# Agenda

## City Council Special Meeting

Folsom City Hall | City Council Chambers, First Floor

50 Natoma Street, Folsom, CA 95630

December 09, 2025, 5:30 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

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

**Tuesday, December 09, 2025 5:30 PM**

*Sarah Aquino, Mayor*

*Mike Kozlowski, Councilmember* — *Barbara Leary, Councilmember*
*Justin Raithel, Vice Mayor* — *Anna Rohrbough, Councilmember*

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**AGENDA**

**CALL TO ORDER**

**ROLL CALL:**

**Councilmembers: Leary, Raithel, Rohrbough, Kozlowski, Aquino**

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

**PLEDGE OF ALLEGIANCE**

**AGENDA UPDATE**

**BUSINESS FROM THE FLOOR:**

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are 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.

1. Approval of the November 12, 2025 City Council Special Meeting Minutes
2. Appointment of At-Large Member to the Folsom Landscaping and Lighting District Advisory Committee to Represent the Willow Creek Estates East and Willow Creek Estates East No. 2 District

3. Ordinance No. 1357 – An Ordinance of the City of Folsom Amending Sections 17.06.030 and 17.06.080 and Adding Section 17.06.045 to Chapter 17.06, "Design Review," of the Folsom Municipal Code Regarding Objective Development and Design Standards and Establishing a Ministerial Review Process (Second Reading and Adoption)

4. Resolution No. 11507 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a Residential Addition and Exterior Modification Project Located at 1016 Persifer Street and Determination that the Project is Exempt from CEQA Under Section 15301 (Existing Facilities) of the CEQA Guidelines

5. Resolution No. 11508 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a New Duplex Project Located at 307 Reading Street and Determination that the Project is Exempt from CEQA Under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines

6. Resolution No. 11509 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a Temporary Storage Shed Project Located at 810 Sutter Street and Determination that the Project is Exempt from CEQA Under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines

7. Resolution No. 11511 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a New Custom Home Project Located at 294 Leidesdorff Street and Determination that the Project is Exempt from CEQA Under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines

8. Resolution No. 11513- A Resolution Authorizing the City Manager to Enter into a Renewal Agreement with Sun Ridge Systems, Inc. for Annual Software Support for FY 25-26 for $95,464 and Authorizing the City Manager to Renew the Agreement Annually Through FY 2030-31 with Annual Increases of Approximately 9% per Year Funded from the General Fund (Fund 010)

9. Resolution No. 11514 – A Resolution Authorizing the City Manager to Execute a Certification Form for the Folsom Fire Department to Participate in a Medi-Cal Intergovernmental Transfer (IGT) Program with the Department of Health Care Services (DHCS) for Reimbursement of PP-GEMT IGT Services for the Service Period of January 1, 2026, through December 31, 2026, and Make Transfers Not to Exceed $588,963 and Appropriation of Funds in the General Fund (Fund 010)

10. Resolution No. 11515 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding with the Capital SouthEast Connector Joint Powers Authority related to Construction Administration and Transfer of Funding for the White Rock Road Class 1 Trail Project

11. Highway 50 Class I Undercrossing and Trail Improvements Capital Improvement Project

    i. Resolution No. 11516 - A Resolution Approving the Highway 50 Class I Undercrossing and Trail Improvements Capital Improvement Project and Appropriation of Funds in the Amount of $572,312 from the Folsom Plan Area Impact Fees $337,879 (Fund 472), the Transportation Development Act Fund $117,584 (Fund 248), and the Measure A Fund $116,849 (Fund 276)

    ii. Resolution No. 11517 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with Wood Rodgers, Inc. for the Highway 50 Class I Undercrossing and Trail Improvements Project for a Not-to-Exceed Amount of $497,312, from the Folsom Plan Area Impact Fees $292,879 (Fund 472), the Transportation Development Act Fund $102,584 (Fund 248), and the Measure A Fund $101,849 (Fund 276)

12. Resolution No. 11523 - A Resolution Authorizing the City Manager to Execute an Agreement with Long Beach BMW for the Purchase of Two Police Motorcycles in the Amount of $84,000 Funded by the CHP Cannabis Tax Fund Grant (Resolution No. 11440) in the General Grants Fund (Fund 012) and $199.32 from the Police Capital Vehicle Fund (Fund 607)

13. Resolution No. 11524 – A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year ended June 30, 2025

14. Receive and File SB-165 Annual Reports for Community Facilities Districts No. 13, No. 14, No. 2013-1, No. 16, No. 17, No. 18, No. 19, No. 20, No. 20-1, No. 21, No. 22, and No. 23 to Comply with the Local Agency Special Tax Bond and Accountability Act

**PUBLIC HEARING:**

15. Ordinance No. 1359 – An Ordinance of the City of Folsom Amending Certain Sections of Chapter 17.104 (Inclusionary Housing) of the Folsom Municipal Code to Update the Methodology for Calculating In-lieu Fees Applicable to Residential Development, and to Incorporate Non-Substantive Cleanup Revisions for Clarity and Consistency, and Determine that the Project is Exempt from CEQA (Introduction and First Reading)

**OLD BUSINESS:**

16. Resolution No. 11522 - A Resolution Authorizing the City Manager to Execute a Professional Services and Consultant Agreement with Romo Studios, LLC for a Not-to-Exceed Amount of $279,730 (Grant Funds) for the Fabrication, Installation, and Construction of Hello, I'm Johnny Cash on the Johnny Cash Trail Art Experience (PK1502) from California Department of Parks & Recreation Budget Act of 2023 Grant Funds and Acceptance of Grant and Appropriation of Funds

**NEW BUSINESS:**

17. Appointment of At-Large Members to the Folsom Historic District Commission

18. Resolution No. 11525 - A Resolution Establishing the 2026 Ad Hoc Charter Review Committee

19. Resolution No. 11526 – A Resolution Establishing the 2026 American River Canyon School District Boundary Ad Hoc Committee

20. Resolution No. 11512 - A Resolution Approving a Minor Administrative Modification Request from Folsom Cordova Unified School District to Modify Folsom Plan Area Specific Plan Land Use Designations and Residential Unit Allocations for Designated Parcels, to Accommodate the Relocation of a Planned Middle School Site to a Location Adjacent to a High School Site

21. Resolution No. 11518 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Folsom Middle Management Group

22. Resolution No. 11519 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Folsom Police Officers Association (FPOA)

23. Resolution No. 11520 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Folsom Police Management Association (FPMA)

24. Resolution No. 11521 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the City of Folsom Fire Department Middle Management Employees

25. Resolution No. 11527 – A Resolution to Approve and Adopt a City-wide Pay Schedule as Required by the California Public Employee Retirement System (CalPERS) and Establish New Salary Tables for the City of Folsom Executive Management Team

**SELECTION OF MAYOR AND VICE MAYOR for 2026:**

26. Selection of Mayor and Vice Mayor

**CITY MANAGER REPORTS**

**COUNCIL COMMENTS**

**ADJOURNMENT**

**** RECESS SCHEDULE****

The City Council will be in recess for the second half of December.
The next regular meeting will be held on January.13, 2026.

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

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

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

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

*This meeting of the City Council is recorded with closed captioning. The recording will be cablecast on Metro Cable Channel 14, the local government affairs channel on the Comcast and DirecTV U-Verse cable system, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The recording will also be video streamed at metro14live.saccounty.gov.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.*

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*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.*

# City Council Special Meeting

## MINUTES

### Tuesday, November 12, 2025 5:00 PM

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**CALL TO ORDER**

The special City Council meeting was called to order at 5:00 pm with Mayor Aquino presiding.

**ROLL CALL:**

| | |
|---|---|
| Councilmembers Present: | Anna Rohrbough, Councilmember<br>Michael Kozlowski, Councilmember<br>Barbara Leary, Councilmember<br>Justin Raithel, Vice Mayor<br>Sarah Aquino, Mayor |
| Councilmembers Absent: | None |

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

1. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code Section 54956.9(d):

    i. Gregory Wheatfill v. City of Folsom, County of Sacramento, West Prairie Estates, LLC, Oak Avenue Holdings, LLC, HBT Hillsborough, LLC, and Bulldog Office Properties LLC; Sacramento County Superior Court Case No. 25CV025144

    ii. Robert Delp v. City of Folsom, Sacramento County Superior Court Case No. 23WM000125

2. Conference with Legal Counsel – Anticipated Litigation, Initiation of Litigation Pursuant to Government Code 54956.9(d)(4): One Potential Case

3. Conference with Real Property Negotiator - Pursuant to Government Code Section 54956.8: Purchase and Sale of Real Properties Located Along Sutter and Leidesdorff Streets (APN 070-0042- 003, APN 070-0046-026, APN 070-0046-024 1108 Sutter Street, and 070-0042-002 1118 Sutter Street). Negotiating Parties: City Manager Bryan Whitemyer on Behalf of the City of Folsom, and Turton Commercial Real Estate on Behalf of D/S Charitable Remainder Unitrust. Under Negotiation: Price and Terms of Sale

4. Conference with Labor Negotiator- Pursuant to Government Code section 54957.6. Agency Negotiator: Human Resources Director Allison Garcia. Employee Organization: Various Bargaining Groups

**Motion by Councilmember Kozlowski, second by Councilmember Leary to adjourn to closed session. Motion passed by the following roll-call vote:**

**AYES: Rohrbough Kozlowski, Leary, Raithel, Aquino**
**NOES: None**
**ABSENT: None**
**ABSTAIN: None**

## RECONVENE

City Attorney Steven Wang announced that the City Council unanimously authorized the City Attorney to seek appellate review in the case of Delp v. City of Folsom.

