant strategies)</p>	
<p>Strategy 6. Develop new funding sources and strategies to build new facilities or expand and enhance existing facilities to meet the demands of a growing population.</p>	<p>Will their proposed facilities be city facilities or private? If they are city facilities, we will need a nexus study and develop a fee program.</p> <p>If city, we will need a funding source for maintaining the facilities.</p>
<p>Strategy 7. Develop additional revenue sources for consideration to provide sufficient revenues to deliver services to the community.</p>	<p>The proposal claims this project would provide a net fiscal benefit to the city. This would need to be examined. I have concerns about the city’s ability to provide services to serve the proposed project without adverse impact to existing or approved development.</p> <p>A tax sharing agreement with the County will need to be developed – the results of this agreement will have an impact on the proposal’s claim that this project would provide a net fiscal benefit.</p>
<p>Goal B: Public Safety and Infrastructure</p>	
<p>Strategy 2. Develop a plan to meet future fire department needs including review of need for additional stations, apparatus, and administrative and training facilities.</p>	<p>Inconsistent. The project area lacks Fire/EMS services within its boundaries. Establishing such services would necessitate fulfilling several fundamental requirements:</p> <ul style="list-style-type: none"> • A centrally located fire station within the proposed community. • Essential apparatus including Type 1 and Type 3 fire engines, along with an ambulance. • Staffing comprising 15 personnel trained in fire and emergency medical response.

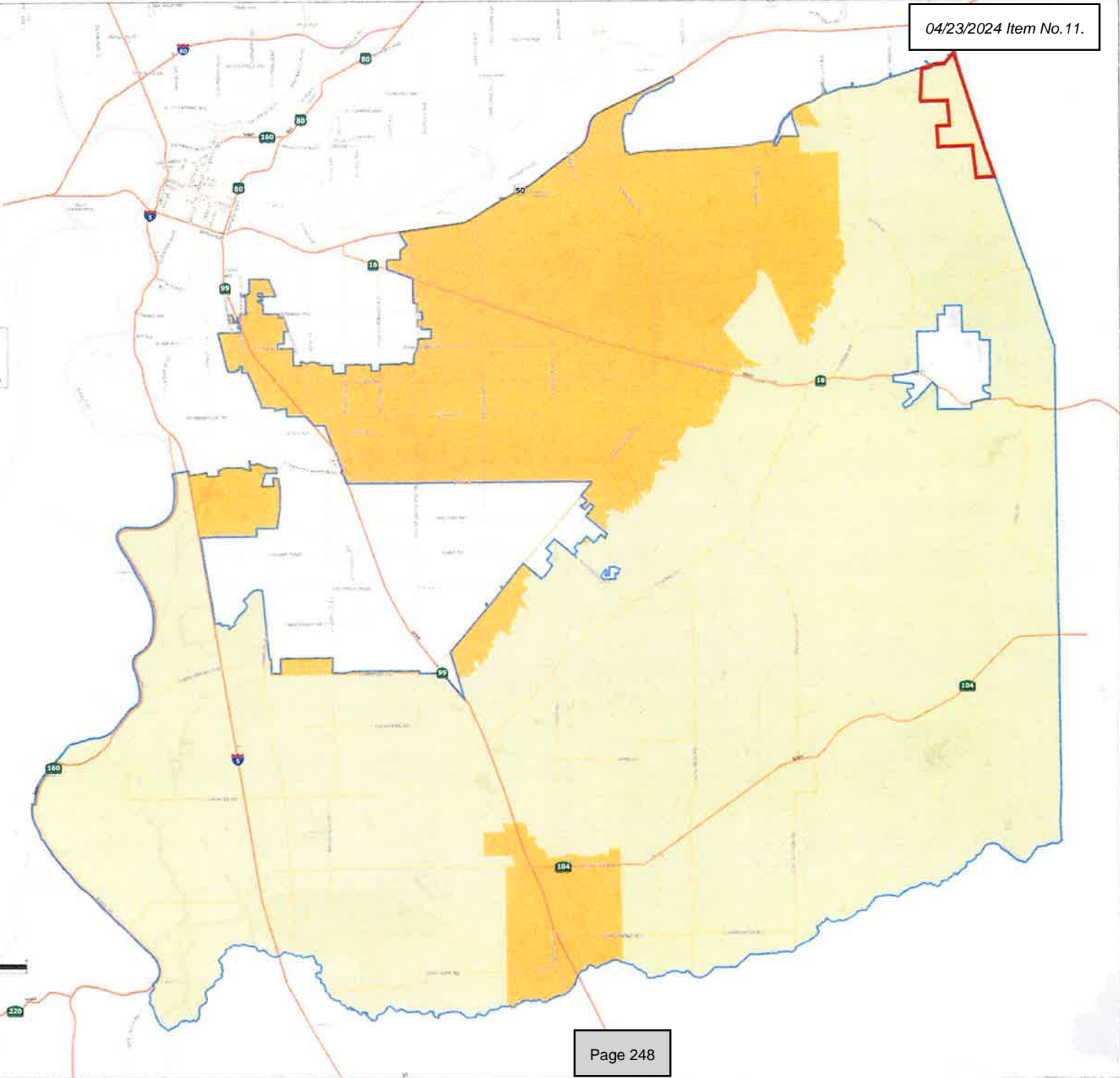
COMMUNITY WEST REVIEW FOR COMPLIANCE WITH ADOPTED STRATEGIC PLAN (2023)