## ADJOURNMENT

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

SUBMITTED BY:

_____
Christina Kelley, City Clerk Specialist

ATTEST:

_____
Sarah Aquino, Mayor

# City Council Special Meeting

## MINUTES

### Wednesday, November 12, 2025 6:30 PM

**CALL TO ORDER**

The special City Council meeting was called to order at 6:30 pm with Mayor Aquino presiding.

**ROLL CALL:**

| | |
|---|---|
| Councilmembers Present: | Anna Rohrbough, Councilmember<br>Michael Kozlowski, Councilmember<br>Barbara Leary, Councilmember<br>Justin Raithel, Vice Mayor<br>Sarah Aquino, Mayor |
| Councilmembers Absent: | None |

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was recited.

**AGENDA UPDATE**

City Attorney Steven Wang advised that there was additional information for Item No.14.

Mayor Aquino noted that City Manager Bryan Whitemyer was absent due to illness.

**BUSINESS FROM THE FLOOR:**

There were no requests to speak under this item.

**SCHEDULED PRESENTATIONS:**

1. Presentation from the Folsom Police Department Regarding E-Bikes in Our City: Current Status and Future Direction

Police Department Lieutenant Jake VerHalen made a presentation and responded to questions from the City Council. City Attorney Steven Wang provided further information.

The following speakers spoke under this item:

1. James Kirstein
2. Robert Goss

**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.

2. Approval of the October 28, 2025 City Council Special and Regular Meeting Minutes

3. Appointment of Representative to the Sacramento-Yolo Mosquito & Vector Control District for a Four Year Term

4. Ordinance No. 1358 – An Ordinance of the City of Folsom Adding Section 9.37.035 Pertaining to Wildfire Prevention and Amending Certain Sections in Chapter 8.36 and Certain Chapters in Title 14 of the Folsom Municipal Code Pertaining to Adoption of Various Uniform Codes (Second Reading and Adoption)

5. Resolution No. 11494- A Resolution Accepting Initial Funding for Fiscal Year 2025-26, Citizen's Option for Public Safety (COPS) Grants for the Purchase of Technology, Recruiting/Promotion Services and Equipment to Improve Police Operations in Accordance with State Requirements and Appropriation of Funds in the General Grant Fund (Fund 012)

6. Resolution No. 11495- A Resolution Accepting the Fiscal Year 2025-26 Sacramento Metropolitan Cable Television Commission (SMCTC) Public, Educational, and Governmental (PEG) Fee Funding and Appropriation of Funds in the General Grants Fund (Fund 012)

7. Resolution No. 11496-A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 21-058) with Bear Electrical Solutions, Inc. for On-Call Minor Electrical and Streetlight Repair, Extending the Contract for One Year, for a Not-To-Exceed Amount of $100,000, and Use of Funds from Landscaping and Lighting Districts and Community Facilities Districts (23-L&Ls) (6-CFDs)

8. Resolution No. 11501- A Resolution Authorizing the City Manager to Execute Contracts Not to Exceed $690,000 (Total Aggregate Amount for All Consultants) Annually for Development Engineering, Construction Inspections, and On-Call Surveying Services with REY Engineers, Inc., 4Leaf, Inc., BKF, Boswell & Associates, and Unico Engineering in the General Fund (Fund 010)

9. Resolution No. 11502- A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Infinity Technologies for Geographic Information System (GIS) and Lucity Support Services in an Amount Not-to-Exceed $130,000 Annually from the General Fund (Fund 010), Water Fund (Fund 520) and Wastewater Fund (Fund 530)

10. Resolution No. 11503- A Resolution Authorizing the City Manager to Execute a Construction Agreement with Sierra National Construction, Inc. in the Amount of $156,300 for the Ed Mitchell Park Drainage Improvements Project Phase 2, Project No. PW2306, from the Drainage Capital Improvement Fund (Fund 448), and Appropriation of Funds

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

**AYES: Rohrbough, Kozlowski, Leary, Raithel, Aquino**
**NOES: None**
**ABSENT: None**
**ABSTAIN: None**

**PUBLIC HEARING:**

11. Resolution No. 11505- A Resolution Adopting the November 2025 Adjustment for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and Setting the Updated Amount of the SPIF Fees

Chief Financial Officer Stacey Tamagni made a presentation.

The public hearing was opened at 7:20 pm. Hearing no requests to speak, the public hearing was closed.

**Motion by Councilmember Kozlowski second by Vice Mayor Raithel to approve Resolution No. 11505. Motion passed by the following roll-call vote:**

**AYES: Rohrbough, Kozlowski, Leary, Raithel, Aquino**
**NOES: None**
**ABSENT: None**
**ABSTAIN: None**

**NEW BUSINESS:**

12. Folsom Kids Play Park – Play Structure Replacement Project (PK2501)

    i. Resolution No. 11497 - A Resolution Approving the Name of Castle Park, Formerly Known as Folsom Kids Play Park

    ii. Resolution No. 11498 - A Resolution Authorizing the City Manager to Execute a Sole Source Procurement Agreement from Leathers & Associates for Materials for the Folsom Kids Play Park – Play Structure Replacement Project (PK2501) Community-Build for a Not-to-Exceed Amount of $110,870 from the Parks & Recreation Equipment/Capital Fund (Fund 609)

    iii. Resolution No. 11499 - A Resolution Authorizing the City Manager to Execute a Sole Source Procurement Agreement from Playground Plastics for Materials for the Folsom Kids Play Park – Play Structure Replacement Project (PK2501) Community-Build for a Not-to-Exceed Amount of $322,594 from the Parks & Recreation Equipment/Capital Fund (Fund 609)

Parks and Recreation Park Planning Manager Brad Nelson made a presentation and responded to questions from the City Council.

**Motion by Councilmember Rohrbough, second by Councilmember Kozlowski to approve Resolution No. 11497. Motion passed by the following roll-call vote:**

**AYES: Rohrbough, Kozlowski, Leary, Raithel, Aquino**
**NOES: None**
**ABSENT: None**
**ABSTAIN: None**

**Motion by Councilmember Rohrbough, second by Councilmember Kozlowski to approve Resolution No. 11498. Motion passed by the following roll-call vote:**

**AYES: Rohrbough, Kozlowski, Leary, Raithel, Aquino**
**NOES: None**
**ABSENT: None**
**ABSTAIN: None**

**Motion by Councilmember Rohrbough, second by Councilmember Kozlowski to approve Resolution No. 11499. Motion passed by the following roll-call vote:**

**AYES: Rohrbough, Kozlowski, Leary, Raithel, Aquino**
**NOES: None**
**ABSENT: None**
**ABSTAIN: None**

13. Resolution No. 11506- A Resolution of the City of Folsom Declaring its Intention to Modify the Assessment Rate of the Folsom Tourism Business Improvement District, Fixing the Time and Place of a Public Meeting and Public Hearing Thereon, and Giving Notice Thereof

Folsom Tourism and Economic Development Corporation Chair Eileen Reynolds and Choose Folsom Vice President of Tourism Sally Buchanan made a presentation and responded to questions from the City Council. Chief Financial Officer Stacey Tamagni and consultant John Lambeth, Civitas, provided additional information.

The following speakers spoke under this item:

1. Bob Holderness
2. Martha Lofgren
3. Pat Finnegan
4. Shannon Robb

**Motion by Councilmember Kozlowski, second by Councilmember Rohrbough to approve Resolution No. 11506. Motion passed by the following roll-call vote:**

**AYES: Rohrbough, Kozlowski, Leary, Raithel, Aquino**
**NOES: None**
**ABSENT: None**
**ABSTAIN: None**

**OLD BUSINESS:**

14. Objective Development and Design Standards for Multi-Unit and Mixed-Use Residential Development for General Plan Mixed-Use and Residential Overlay Areas (continued from October 28, 2025)

    i. Resolution No. 11464 – A Resolution Determining that the Proposed Project is Exempt from CEQA, Adopting Proposed Objective Development and Design Standards for General Plan Mixed-Use and Residential Overlay Areas, and Repealing the City of Folsom Design Guidelines for Multifamily Developments

    ii. Ordinance No. 1357 – An Ordinance of the City of Folsom Amending Section 17.06.030 and Adding Section 17.06.045 to Chapter 17.06, "Design Review," of the Folsom Municipal Code Regarding Objective Development and Design Standards and Establishing a Ministerial Review Process (Introduction and First Reading)

Community Development Planning Manager Desmond Parrington made a presentation and responded to questions from the City Council.

**Motion by Vice Mayor Raithel, second by Councilmember Leary to approve Resolution No. 11464. Motion passed by the following roll-call vote:**

**AYES: Rohrbough, Kozlowski, Leary, Raithel, Aquino**
**NOES: None**
**ABSENT: None**
**ABSTAIN: None**

**Motion by Vice Mayor Raithel, second by Councilmember Leary to introduce [the alternate] Ordinance No. 1357. Motion passed by the following roll-call vote:**

**AYES: Rohrbough, Kozlowski, Leary, Raithel, Aquino**
**NOES: None**
**ABSENT: None**
**ABSTAIN: None**

15. Resolution No. 11500- A Resolution Authorizing the City Manager to Execute Amendment No. 4 in the Amount of $64,168 to the Contract with Kimley-Horn and Associates, Inc. for Mangini Ranch Trails Project Design and Engineering (Contract No. 173-21 17-054) to Include Additional Trail Design for the Community Park East Site at Savannah Parkway, West of Grand Prairie Road, and Trail Improvements Along Mangini Parkway, Westwood Drive, and East Bidwell Street, in the Folsom Plan Area Capital Improvement Fund (Fund 472)

Parks and Recreation Capital Project Manager Ryan Neves made a presentation and responded to questions from the City Council. Public Works Director Rebecca Neves provided further information.

**Motion by Mayor Aquino, second by Vice Mayor Raithel to approve Resolution No. 11500. Motion passed by the following roll-call vote:**

**AYES:** **Rohrbough, Kozlowski, Leary, Raithel, Aquino**
**NOES:** **None**
**ABSENT:** **None**
**ABSTAIN:** **None**

## CITY MANAGER REPORTS

None

## COUNCIL COMMENTS

Councilmember Leary spoke about a recent Boy Scout troop tour and about participating in the Veteran's Day Parade.

Councilmember Rohrbough spoke about participating in the Veteran's Day Parade and wished everyone a happy Thanksgiving.

Vice Mayor Raithel had no comments.

Councilmember Kozlowski spoke about a recent FHDA Board meeting and their upcoming events in December.

Mayor Aquino announced that the next City Council meeting will be held on December 9th and wished everyone a happy Thanksgiving.

## ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 9:15 p.m.

SUBMITTED BY:

_____
Christina Kelley, City Clerk Specialist

ATTEST:

_____
Sarah Aquino, Mayor

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Appointment of At-Large Member to the Folsom Landscaping and Lighting District Advisory Committee to Represent the Willow Creek Estates East and Willow Creek Estates East No. 2 District |
| **FROM:** | City Clerk's Department |

## RECOMMENDATION / CITY COUNCIL ACTION

Staff requests that the Mayor appoint Michael Gorshe (with approval from the City Council) to the Folsom Landscaping and Lighting District Advisory Committee to represent the Willow Creek Estates East and Willow Creek Estates East No. 2 District for the term ending in December -2028.

## BACKGROUND / ISSUE

Folsom Municipal Code Chapter 16.56 establishes the Landscaping and Lighting District Advisory Committee (L&L Committee) and defines the Committee's purpose as helping to enhance the line of communication between city staff and elected/appointed city bodies. The citizens' committee may also make recommendations to the Landscaping and Lighting District Manager, the Community Development Director and the Public Works Director concerning the maintenance and associated costs to maintain and improve landscaping and lighting districts. The Committee is comprised of one person from each landscaping and lighting district. The members shall be registered voters and residents or owners within their respective landscaping and lighting district and serve for a period of four years (unless they are appointed to serve the remainder of an unfilled term).

## POLICY/ RULE

Folsom Municipal Code Section 16.56.030(B) states that the mayor shall appoint each of the members, subject to the approval of the City Council.

## ANALYSIS

The L&L Committee continues to have vacancies for certain districts, and staff maintains an open recruitment for these vacancies. One application has recently been received for the Willow Creek Estates East and Willow Creek Estates East No. 2 District vacant seat from Michael Gorshe to serve the remainder of the current term ending December 2028.

Staff has confirmed that the applicant's address is within the Willow Creek Estates East and Willow Creek Estates East No. 2 District and that the applicant is a registered voter and they are therefore eligible to be appointed. The application has previously been provided to the City Council for advance consideration.

## ATTACHMENT

Application received from the following individual:

1. Michael Gorshe

Respectfully submitted,

Christa Freemantle, CMC
City Clerk

Attachment 1

CITY OF FOLSOM
DISTINCTIVE BY NATURE

12/09/2025 Item No.2.
Filing ID: 12590

# Landscaping and Lighting District Advisory Committee Application

## Landscaping and Lighting District Advisory Committee District

*District of Residence*

Willow Creek Estates East Willow Creek Estates East No. 2

## Applicant Information

*First Name*

Michael

*Last Name*

Gorshe

*Residence Address*

REDACTED

*Line 2*

*City*

Folsom

*State*

CA

*Zip Code*

95630

*Email*

michael.gorshe@gmail.com

*Phone*

(408) 472-2893

*Employer and Occupation*

Department of Veterans Affairs - Registered Nurse

*Currently Serving on a Commission/Committee?*

No

*If yes, please specify:*

## Folsom Residency / Registered Voter Verification

*Registered to vote?*

Yes

## Financial Disclosure / Ethics Training

*I understand that commission and committee members must file statements disclosing financial information.*

Yes

*I understand that commission and committee members must complete ethics and harassment training.*

Yes

## Informational Questions

### Why do you want to serve on this commission or committee?

*Response*

I've lived in the area for 5 years and have two children that will grow up in the neighborhood. I think it's very important to advocate for landscaping and lighting to maintain the beauty of our neighborhood and safety of our neighborhood.

### What do you think is (are) the top issue(s) facing this commission or committee?

*Response*

I'm sure financial budget could be a barrier or issue facing decision making within this commission.

### Briefly describe how your experiences qualify you to serve on the commission or committee.

*Response*

I have an undergraduate degree in Business Psychology and a Masters in Nursing with a focus on Clinical Nurse Leadership. I'm also a father and husband who plans on living in our wonderful neighborhood. I believe my diverse background will help in discussions and I will bring a viewpoint that will focus on the continued beautification of Folsom and safety in our neighborhood.

### Which commission or committee meetings have you attended?

*Response*

None

## Truth and Accuracy

| *Signature* | *Signature Date* |
|---|---|
| Michael A. Gorshe | 10/26/2025 |

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Ordinance No. 1357 – An Ordinance of the City of Folsom Amending Sections 17.06.030 and 17.06.080 and Adding Section 17.06.045 to Chapter 17.06, "Design Review," of the Folsom Municipal Code Regarding Objective Development and Design Standards and Establishing a Ministerial Review Process (Second Reading and Adoption) |
| **FROM:** | Community Development Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

Move to conduct the second reading and adopt Ordinance No. 1357 – An Ordinance of the City of Folsom Amending Sections 17.06.030 and 17.06.080 and Adding Section 17.06.045 to Chapter 17.06, "Design Review," of the Folsom Municipal Code Regarding Objective Development and Design Standards and to Establish a Ministerial Review Process.

**BACKGROUND / ISSUE**

On November 12, 2025, the City Council moved to adopt Resolution No. 11464, which was a determination that the proposed project is exempt from CEQA, adoption of the proposed Objective Development and Design Standards, and repeal of the City of Folsom Design Guidelines for Multifamily Developments. At that meeting the City Council also introduced and conducted the first reading of Ordinance No. 1357 amending Sections 17.06.030 and 17.06.080 and adding Section 17.06.045 to Chapter 17.06, "Design Review," of the Folsom Municipal Code regarding Objective Development and Design Standards, affirming the continued use of a discretionary process for design review of residential multi-unit and mixed-use development projects, and establishing a ministerial review process for those multi-unit projects that are entitled to ministerial review under State law. No changes have been made to Ordinance No. 1357 since the first reading.

The 2035 General Plan and the 2021-2029 Housing Element focus Folsom's future growth in three key areas of the city: along the East Bidwell Corridor, in areas around the Glenn and Iron Point light rail stations, and in the Folsom Plan Area. To identify strategies to increase development

capacity in these key areas to meet the City's share of the Regional Housing Needs Allocation (RHNA), while at the same time promoting attractive, well-designed development, the City hired Opticos Design. Opticos is an architecture and urban planning firm with extensive experience advising cities on housing design and development standards.

Beginning in late 2021, City staff in conjunction with Opticos sought input from the community on the appropriate design, size, scale, massing and height for higher density multi-family development. City staff conducted a design survey, which received approximately 400 responses, and held two community workshops. The result of this work was a set of design recommendations included as part of the Targeted Mixed-Use an Multi-Family Housing Study that was presented to Planning Commission and then to the City Council on July 26, 2022. This was then followed by amendments to the General Plan and Folsom Plan Area Specific Plan to allow for greater density and floor-area-ratios in the targeted areas discussed earlier. These amendments along with an environmental impact report (EIR) were approved by the City Council in August 2024.

City staff and the Opticos team worked to develop a draft set of Objective Development and Design Standards (ODDS) over a period of 12 months. Opticos completed a Public Review Draft, which they provided to the City in September of 2024. City staff then embarked on an outreach effort in late fall 2024/early winter 2025. In general, feedback focused on the scope and detail of standards included in the Public Review Draft. Opticos submitted a second, more streamlined, Public Review Draft of the ODDS in July of 2025, which was taken to the Planning Commission for a workshop on September 17, 2025. Commissioners were complimentary of the ODDS and supportive of the proposed ministerial process for review. Some minor modifications and clarifications were requested by the Commission at the workshop, which were incorporated into the Final Draft ODDS document. The Final Draft ODDS were taken to the Planning Commission for consideration on October 15, 2025, and received a unanimous recommendation for approval by the City Council.

No public comment was received prior to the Planning Commission workshop or consideration dates. But a set of public comments were received by staff leading up to the City Council hearing date due to some erroneous information posted on social media sites indicating that a high-density residential project would be approved with the ODDS, which is not the case. Staff responded to the public commenters with correct information.