	<p>These prerequisites primarily raise concerns regarding budget allocation and the sources for covering additional expenditures. Another vital aspect to address is the possible absence of adequate radio coverage, which currently may be outside the scope of the Sacramento Regional Fire/EMS Communication Center. Addressing this issue may require the installation of a radio tower/antenna or a communications repeater.</p>
<p>Strategy 3. Identify a funding plan to expand police department facilities to meet department needs.</p>	<p>Inconsistent. No plan for police services or facilities has been provided and the area is currently outside Folsom PD service boundaries.</p>
<p>Strategy 4. Identify funding to increase police department staffing to meet community needs.</p>	<p>Inconsistent. No plan for police services or facilities has been provided and the area is currently outside Folsom PD service boundaries.</p>
<p>Goal C: Economic and Community Development</p>	
<p>Strategy 4. Evaluate market opportunities in Folsom to create opportunities to leverage existing high tech, healthcare, and other significant local industries.</p>	



SOUTH SACRAMENTO HABITAT CONSERVATION PLAN

- SSHCP PLAN AREA
- URBAN DEVELOPMENT AREA
- PROPOSED ANNEXATION AREA



ATTACHMENT 4
Public Comments



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March 29, 2024

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annar@folsom.ca.us

Dear City Council representatives,

Habitat 2020, a coalition of Sacramento area environmental organizations, under the umbrella of the Environmental Council of Sacramento (ECOS), understand that your Council has received a request from AKT development to initiate hearings before Sacramento LAFCO to approve sphere of influence designation for a substantial area of land south of the city's current city limits (and extending well into El Dorado County), and that this request would likely be followed by an effort on the part of the City to proceed with the annexation of the portion of land currently within the boundaries of Sacramento County. We also understand that City staff are preparing a report for your consideration as to whether or not to proceed with the request.

As you well know, initiation of this process has significant implications for City residents as well as county, regional and state policies and programs. Of particular interest is how a supply of water to accommodate the proposed development might be made available. Place of use restrictions on Folsom's water rights will limit the availability of surface water use in the proposed development area. Folsom previously used conservation savings to justify water availability development south of Highway 50, an option not available for the AKT project. Availability of water from El Dorado Irrigation District and the impacts of delivering any water to within Sacramento County are unknown. The City has previously experienced water delivery reductions during recent drought years. Climate assessments demonstrate that the region will face dryer atmospheric conditions and more frequent and severe droughts in the coming years. As a Water Forum member, the City has committed to help protect the Lower American River, including further restrictions on the availability of water under specified conditions.

We also have concerns regarding the project's traffic impacts and increases in emissions resulting from the project's buildout. Under California state law the Sacramento Region must meet mandated targets for

greenhouse gas reduction and air quality by 2030. The approval of a very large greenfield most certainly does not advance the long-term ability to meet these targets.

Given the very significant challenges associated with this proposed development, we strongly urge you to consider this matter in unhurried fashion with full and open forums for public input and discussion prior to your recommendation, and with time for subsequent analysis and response to issues raised. The issues are too important to leave to the end of the LAFCO hearing process, when the analysis of environmental impacts and of public service availability will be released just a few weeks before a final decision.

We would further strongly encourage your consideration of conducting this public discussion in joint meetings with the El Dorado County Board of Supervisors.

Sincerely,



Susan Herre, Board President, ECOS



Robert Burness, Cochair, Habitat 2020



Barbara Leary, Executive Committee Chair, Sacramento Group Sierra Club



David Zelinsky, Executive Committee Chair, Madrone Group Sierra Club



Sean Wirth, Conservation Chair, Mother Lode Chapter Sierra Club

c: Elaine Anderson, City Manager, eandersen@folsom.ca.us
Pam Johns, Community Development Director, pjohns@folsom.ca.us
Desmond Parrington, Planning Director, dparrington@folsom.ca.us
Marcus Yatsutake, Environmental and Water Resources Director, myatsutake@folsom.ca.us



March 20th, 2024

Mayor Mike Kozlowski and Members of the Folsom City Council,
c/o Pam Johns, Community Development Director
50 Natoma Street
Folsom, CA 95630

RE: "Community for Health and Independence" proposal

Dear Mayor Mike Kozlowski and Members of the City Council,

Intel Corporation has been a long-term member of the Folsom community since opening the campus on Prairie City Road in 1984, and currently employs more than 6000 people in Folsom. We are committed to helping our community be a great place to live, and to developing and applying technology to make lives better.

We are pleased to indicate our support for further study of the "Community for Health and Independence", as proposed by AKT, and for the proposed collaboration with UC Davis Health.

From Intel's perspective, this project will provide a valuable housing resource to Intel employees, dependents, and retirees, and will provide an exceptionally valuable opportunity for research in the use of technology to improve the lives of individuals with special needs.

This project presents a very exciting opportunity for our community and our region. Further, with so many headlines about our senior population growing, the time for an idea like this is now. We encourage the city to initiate studies on this proposal.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandra Colner".

Sandra Colner
GM/Director of Health & Life Sciences Center of Excellence
Intel Corporation

April 5, 2024

Folsom City Council
c/o Pam Johns, Community Development Director
50 Natoma Street
Folsom, CA 95630

RE: "Community for Health and Independence" proposal

Dear Mayor Mike Kozlowski and Members of the City Council:

Blue Shield of California is a non-profit health plan, with nearly 3,000 employees in Rancho Cordova and El Dorado Hills and the surrounding Sacramento region. Our mission is to create a health care system worthy of our family and friends and sustainably affordable. Realizing this mission manifests in our willingness to take on the status quo, to advance transformative public policy and invest in technology. It is with this perspective that we are pleased to indicate our support for further study of the "Community for Health and Independence" proposed by ATK, and collaboration with UC Davis Health.

Ordinarily, Blue Shield of California does not typically weigh in on local land use decisions, but the Community for Health and Independence proposal envisions a public health benefit that belies the typical development proposal. The concept of a community that addresses the needs of individuals with intellectual disabilities, and the needs of seniors, in a diverse community setting is a novel concept and appropriate to address the aging of our communities.

The exciting aspect of the proposal is the creation of a UC Davis Health research center. For a health plan dedicated to transforming our health care system, we believe this proposal offers a unique opportunity to perform long term, systemic research into methods of serving those with special needs and has the potential to make our area a national center of excellence and one that benefits our members, our community and beyond.

We believe the proposed project offers important benefits to the local community, to California, and to seniors and individuals with special needs. We encourage the city to initiate studies on this proposal.



Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'AK', written in a cursive style.

Andrew Kiefer
Vice President, State Government Affairs



4/2/24

Council Members – Folsom City Council
50 Natoma Street
Folsom, CA 95630
ATTN: Christa Freemantle – City Clerk (cfreemantle@folsom.ca.us)

Dear Council Members,

On behalf of Social Vocational Services (SVS), I am writing in support of initiating studies for the proposed "Community for Health and Independence" as presented by AKT in collaboration with UC Davis (scheduled for hearing on April 23).

Social Vocational Services has been providing services to adults with intellectual and developmental disabilities since its inception in 1977. Today SVS offers a wide range of quality, individualized programs for adults with Intellectual/Developmental Disabilities. These services include Adult Day Services, Career Exploration, Supported Employment, Supported / Independent Living and Residential Services. We look forward to providing services in the city of Folsom and its surrounding communities.

As a service provider with more than 80 locations across the state of California, we can tell you first-hand that there is a tremendous need for the kinds of housing, community, employment, and health care approaches that are envisioned by the AKT project, especially as people with intellectual and developmental disabilities and their family's age.

We would welcome the opportunity to participate with you as you explore this proposal, and provide our expertise on how the community, if ultimately approved, could best serve the population we serve.

We hope you will move forward with studying the proposal and we welcome the opportunity to work with you.

Thank you for your attention.