On October 28, 2025, staff presented the Objective Development and Design Standards (ODDS) to the City Council along with the proposed changes to the design review section of the Folsom Municipal Code (FMC). While the Council was supportive of the ODDS, there was a desire to see more detailed objective standards for any proposed reductions in required parking. In addition, some Councilmembers expressed concerns over the changes to the FMC that would allow for ministerial review (i.e., director-level review) for all projects that complied with the ODDS. Even though it was acknowledged that ministerial review is required for certain types of multi-family projects (e.g., those that meet SB 35, SB 423, etc.) and that projects subject to discretionary review require the Council to make significant adverse health and safety findings in order to deny a multi-family project, there was concern that a ministerial process would not allow for public awareness

and discussion of a proposed multi-family or mixed-use project. As a result of these concerns, the Council voted to continue the item the Council meeting to November 12th. At that meeting, the Council voted unanimously to retain the City's authority to review residential multi-unit and mixed-use projects through the existing discretionary review process, but to also create a new ministerial process for those projects that qualify for Director-level review under State law.

## POLICY / RULE

Under Section 2.12 of the City Charter, amendments to the Folsom Municipal Code (FMC) require review and approval by the City Council. Further, FMC Chapter 17.68 – Amendments governs the process for the City to amend FMC Title 17 – Zoning. The Planning Commission must hold public hearings on proposed amendments and make a recommendation to the City Council. The City Council then may consider the amendments at a public hearing.

## ANALYSIS

Increasingly, State laws are aimed at reducing the extent of discretionary review of multi-family and mixed-use housing projects. Recently adopted Senate Bill 330 (2019) and Senate Bill 8 (2021) require that jurisdictions conduct design review for all residential projects using only objective design standards. These housing laws define an "objective" standard as one that involves no personal or subjective judgement by a public official and that is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.

Since design is so critical to whether a project enhances an area or detracts from it, developing quality objective development and design standards is important to ensuring appropriate design of new projects. Thus, staff developed the ODDS to ensure that quality design remains central to new residential and mixed-use development within the Regulated Area. Applicants whose projects are within the Regulated Area but do not comply with the ODDS can choose to go through a discretionary review process to the Planning Commission, such as the Planned Development Permit. Projects requesting Density Bonus incentives or waivers per FMC Chapter 17.102 may also deviate from the ODDS.

### Overview

The Objective Development and Design Standards (ODDS) would regulate the physical form and character of multi-unit residential and residential mixed-use development so that new development advances in a manner compatible with existing community character while enhancing walkability and human-scaled urban design. The ODDS address building form, the relationship between buildings and the public realm, the scale and mass of buildings in relation to one another, and—for larger sites —the scale and character of streets and blocks.

### Applicability

The ODDS would only be applicable to sites within a designated "Regulated Area," which corresponds to three General Plan Overlay Designations approved by the City Council in 2024: the East Bidwell Corridor (EBC) Overlay, Folsom Boulevard Transit-Oriented Development

(TOD) Overlay, and the Folsom Plan Area Specific Plan Town Center (TC) Overlay Combining District. This is for two reasons. First, when adopting these overlay areas that permitted higher densities than elsewhere in the city, the City Council directed staff to follow up with design standards that would ensure quality design and integration of new projects into surrounding communities even with increased density. Second, these overlay areas are the most likely to see high-density residential development or redevelopment and so are most in need of a defensible set of design standards. Should these ODDS be successfully implemented in the Regulated Area, staff may request that the Planning Commission and City Council consider city-wide ODDS for residential and mixed-use development in the future.

**Proposed FMC Title 17 Amendments**

On November 12th, the City Council approved Resolution No. 11464, which adopted the ODDS as a stand-alone document, outside of the Folsom Municipal Code (FMC), both to allow it to include explanatory graphics and to allow for more streamlined amendments when advisable. At that meeting the City Council also introduced and conducted the first reading of Ordinance No. 1357 amending Sections 17.06.030 and 17.06.080 and adding Section 17.06.045 to Chapter 17.06, "Design Review," of the Folsom Municipal Code regarding Objective Development and Design Standards, affirming the continued use of a discretionary process for design review of residential multi-unit and mixed-use development projects, and establishing a ministerial review process for those multi-unit projects that are entitled to ministerial review under State law.

Staff do not propose to modify Zoning Districts as part of this effort, instead utilizing the General Plan Land Use Overlay Designation approved by the City Council in 2024 to delineate the areas in which the ODDS are applicable.

## FINANCIAL IMPACT

Adoption of the ODDS is expected to have a neutral financial impact on City funds and positive financial impact for development applicants with projects that qualify for ministerial review under State law.

## ENVIRONMENTAL REVIEW

Under Section 15061(b)(3) "Review for Exemption" of the California Environmental Quality Act (CEQA) Guidelines, the proposed code amendment is process related and administrative in nature and therefore will not have a significant effect on the environment. As a result, the project is exempt from environmental review under CEQA.

## ATTACHMENTS

1. Ordinance No. 1357 – An Ordinance of The City of Folsom Amending Sections 17.06.030 and 17.06.080 and Adding Section 17.06.045 to Chapter 17.06, "Design Review," of the Folsom Municipal Code Regarding Objective Development and Design Standards and Establishing a Ministerial Review Process

Submitted,



_____

PAM JOHNS
Community Development Director

Attachment 1

# ORDINANCE NO. 1357

## AN ORDINANCE OF THE CITY OF FOLSOM AMENDING SECTIONS 17.06.030 AND 17.06.080 AND ADDING SECTION 17.06.045 TO CHAPTER 17.06, "DESIGN REVIEW," OF THE FOLSOM MUNICIPAL CODE REGARDING OBJECTIVE DEVELOPMENT AND DESIGN STANDARDS AND ESTABLISHING A MINISTERIAL REVIEW PROCESS

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

## SECTION 1 PURPOSE

The purpose of this ordinance is to amend Section 17.06.030, 17.06.080, and add Section 17.06.045 to Chapter 17.06 of the Folsom Municipal Code to reference the Objective Development and Design Standards for certain residential and mixed-use projects located in the Regulated Area.

## SECTION 2 AMENDMENT TO CODE

Section 17.06.030 of the Folsom Municipal Code is hereby amended to read as follows:

### 17.06.030 Application review – Planning commission

A. The design and architecture of the following projects must be submitted to the planning commission for review and approval under the provisions of this chapter:

1. Office, industrial, and commercial development of one thousand square feet or greater in size;

2. Significant exterior modifications to existing office, industrial, and commercial structures including but not limited to:
    a. Design changes to building facades (cornices, parapets, trellises, etc.).
    b. Structural modifications to buildings.
    c. Introduction of new building materials (veneer, wainscoting, brick, siding, etc.).
    d. Alteration or relocation of building entryways.
    e. Changes in roof design and materials;

3. Multifamily and residential mixed-use projects containing more than two units;

4. Single-family residential projects which are a part of a planned development or a tentative subdivision map;

5. Proposed project design guidelines and standards and revisions to existing design guidelines and standards.

B. The determination by the planning commission may be appealed to the city council pursuant to Section 17.06.110(B).

**SECTION 3 ADDITION TO CODE**

Section 17.06.045 is added to the Folsom Municipal Code to read as follows:

**17.06.045 Objective Development and Design Standards**

A. The City's *Objective Development and Design Standards* (*ODDS*) shall apply to design and development of residential multi-unit (i.e., two or more units) and mixed-use residential development within the East Bidwell Corridor Overlay, the Folsom Boulevard Transit-Oriented Development Overlay, and the Folsom Plan Area Specific Plan Town Center Overlay areas, (collectively, the Regulated Areas), as delineated on the General Plan Land Use Diagram and shown in the Regulating Plan of the *ODDS*.

B. Where the *ODDS* are silent on a standard or process, applicable provisions in Title 17 shall apply. Where a conflict exists between the standards of the *ODDS* and those of Title 17, the standards of the ODDS shall apply.

C. Ministerial Design Review.

1. If a residential multi-unit or residential mixed-use project meets the requirements of State law for ministerial review, the design and architecture of projects governed by this Section shall be submitted to the Community Development Director for ministerial review and approval.

2. Applications and supporting materials shall be submitted pursuant to Section 17.06.060.

3. Ministerial design review shall be limited to review of the project's compliance with the ODDS and any other applicable objective standards adopted by the city.

4. Ministerial design review determinations are not subject to public notice, site posting, or appeal.

5. A ministerial design review approval shall be null and void unless the applicant submits a complete application for a building permit within two years of approval.

D. All other residential multi-unit and residential mixed-use projects including those located within the Regulated Area must proceed through a discretionary entitlement process that requires review by the Planning Commission.

E. Projects requesting Density Bonus incentives or waivers per FMC Chapter 17.102 may deviate from the ODDS to the extent permitted by State law.

## SECTION 4 AMENDMENT TO CODE

Section 17.06.080 of the Folsom Municipal Code is amended to read as follows:

**17.06.080 Plan evaluation.**

B. In approving, conditionally approving, or denying an application for design review under this chapter, the community development director or the planning commission shall make the following findings:

1. Project compliance with the general plan and any applicable specific plans and zoning ordinances;
2. For non-residential projects, conformance with any adopted city-wide design guidelines,
3. In the case of multifamily and residential mixed-use projects in the Regulated Area the adopted objective development and design standards;
4. Conformance with any project-specific design and development standards approved through the planned development permit process or similar review process;
5. For developments other than multifamily and residential mixed-use projects, compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

## SECTION 5 SCOPE

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

## SECTION 6 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 7 NO MANDATORY DUTY**

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

**SECTION 8 EFFECTIVE DATE**

This ordinance shall become effective January 8, 2026.