Best Regards,

Edward Dawson

Edward T Dawson, Ph D
Executive Director
Social Vocational Service, Inc.

Social Vocational Services - 3555 Torrance Blvd. - Torrance, CA 90503 Tel: (310) 944-3303 - Fax: (310) 944-3304

MERISTEM

April 8, 2024

Folsom City Council
c/o Pam Johns, Community Development Director
50 Natoma Street
Folsom, CA 95630

RE: "Community for Health and Independence" Proposal

Dear Folsom City Council,

I am writing to express Meristem's enthusiastic support for the "Community for Health & Independence (CHI)" proposal offered by AKT and UC Davis Health and encourage the City of Folsom to proceed with the relevant studies to evaluate the proposed project.

As a program dedicated to preparing neurodiverse young adults for greater independence and fulfillment, we recognize the value of creating inclusive and intentional living communities that cater to the diverse needs of both our students and the aging population in the region.

1 in 36 young people are now diagnosed with autism, and an estimated 70,000 graduate from high school each year. Now more than ever, it is critical that we have communities that can offer supported, affordable living for this growing population.

Located near Sacramento, on a 13-acre campus in Fair Oaks, Meristem serves young adults between the ages of 18-28 who demonstrate the potential for increased independence and self-sufficiency. Our students often have aspirations for careers and/or college and are committed to discovering and working towards their passions and goals. We believe that the proposed program aligns perfectly with hope that participants in our program would be able to find meaningful work, independent housing, and community once they leave our program.

Projects like this can bridge the gap between our students' aspirations and the available support services, ultimately leading to more fulfilling and independent lives for our graduates. We believe that the CHI project is an interesting concept that merits the utmost consideration and that your staff will begin a prompt evaluation of this forward-thinking project.

We are enthusiastic about the potential impact of this program on the lives of neurodiverse young adults in our community and beyond. Thanks in advance for your consideration.

Sincerely,



Eric Schirm
Executive Director
Meristem

CC: Christa Freemantle, City Clerk



GREATER SACRAMENTO
ECONOMIC COUNCIL

April 3, 2024

Members of the Folsom City Council
c/o Christa Freemantle, City Clerk
50 Natoma Street
Folsom, CA 95630

Dear members of the Folsom City Council:

RE: "Community for Health and Independence" proposal – Scheduled for April 23, 2024 Meeting Agenda

The Greater Sacramento Economic Partnership (GSEC) was established in 2015 to catalyze growth, prosperity, sustainability and equity by shifting the region one cohesive regional economic development strategy.

With this focus in mind, we are pleased to inform you of our support for further study of the "Community for Health and Independence" proposed by AKT Investments, Inc, in collaboration with UC Davis Health. This proposed community, which is envisioned to become a world-class center for the study of healthy aging in a digital world, is poised to be a magnet for local investment in healthcare, technology, construction and jobs.

As you know, our region's 60 and older population, is projected to increase by 78% by 2030.¹ That said, El Dorado and Placer counties are projected to experience higher rates of growth among this age group (109% and 104%, respectively)², and by 2060, Sacramento County's "Over 60" population is expected to increase 186% from 2010 levels, while El Dorado County's same population will increase by 88%.³

These facts present both a challenge and an opportunity. A challenge in that we cannot afford to overlook the needs of this population and an exciting opportunity to cement our region on the world stage by attracting the research, technology and skilled jobs to meet them.

We look forward to participating in any further discussions on this proposal and encourage the Council to begin studies on this proposal.

Thank you for your consideration.

Sincerely,

Barry Broome
President & CEO

¹ California Department of Aging, "[California State Plan on Aging 2017-2021](#)," (2018)

² California Department of Aging, "[California State Plan on Aging 2017-2021](#)," (2018)

³ CA Dept. of Aging, "[Facts About California's Elderly](#)"



April 16, 2024

Mayor Mike Kozlowski and Members of the Folsom City Council,
 c/o Pam Johns, Community Development Director
 50 Natoma Street
 Folsom, CA 95630

RE: "Community for Health and Independence" proposal

Dear Members of the Folsom City Council,

Eskaton, the largest regional nonprofit aging services provider, has been dedicated to enhancing the lives of older adults throughout Northern California for over 50 years. Eskaton seeks to better serve our community by offering diverse choices and integrating technological advancements into daily living. With a national reputation for innovation, Eskaton remains focused on creating a culture of purposeful living and being a catalyst for change.