This ordinance was introduced and the title thereof read at the special meeting of the City Council on November 12, 2025 and the second reading occurred at the regular meeting of the City Council on December 9, 2025.

On a motion by Councilmember _____ seconded by Councilmember _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this 9th Day of December 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Resolution No. 11507 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a Residential Addition and Exterior Modification Project Located at 1016 Persifer Street and Determination that the Project is Exempt from CEQA Under Section 15301 (Existing Facilities) of the CEQA Guidelines |
| **FROM:** | Community Development Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

The Historic District Commission held a public meeting for the project on November 5, 2025. Staff recommends that the City Council take the following action confirming the Commission's decision:

1. Approve Resolution No. 11507 for a Design Review for a Residential Addition and Exterior Modification Project located at 1016 Persifer Street.

**BACKGROUND / ISSUE**

The applicant is requesting approval for design review to construct a 223-square-foot residential addition at 1016 Persifer Street, as discussed in the attached Staff Report.

**POLICY / RULE**

Folsom Municipal Code (FMC) Section 17.52.300 requires that all new office, industrial, commercial, and residential structures undergo design review by the Historic District Commission. Per the recent *Robert Delp v. City of Folsom et al.* decision, the Historic District Commission does not currently have approval authority and all entitlements in the Historic District require final approval by the City Council.

**ANALYSIS**

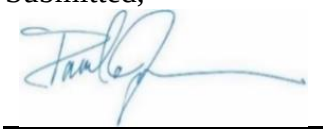
Staff have determined that the project complies with the Folsom Municipal Code and the Historic District Design and Development Guidelines, as discussed in the attached staff report.

**FINANCIAL IMPACT**
The project does not impact the General Fund.

**ENVIRONMENTAL REVIEW**
The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemptions in this case.

**ATTACHMENTS**
1. Resolution No. 11507 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a Residential Addition and Exterior Modification Project Located at 1016 Persifer Street and Determination that the Project is Exempt from CEQA Under Section 15301 (Existing Facilities) of the CEQA Guidelines
2. Historic District Commission Staff Report and Attachments, dated November 5, 2025

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

# RESOLUTION NO. 11507

## A RESOLUTION APPROVING THE HISTORIC DISTRICT COMMISSION'S RECOMMENDATION FOR APPROVAL OF A DESIGN REVIEW FOR A RESIDENTIAL ADDITION AND EXTERIOR MODIFICATION PROJECT LOCATED AT 1016 PERSIFER STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CEQA GUIDELINES

**WHEREAS**, the Historic District Commission on November 5th, 2025, held a public meeting on the proposed design review for the 1016 Persifer St., Residential Addition and Exterior Modification project (DRCL25-00210), reviewed the staff report as well as the associated exhibits and attachments, considered public comment, and provided a recommendation to City Council; and

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

**WHEREAS** the Historic District Commission determined that the proposed project would be exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby confirms the recommendation of the Historic District Commission and approves a design review for the 1016 Persifer St., Residential Addition and Exterior Modification Project.

This approval is subject to the conditions of approval included in the staff report presented to the City Council and this Resolution is based on the following findings:

**GENERAL FINDINGS**

A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.

**CEQA FINDINGS**

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CEQA GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

**DESIGN REVIEW FINDINGS**

H. THE PROJECT IS COMPLIANT WITH THE REQUIRED DESIGN STANDARDS OF FOLSOM MUNICIPAL CODE CHAPTER 17.52.

I. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

J. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

**PASSED AND ADOPTED** this 9th day of December, 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

**AGENDA ITE**
**Type: Public Meeting**
**November 5, 2025**

# Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

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|---|---|
| **Project Name:** | 1016 Persifer St., Residential Addition and Exterior Modification Project and Determination that the Project is Exempt from CEQA under Section 15301 (Existing Facilities) of the CEQA Guidelines |
| **File #:** | DRCL25-00210 |
| **Request:** | Design Review, Commission Level |
| **Location:** | 1016 Persifer St. Folsom, CA 95630 |
| **Parcel(s):** | APN 070-0145-019-0000 |
| **Staff Contact:** | Nathan Stroud, Assistant Planner<br>nstroud@folsom.ca.us, (916) 461-6220 |

**Property Owner**
Thomas/Jennifer Lange Rev. Living Trust
1016 Persifer St
Folsom, CA 95630

**Applicant**
Michael Wright
8728 Morning Glory Way
Elk Grove, CA 95624

## Project Summary

The project includes a request for design review approval for a proposed 223 square-foot residential addition and an exterior modification to an existing residence. The property is located in the Folsom Historic District within the Central Subarea of the Historic District and is not listed on the City of Folsom's Cultural Resources Inventory. Staff have determined that the project complies with the standards provided in the Folsom Municipal Code and the Historic District Design and Development Guidelines and recommends approval of the project as conditioned.

## Background

The existing single-family residence was constructed in 1946 as a variation of the Minimal Traditional architectural style, which was a style prevalent between 1935 and 1950. The existing residence includes stucco siding, a low-sloped, asphalt shingled hipped roof, small roof overhangs, and ornamental mid-20th century styled wrought iron porch columns, as shown in Attachment 7.

On July 21, 2004, the Historic District Commission approved a design review for the construction of a 185 square-foot addition and an exterior modification for the existing residence. This project included modifying the exterior style of the residence to be more in line with the California Bungalow style, a predecessor to the Craftsman style. However, the applicant did not proceed with the renovations.

The applicant has requested Design Review for a residential addition and exterior modification to the existing single-family residence. The project proposes to modify the exterior design of the residence, including incorporating minor design elements

reminiscent of National Folk architecture of the 19th century.

**Policy/Rule**

Folsom Municipal Code (FMC) Section 17.52.300 states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition, or demolition of existing structures within the Historic District. FMC Section 17.52.330 states that, in reviewing projects, the Commission shall consider the following criteria:

a) Project compliance with the General Plan and any applicable zoning ordinances;
b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and
d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

**Recommendation**

Staff recommends approval of an application (DRCL25-00210) for Design Review for a 223 square-foot residential addition and exterior modification to an existing single-family residence at 1016 Persifer St., as shown in Attachments 5 and 6 based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-10).

**Table of Contents**

1 – Project Site Information
2 – Description/Analysis
3 – Proposed Conditions of Approval
4 – Vicinity Map
5 – Plan Set
6 – Color and Materials Board
7 – Site Photos
8 – HPL Comments Letter

Submitted,

PAM JOHNS
Community Development Director

**ATTACHMENT 1**
**PROJECT SITE INFORMATION**

| | |
|---|---|
| **GENERAL PLAN DESIGNATION** | Single Family High Density (SFHD) |
| **ZONING** | Residential, Single-Family, Small Lot District (R-1-M) within the Central Subarea of the Historic District |
| **ADJACENT LAND USES/ZONING** | North: Single-family Residential (CEN/R-1-M)<br>South: Single-family Residential (CEN/R-1-M)<br>East: Single-family Residential (CEN/R-1-M)<br>West: Single-family Residential (CEN/R-1-M) |
| **SITE CHARACTERISTICS** | The project site contains an existing 1,683 square-foot single-family residence on a 9,334-square-foot (0.21-acre) parcel. |
| **APPLICABLE CODES** | FMC Chapter 17.02, Definitions<br>FMC Chapter 17.13, R-1-M, Single-Family Dwelling, Small Lot District<br>FMC Chapter 17.52, HD, Historic District<br>FMC Section 17.52.300, Design Review<br>FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards<br>Historic District Design and Development Guidelines (DDG's) |
| **PUBLIC NOTICING** | A notice was posted on the project site five days prior to the Historic District Commission Meeting that met the requirements of FMC Section 17.52.320. |

**ATTACHMENT 2**
**DESCRIPTION/ANALYSIS**

## Applicant's Proposal

The applicant, Michael Wright, is requesting Design Review approval for a 223 square-foot residential addition and exterior modification to an existing single-family residence, located at 1016 Persifer Street. The addition is proposed to be to the front elevation of the property facing Persifer Street, and the proposed exterior modification intends to incorporate design elements in line with the National Folk style. The project includes:

1. Replacing the stucco siding with horizontal clapboard siding (Fiber Cement)
2. Replacing the mid-20th century wrought iron porch columns with square porch columns in a 19th century style (Fiber Cement)
3. Removing the brick chimney
4. Replacing the hipped roof framing with a new hipped roof
5. Replacing the stucco window and door trim with fiber cement trim
6. Relocating the rooftop HVAC equipment to the attic
7. Adding a 223 square-foot addition for a dining room and office

## Existing Nonconformity – Street-Side Setback

The existing single-family residence is approximately 6.73 feet from the Persifer Street property line; however, the Folsom Municipal Code specifies that a 10 foot setback is required for the street-side yard. Since the residence was constructed in 1946, prior to the establishment of this setback, the existing residence is considered a legal nonconformity. The existing legal nonconformity is allowed to continue to exist, however further encroachment into the street-side setback would not be allowed unless a variance from the setback is approved by the Historic District Commission. The proposed residential addition for this project does not propose to encroach into the 10-foot setback and no variance is requested as part of this project.