With this focus in mind, we support and request you move ahead with further study of the "Community for Health and Independence" proposed by AKT, in collaboration with UC Davis Health.

From Eskaton's perspective this project fulfills several critical gaps in our region offering extraordinary opportunities for Folsom and El Dorado County, specifically:

1. The region's aging population is rapidly growing and new opportunities to live healthier, integrated and supported lives is imperative with well-designed age-friendly communities that incorporate
 - ✓ Staying active, connected and engaged
 - ✓ Neighborhoods and housing with access to services
 - ✓ Transportation and mobility
 - ✓ Access to healthy activities, education and support.
2. Children and adults living with special needs, along with their parent caregivers are seeking opportunities to live, learn, work and serve in integrated communities.
3. With the proposed "hub" of research, education and technological advances, this project could position Folsom and El Dorado County as a national innovative model exemplifying health and independence.

We ask that you support further studies of the proposed "Community for Health and Independence", representing an exciting opportunity to bring forth a multi-generational community model with a hub of healthy living excellence.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Sheri Peifer".

Sheri Peifer, President & Chief Executive Officer

Karen Sanabria

From: kimberlyannebuss@gmail.com
Sent: Friday, April 12, 2024 4:50 PM
To: Pam Johns
Cc: City Clerk Dept
Subject: Community for Health and Independence

Some people who received this message don't often get email from kimberlyannebuss@gmail.com. [Learn why this is important](#)

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Folsom City Council
c/o Pam Johns, Community Development Director
50 Natoma Street
Folsom, CA 95630

Dear Ms. Johns and the Folsom City Council,

I am the mother of Eli Frankel, a young adult with an intellectual and developmental disability. I am asking you to please study the proposed Community for Health and Independence that will be presented to your meeting on April 23rd.

My family and I are long-standing members of the greater Sacramento Valley Community and plan to stay here. I have been a family physician with Sutter Health for my entire career. My 25-year-old son Eli is sweet, funny, and loving. As he enters adulthood, he needs a safe community in our greater region that is designed to support his independence and wellbeing. If he is able find a place to live, work, socialize and grow - close to our family so that we are able to be there to support him - he will thrive and continue to be a wonderful blessing to our whole community.

This potential new development is a fabulous opportunity for our region. We urge you to study the proposal for the Community for Health and Independence and to do so on behalf of people like my son Eli.

Thank you for your consideration.

Kim

Kimberly Buss, MD, MPH
916-397-2759 | Mobile
Kimberlyannebuss@gmail.com

Physician Research Collaborator
Center for Health System Research, Sutter Health
Kimberly.Buss3@sutterhealth.org

Karen Sanabria

From: david hanson <hanson114@gmail.com>
Sent: Thursday, April 11, 2024 2:15 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

[Some people who received this message don't often get email from hanson114@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

David Hanson
119 Hopfield Drive,
Folsom

Karen Sanabria

From: Rosie Gonzales-Reiff <rgonzalesreiff@yahoo.com>
Sent: Thursday, April 11, 2024 1:53 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Rosie Gonzales-Reiff
916-738-9104

Sent from my iPhone

Karen Sanabria

From: Rich Zehring <rzehring@comcast.net>
Sent: Thursday, April 11, 2024 12:33 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am the parent of a 24 year old daughter with developmental disabilities. We worry all the time about where our daughter will live should something happen to us and as we age. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Sent from my iPhone

Karen Sanabria

From: Deborah Goldsmith <deborah.goldsmith@icloud.com>
Sent: Thursday, April 11, 2024 10:19 AM
To: Mike Kozłowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from deborah.goldsmith@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Gratefully,
Deb Goldsmith

Sent from my iPhone

Karen Sanabria

From: Janet Winger <janetwinger@hotmail.com>
Sent: Wednesday, April 10, 2024 1:19 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

Some people who received this message don't often get email from janetwinger@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am the parent/caregiver/conservator of a person with developmental disabilities and severe autism who is 30 years old. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities.

It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

We are presently searching for a new living situation for our beloved son since we are nearly 70 and have no close family living in the area. This has been a daunting task since options for people like our son are severely limited.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration!
Janet Winger

Get [Outlook for iOS](#)

Karen Sanabria

From: Sally Dermenjian <sdermenjian@gmail.com>
Sent: Tuesday, April 9, 2024 9:14 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Sally Teel Dermenjian

Karen Sanabria

From: Jaime Krueger <jaime_811@yahoo.com>
Sent: Tuesday, April 9, 2024 8:42 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Sent from my iPhone

Karen Sanabria

From: suesamuel4 <suesamuel4@aol.com>
Sent: Tuesday, April 9, 2024 8:38 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from suesamuel4@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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My name is Dylan and I live in Granite Bay and we go to church at Trinity Folsom. My mom is a BCBA who helps kids in all counties. I am an ALTA regional center client. I want to live somewhere near my parents and be independent, work and thrive. There are no safe planned housing communities for me in your counties or mine for me. Nothing. Society talks a lot about other vulnerable groups but why not me?