## General Plan and Zoning Consistency

The project site is within the Residential, Single-Family, Small Lot District (R-1-M) Zoning District within the Central Subarea of the Historic District, and the General Plan land-use designation of the project site is Single Family High Density (SFHD). The following table shows how the project relates to the applicable development standards:

| Historic Residential Primary Area Development Standards (FMC 17.52.540) | | |
|---|---|---|
| | **Required** | **Proposed** |
| **Front Setback*** | ≥20 Feet | ~32.3 Feet |
| **Rear Setback*** | ≥20 Feet | ~20.25 Feet |
| **Street-Side Setback*** | ≥10 Feet | 10 Feet‡ |
| **Lot Coverage** | ≥45% Pervious Surface Required Minimum | ~50% Pervious Surface Proposed |

* Per FMC 17.02.480, for corner lots, the shorter of the street frontages is considered the front yard area for setback purposes. See discussion below for more information

‡ The existing residence encroaches into the street-side setback; however, the proposed residential addition satisfies the 10-foot setback requirement.

| Applicable R-1-M Zoning District Development Standards (FMC 17.13) | | |
|---|---|---|
| | **Required** | **Proposed** |
| **Maximum Building Height** | ≤35 Feet | ~14.66 Feet |
| **Maximum Number of Stories** | 2.5 Stories | 1 Story |

Regarding setback requirements, per FMC 17.02.480, the shortest of the street frontages is considered the front yard area for setback purposes. Since the shortest street frontage is along Sibley Street, this side is considered the front yard and subject to a 20-foot setback, the Persifer Street frontage is considered the street-side yard and subject to a 10-foot setback, and the interior property line with 1012 Persifer Street is considered the rear yard area and subject to a 20-foot setback. Although the existing residence encroaches into the 10-foot street-side setback as an existing legal non-conformity, the project does not seek to expand the nonconformity. Since no expansion of the non-conformity is proposed and the scope of work for the project satisfies the setback requirements, no variance is necessary.

The project has been determined to satisfy the development standards of the Historic Residential Primary Area and the R-1-M zoning district outlined in the Folsom Municipal Code.

**Building Design and Architecture**

Architectural Style: National Folk Elements

The proposed project is subject to compliance with the DDGs. Section 5.04.03(b) establishes the design concepts for the Central Subarea, which provides property owners with broad discretion in choosing styles from the entire 1850 – 1950 time frame. Furthermore, this section states that the preference for the Central Subarea is also to encourage the restoration, reconstruction, and new construction of "average" homes rather than increase the number of "high-style" homes.

The existing single-family residence exhibits a Minimal Traditional style which was prevalent between 1935 and 1950, and is marked by minimal architectural detailing, a one-story, small compact massing with a low-pitched roof with small roof overhangs, and mid-century detailing. The residence also includes the use of stucco siding and trim, asphalt roof shingles, and ornamental wrought iron porch columns common during the mid-20th century.

The project proposes to modify the exterior style by replacing the stucco siding and trim with horizontal clapboard siding and trim, and the replacement of the mid-20th century styled wrought iron porch columns with 19th century style square, raise-paneled porch columns. Although the proposed style has minimal architectural detailing, the use of 19th century styled porch columns is reminiscent of National Folk architecture, moving the residence away from the Minimal Traditional style. The National Folk style, prevalent between 1850 and 1930, is considered consistent with the design period prescribed for the Central Subarea in the DDGs.

Building Materials Palette

The Building Materials Palette, which is Attachment 2 of Appendix D of the DDGs, provides a list of what materials are considered appropriate or inappropriate for the project. The Building Materials Palette allows for the use of wood clapboard siding, asphalt composition shingles, and wood porches. The project proposes to use fiber cement clapboard siding, asphalt composition roof shingles, and fiber cement porch columns. Fiber cement is considered similar to wood and an appropriate material, and has been allowed in similar projects by the Historic District Commission in the past. Based on staff's review of the proposed exterior materials, staff have determined that the project is consistent with the Building Materials Palette of the DDGs.

Historic Residential Design Criteria (Section C of Appendix D of the DDGs)

Section C.11 of the Historic Residential Design Citeria state that for mechanical equipment, it should be screened from public view whenever feasible. The existing single family residence utilizes rooftop HVAC equipment, which is proposed to be relocated inside the attic as part of this project. Staff have determined that the project has adequately screened the mechanical equipment from public view.

Architectural Conditions of Approval

Staff have provided the following conditions related to architecture and design:

- Condition 9c requiring that the porch columns be constructed of wood, fiber cement, or similar wood material.
- Condition 9d requiring that the existing rooftop equipment be relocated so that it is adequately screened from public view.

**Environmental Review**
The proposed project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

**Public Comments**
The Heritage Preservation League (HPL) sent a letter of comments, which is provided in Attachment 8. The letter provides an interpretation that the existing residence is of a 1950s Ranch style, and that HPL is supportive of the replacement of the existing metal porch columns, but would recommend that the replacement columns be of a style more in line with the 1950s ranch style architecture.

Staff have determined that the existing residence is of a Minimal Traditional style, not a Ranch style, due to the residence's more compact form and moderately sloping roof, and have determined that the new style of the proposed porch columns would modify the design to be in line with the National Folk style. Staff does not have any concerns with the modification of the design to a National Folk style, and is supportive of the porch columns as proposed.

**Conclusion**
Staff has determined that the overall design, colors, materials, and size of the proposed residential addition and exterior modification can be successfully incorporated into quality

residential design, is compatible with the existing residential character in the project vicinity, and is consistent with FMC 17.52 for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the design guidelines in the Historic District Design and Development Guidelines.

**Recommendation**
Staff recommends approval of the proposed project, subject to the attached conditions of approval.

**Historic District Commission Action**
Move to approve an application (DRCL25-00210) for Design Review for a 223 square-foot residential addition and exterior modification to an existing single-family residence at 1016 Persifer St., as shown in Attachments 5 and 6 based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-10).

**GENERAL FINDINGS**

A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

**CEQA FINDINGS**

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

**DESIGN REVIEW FINDINGS**

G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY THE CITY COUNCIL.

# Attachment 3
# Proposed Conditions of Approval

| CONDITIONS OF APPROVAL FOR 1016 PERSIFER ST., RESIDENTIAL ADDITION AND EXTERIOR MODIFICAITON PROJECT (DRCL25-00210) | | | | |
|---|---|---|---|---|
| **Cond. No.** | **Mitigation Measure** | **GENERAL REQUIREMENTS** | **When Required** | **Responsible Department** |
| 1. | | The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below, as modified by these conditions of approval:<br><br>• Plan Set (Attachment 5)<br><br>This project approval is for the 1016 Persifer St., Residential Addition and Exterior Modification Project (DRCL25-00210) which includes the construction of a 223 square-foot residential addition and exterior modification of an existing single-family residence located at 1016 Persifer Street. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. | B | CD (P)(E) |
| 2. | | Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom. | B | CD (P)(E)(B) |
| 3. | | The project approval granted under this staff report shall remain in effect for one year from final date of approval (**Expires November 5, 2026**). Failure to obtain the relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the Folsom Municipal Code. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, sign permit or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in FMC section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals. | B | CD (P) |