Please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23. It may give me a chance of my dream of living independently in a safe well designed community for people with disabilities, seniors, health care workers and others. We are always overlooked and it's just assumed our parents take care of us until they die. That is not a good plan but the Community for Health and Independence does have a good plan. Please agree to study it.

Thank you for your consideration on behalf of all my friends with disabilities who just need a chance.

Dylan Samuel
Age 23 with autism
With help from my mom, Sue Samuel to compose this to you all
(916)792-0065

Karen Sanabria

From: Elaine Linn <elainelinn02@yahoo.com>
Sent: Tuesday, April 9, 2024 11:36 AM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from elainelinn02@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Elaine Linn
916-799-6438
Elainelinn02@yahoo.com

Please excuse typing errors. Sent from my iPhone

Karen Sanabria

From: Cristine Cabrera <criscab@me.com>
Sent: Tuesday, April 9, 2024 10:10 AM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Thank you for your consideration.

Sent from my iPhone14 Pro Max

Karen Sanabria

From: NANCY LIBBY <libfam@sbcglobal.net>
Sent: Monday, April 8, 2024 9:07 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Thank you for your consideration.

Nancy and Bart Libby's
Eldorado county

Sent from my iPhone

Karen Sanabria

From: David Nisson <d.m.nisson@icloud.com>
Sent: Monday, April 8, 2024 6:49 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Thank you for your consideration.

Sent from my iPad

Karen Sanabria

From: ALISON BURT <aliburt@yahoo.com>
Sent: Monday, April 8, 2024 4:09 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Thank you for your consideration.

Sent from my iPhone

Karen Sanabria

From: Monica Newton <monichristensen_2000@yahoo.com>
Sent: Monday, April 8, 2024 2:33 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Please consider making the Sacramento region a model for helping people with disabilities live a better life ! My 10 year old will out live me and I hope I can die knowing she will have a safe place to live and good people looking after her.
Thank you ,
Monica Newton

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

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Thank you for your consideration.

Sent from my iPhone

Karen Sanabria

From: Teresa Trimble <ttrimble112@gmail.com>
Sent: Monday, April 8, 2024 10:22 AM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Thank you for your consideration.

Teresa Trimble

Karen Sanabria

From: Lisette Chan <lisettec22@yahoo.com>
Sent: Monday, April 8, 2024 10:15 AM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Thank you for your consideration.

Karen Sanabria

From: Nancy Fischer <nzbroughton@yahoo.com>
Sent: Monday, April 8, 2024 9:27 AM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Thank you for your consideration.

Sent from my iPad

Karen Sanabria

From: Rondii Colson <rondiicolson@icloud.com>
Sent: Sunday, April 7, 2024 6:38 AM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Thank you for your consideration.

Sent from my iPhone

Karen Sanabria

From: Betsy Katz <betsykatz46@gmail.com>
Sent: Saturday, April 6, 2024 2:33 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Thank you for your consideration.

Sent from my iPhone

Karen Sanabria

From: Kimberly Christensen <kimberly_chris@hotmail.com>
Sent: Friday, April 5, 2024 3:04 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Hello,

I am a family member and caregiver of a 25 year old daughter with autism and developmental delays. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve the benefit of housing, employment and community living opportunities, allowing greater independence and a better quality of life. As it stands, there are no safe, affordable residential communities in the greater Sacramento area specifically inclusive of adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers since there are few to no viable affordable housing options.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Thank you,

Kim Christensen, MBA
Founder/Executive Director
[Pathways to Employment](#)

Leadership Council
[National Council on Severe Autism](#)

Karen Sanabria

From: Jill Hanson <davhanson@yahoo.com>
Sent: Thursday, April 11, 2024 2:16 PM
To: Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bostthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us
Subject: Please move forward with studies for the proposed Community for Health and Independence on April 23

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Thank you for your consideration.

Jill Beams

119 Hopfield Dr.

Folsom, Ca 95630

(916)213-5797

Sent from my iPhone