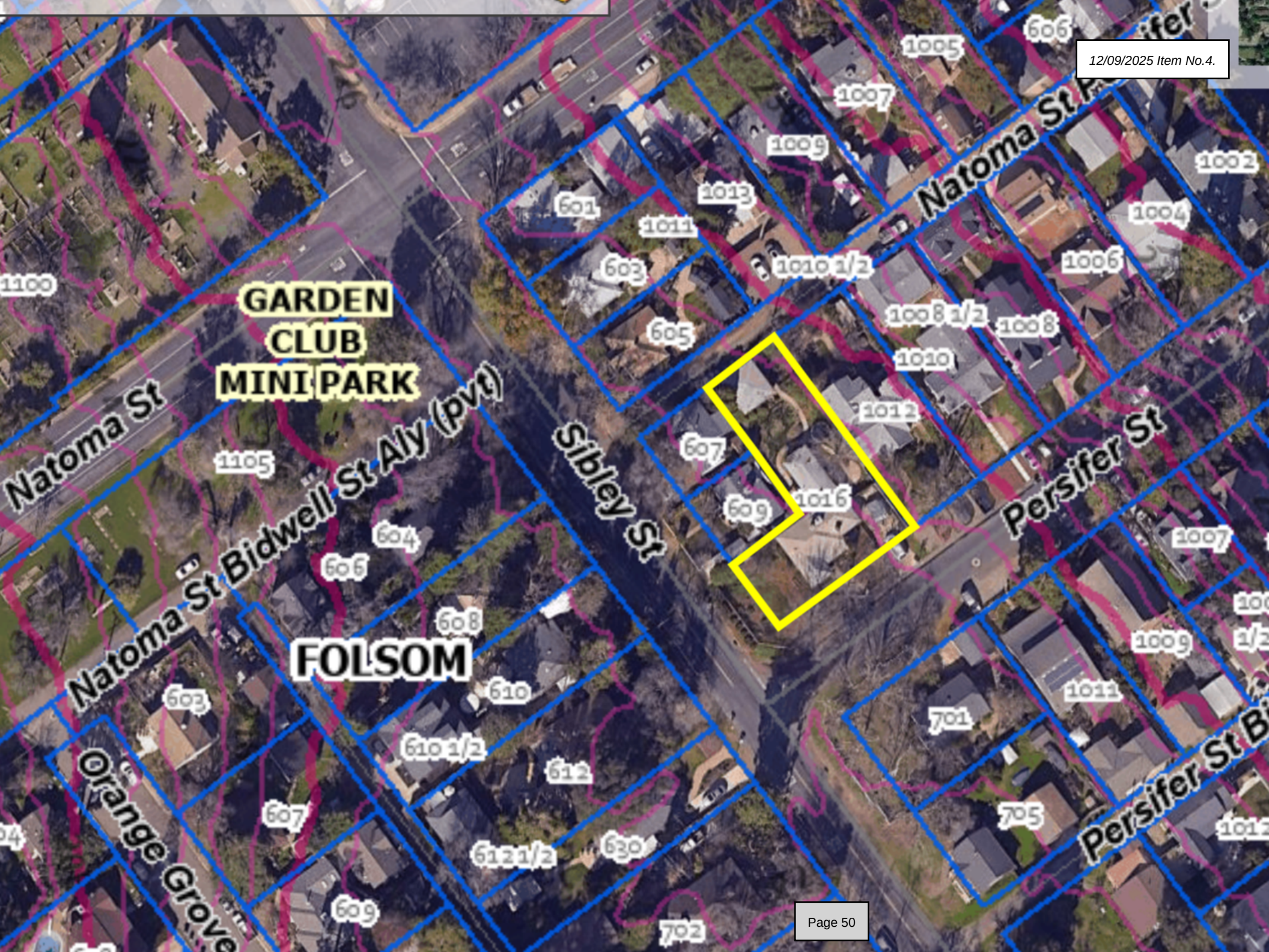
| | | | | |
|---|---|---|---|---|
| 4. | | The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:<br>• The City bears its own attorney's fees and costs; and<br>• The City defends the claim, action or proceeding in good faith.<br><br>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. | OG | CD (P)(E)(B) PW, PR, FD, PD |
| **DEVELOPMENT COSTS AND FEE REQUIREMENTS** | | | | |
| 5. | | The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable. | B | CD(P)(E) |
| 6. | | If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees. | B | CD(E) |
| 7. | | The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required. | B | CD(P)(E) |
| 8. | | If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans, or beginning inspection, whichever is applicable. | B | CD(P)(E) |

| | | | | |
|---|---|---|---|---|
| | | | | |
| **ARCHITECTURE DESIGN REQUIREMENTS** | | | | |
| 9. | | The project shall comply with the following architecture and design requirements:<br>a) The design, materials, and colors of the proposed 1016 Persifer St., Residential Addition and Exterior Modification Project (DRCL25-00210) shall be consistent with Attachments 5 and 6, to the satisfaction of the Community Development Department.<br>b) A Building Permit shall be required.<br>c) The porch columns shall be constructed of wood, fiber cement, or similar wood material to the satisfaction of the Community Development Department.<br>d) The rooftop equipment shall be relocated so that it is adequately screened from public view to the satisfaction of the Community Development Department.<br>All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. | OG | CD (P) |
| **NOISE REQUIREMENT** | | | | |
| 10. | | Compliance with the City of Folsom Noise Control Ordinance, General Plan Safety & Noise Element and Standard Construction Specifications and Details Section 7.23 is required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Request to work during days and times not permitted under these regulations may only occur with written permission from the City of Folsom Community Development Director or duly authorized deputy. | I, B | CD (P)(E) |

| **RESPONSIBLE DEPARTMENT** | | **WHEN REQUIRED** | |
|---|---|---|---|
| CD | Community Development Department | I | Prior to approval of Improvement Plans |
| (P) | Planning Division | M | Prior to approval of Final Map |
| (E) | Engineering Division | B | Prior to issuance of first Building Permit |

| | | | |
|---|---|---|---|
| (B)<br>(F) | Building Division<br>Fire Division | O<br>G | Prior to approval of Occupancy Permit<br>Prior to issuance of Grading Permit |
| PW | Public Works Department | DC | During construction |
| PR | Park and Recreation Department | OG | On-going requirement |
| PD | Police Department | | |

# Attachment 4
# Vicinity Map


GARDEN
CLUB
MINI PARK
FOLSOM
Natoma St
Natoma St Bidwell St Aly (pvt)
Sibley St
Persifer St
Orange Grove
1100
1105
601
603
604
605
606
607
608
609
610
610 1/2
612
612 1/2
630
702
1005
1007
1009
1011
1013
1010 1/2
1008 1/2
1008
1010
1012
1016
1006
1004
1002
701
705

# Attachment 5
# Plan Set

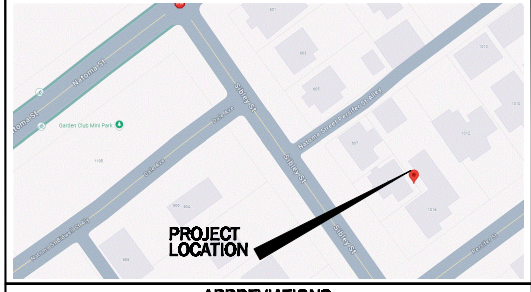
# INTERIOR RENOVATION & ADDITION

## 1016 PERSIFER ST.
## FOLSOM, CALIFORNIA

### (E) ONE STORY - DWELLING

**JURISDICTION: CITY OF FOLSOM**

### VICINITY MAP




### BUILDING INFORMATION

| | |
|---|---|
| BUILDING TYPE | V-B, NON-SPRINKLED |
| OCCUPANCY | R-3 |
| ZONING | R-1-M SFR-SMALL LOT |
| A.P.N. | 513-403-011-2 |

### CODES & STANDARDS

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE (STRUCTURAL ONLY)
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 ENERGY EFFICIENCY STANDARDS
2022 CAL GREEN BUILDING STANDARDS CODE
FEDERAL 28 CFR PART-36
OTHER LOCAL & STATE LAWS

### PROJECT DIRECTORY

OWNER:
THOMAS & JENNIFER LANGE
1016 PERSIFER ST.
FOLSOM, CA 95630
PH.: (916) 847-1751
EMAIL: slr_roland@me.com

DESIGNER:
INFINITY DESIGNS,
MICHAEL WRIGHT
8728 MORNING GLORY WAY
ELK GROVE, CA 95624
PH. (707) 208-9217
EMAIL: idmichaelwright@sbcglobal.net

### LEGEND

- DETAIL REFERENCE
- SECTION REFERENCE
- SHEET NOTE
- (E) CONTOUR
- (E) BUBBLER BOX
- (E) SANITARY SEWER MANHOLE
- (E) STORM DRAIN MANHOLE
- CHRISTY BOX
- (N) STORM DRAIN LINE
- WATER LINE
- (N) GAS LINE
- (N) SDR35 PERFORATED DRAIN PIPE
- (E) SCHED. 40 PVC DRAIN PIPE
- (N) SCHED. 40 PVC DRAIN PIPE
- (N) PROPOSED ELECTRIC METER
- (N) PROPOSED GAS METER
- VALVE
- HOSE BIBB
- GAS

### ABBREVIATIONS

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A | ABV. ABOVE<br>A/C AIR CONDITIONING<br>ACP, A.C. ASPHALTIC CONCRETE<br>ADJ. ADJUSTABLE<br>AGGR. AGGREGATE<br>ALUM. ALUMINUM<br>ANOD. ANODIZED<br>APPROX. APPROXIMATE<br>ARCH. ARCHITECTURAL<br>ASB. ASBESTOS<br>ASPH. ASPHALT | B | BD. BOARD<br>BLDG. BUILDING<br>BLKG. BLOCKING<br>BM. BEAM<br>BOT. BOTTOM<br>BLW. BELOW<br>BTWN. BETWEEN<br>BLK. BLOCK<br>BLVD. BOULEVARD<br>BOT. BOTTOM<br>BRG. BEARING<br>BRKT. BRACKET<br>BUR. BUILT UP ROOFING<br>BW. BOTTOM OF WALL | C | CAB. CABINET<br>CB. CATCH BASIN<br>CEM. CEMENT<br>CER. CERAMIC<br>C.G. CORNER GUARD<br>CLG. CEILING<br>CLR. CLEAR<br>CONT. CONTROL JOINT<br>CHAIN LINK FENCE<br>CLOSET.<br>CLG.HT. CEILING HEIGHT<br>COL. COLUMN<br>CONC. CONCRETE<br>CONST. CONSTRUCTION<br>CONT. CONTINUOUS<br>CPT. CARPET<br>CTR. CENTER<br>CT. CERAMIC TILE<br>CTSK. COUNTERSINK<br>CW. COLD WATER | D | DTL. DETAIL<br>DIA. DIAMETER<br>DBL. DOUBLE<br>DEPT. DEPARTMENT<br>DF.C. DRINKING FOUNTAIN<br>DN. DOWN<br>DR. DOOR<br>DTR. DOOR OPENING<br>DS. DOWNSPOUT<br>DWR. DRY STANDPIPE<br>DWG. DRAWING | E | (E) EXISTING<br>EA. EACH<br>ELEC. ELECTRICAL<br>ELEV. ELEVATION<br>EMBED. EMBEDMENT<br>ENCL. ENCLOSURE | F | F.A. FIRE ALARM<br>F.D. FLOOR DRAIN<br>F.E. FIRE EXTINGUISHER<br>F.E.C. FIRE EXTINGUISHER CAB.<br>FIN. FINISH<br>F.F. FINISH FLOOR<br>F.H. FIRE HOSE CABINET<br>FIX. FIXTURE<br>FLR. FLOOR<br>FLUOR. FLUORESCENT<br>FOC. FACE OF CONCRETE<br>FOF. FACE OF FINISH<br>FOM. FACE OF MASONRY<br>FOS. FACE OF STUDS<br>FTG. FOOTING<br>FURR. FURRING | G | GA. GAUGE<br>GALV. GALVANIZED<br>GB. GRAB BAR<br>GEN. GENERAL<br>GL. GLASS<br>GLB. GLUE LAM BEAM<br>GND. GROUND<br>GSM. GALVANIZED SHEET METAL<br>GYP. GYPSUM | H | H. HOSE<br>HB. HOSE BIBB<br>HDCP. HANDICAP<br>HDWD. HARDWOOD<br>HDWE. HARDWARE<br>HM. HOLLOW METAL<br>HORIZ. HORIZONTAL<br>HR. HOUR<br>HT. HEIGHT<br>H.V.A.C. HEATING/VENTILATING/AIR CONDITIONING | I | INSUL. INSULATION<br>INT. INTERIOR<br>INSPECT. INSPECTION<br>INSUL. INSULATION | J | JT. JOINT<br>JOINT. JOINTER<br>JST. JOIST<br>JST. HANGER JOINT | K | KIT. KITCHEN<br>KNDR. KINDERGARTEN<br>KPL. KICK PLATE | L | LAB. LABORATORY<br>LAM. LAMINATE<br>LAV. LAVATORY<br>LKR. LOCKER<br>LT. LIGHT<br>LTWGT. LIGHTWEIGHT | M | MAX. MAXIMUM<br>MB. MACHINE BOLT<br>MED. MEDICINE CABINET<br>MECH. MECHANICAL<br>MEMB. MEMBRANE<br>MFR. MANUFACTURER<br>MIN. MINIMUM<br>MIR. MIRROR<br>MISC. MISCELLANEOUS<br>MTD. MOUNTED<br>MTG. MOUNTING<br>MUL. MULLION | N | (N) NEW<br>N. NORTH<br>NAT.GR. NATURAL GRADE<br>N.I.C. NOT IN CONTRACT<br>NO. NUMBER<br>NTS. NOT TO SCALE | O | OA. OVERALL<br>OBS. OBSCURE<br>OC. ON CENTER<br>OCD. ON CENTER DIAMETER (DIA)<br>OFF. OFFICE<br>OPNG. OPPOSITE HAND<br>OPP. OPPOSITE<br>OVHD. OVERHEAD | P | PNL. PANELING<br>PERF. PERFORATED<br>PERIM. PERIMETER<br>PL. PLATE<br>P.LAM. PLASTIC LAMINATE<br>PLAS. PLASTER<br>PLMB. PLUMBING<br>PLYWD. PLYWOOD<br>PR. PAIR<br>PREFAB. PREFABRICATED<br>PSF. POUNDS PER SQUARE INCH<br>PT. POINT<br>P.T.D. PAPER TOWEL DISPENSER<br>P.T.D./R. PAPER TOWEL DISPENSER AND RECEPTACLE<br>PTN. PARTITION<br>PTD. PAINTED<br>PVC. POLYVINYL CHLORIDE | Q | QT. QUARRY TILE | R | R. RISER<br>RAD. RADIUS<br>R.B. ROOFING BASE<br>R.C. ROOF CONCRETE<br>REC. RECESSED<br>RECD. RECEIVED<br>REF. REFRIGERATOR<br>REINF. REINFORCED<br>REQ. REQUIRED<br>RESIL. RESILIENT<br>RGTR. REGISTER<br>RM. ROOM<br>RND. ROUND<br>RWD. REDWOOD | S | S.C. SOLID CORE<br>SCHED. SCHEDULE<br>SECT. SECTION<br>SHT. SHEET<br>SIM. SIMILAR<br>SKT. SKIRT<br>SLD. SLIDER<br>SMACNA SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION<br>SMD. SMOOTH<br>S.N.D. SANITARY NAPKIN DISPOSAL<br>SPEC. SPECIFICATION<br>SQ. SQUARE<br>SS. STAINLESS STEEL<br>STD. STANDARD<br>STL. STEEL<br>STOR. STORAGE<br>STRUCT. STRUCTURAL<br>SUSP. SUSPENDED<br>SYMM. SYMMETRICAL | T | T.&B. TOWEL BAR<br>T&B TOP AND BOTTOM<br>T.C. TOP OF CURB<br>TEL. TELEPHONE<br>TEMP. TEMPERED<br>THK. THICK<br>THRES. THRESHOLD<br>T.&G. TONGUE AND GROOVE<br>TOC. TOP OF CONCRETE<br>TOF. TOP OF FOOTING<br>TOP. TOP OF PLATE<br>TOS. TOP OF SLAB<br>TOW. TOP OF WALL<br>TPD. TOILET PAPER DISPENSER<br>TRD. TREAD<br>T.S. TUBE STEEL<br>TYP. TYPICAL | U | U.B.C. CALIFORNIA BUILDING CODE<br>UNF. UNFINISHED<br>UNEXCAV. UNEXCAVATED<br>U.O.N. UNLESS OTHERWISE NOTED<br>UTIL. UTILITY | V | V.C.T. VINYL COMPOSITION TILE<br>VERT. VERTICAL<br>VEST. VESTIBULE<br>V.I.F. VERIFY IN FIELD<br>VP. VENT PIPE | W | W. WIDE<br>W/ WITH<br>W.C. WATER CLOSET<br>WDW. WINDOW<br>W.H. WATER HEATER<br>W.M. WATER METER<br>WP. WATERPROOF<br>W.R. WOOD ROOF<br>WSCT. WAINSCOT<br>WSHT. WEATHERSTRIP<br>WT. WEIGHT<br>WTR. WATER<br>W.W.F. WELDED WIRE FABRIC | X | X-BRACE. X-BRACE | Y | YD. YARD | Z | ZONE. ZONE<br>@ AT<br>Ø DIAMETER OR ROUND<br># POUND OR NUMBER<br>∠ ANGLE<br>⊥ PERPENDICULAR |
|---|---|---|---|---|---|---|---|---|---|---|---|

### GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE 2022 CBC 2022 RESIDENTIAL CODE, 2022 CMC, 2022 CPC, 2022 CEC, AND 2022 CFC, 2022 BUILDING ENERGY EFFICIENCY STANDARDS OR THE LATEST CODE ISSUES AS ADOPTED BY THE CITY OF FOLSOM & CALIFORNIA CODES.
2. CONTRACTOR TO VERIFY ALL SITE AND BUILDING DIMENSIONS AND BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
3. ALL CHANGES SUBJECT TO OWNER'S WRITTEN APPROVAL
4. ALL WALL STUDS AND FRAMING SHALL BE 2X4 WD. STUDS @ 16" O.C., U.O.N.
5. CONTRACTOR TO PROVIDE SOLID BLOCKING BEHIND ALL WALL FIXTURES. (HAND RAIL BRACKETS, TOWEL BARS, ETC.)
6. ALL WALLS TO BE TRUE AND PLUMB AND ALL FLOORS TO BE LEVEL TO A TOLERANCE OF 1/8" VARIANCE IN A 10'-0" RADIUS.
7. PROVIDE FINISH ESCUTCHEONS AT ALL PIPE THRU-WALL PENETRATIONS.
8. ALL DIMENSIONS TO FACE OF STUD (F.O.S.) OR CENTER LINE OF STUD (U.O.N.); FACE OF FINISH @ EXISTING.
9. CONTRACTORS REQUIRED TO VISIT SITE AND VERIFY ALL CONDITIONS BEFORE SUBMITTING FINAL COST PROPOSAL.
10. INSTALL ALL APPLIANCES AND FIXTURES AS PER MANUFACTURERS' SPECIFICATIONS.
11. ALL EXPOSED GYPSUM BOARD EDGES AND CORNERS ARE TO RECEIVE AN "L" METAL OR "J" BEAD. (U.O.N.)
12. ALL GYPSUM BOARD TO HAVE TEXTURED WALL FINISH. (U.O.N.).
13. DO NOT PENETRATE ANY FIRE WALL WITH PLASTIC; USE ONLY APPROVED ELECTRICAL BOXES PER CEC 300-21
14. DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS AND A RESOLUTION IS NOT OBTAINED FROM THE OWNER BEFORE COMMENCING WORK, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.
15. SUB-CONTRACTORS TO PROVIDE 5 COPIES OF ALL SUBMITTALS FOR SHOP DRAWINGS, SAMPLES, MATERIALS AND ALL OTHER SPECIFIED ITEMS TO THE OWNER FOR REVIEW.
16. PROVIDE FIRESTOPS AND FIRESTOPPING AS PRESCRIBED BY THE 2022 CRC R302.3, ALL FLOOR AND WALL PENETRATIONS MUST BE FIRESTOPPED TO MATCH THE RATING OF THE ASSEMBLY USING 3M FIRESTOPPING MATERIAL. ALL FIRESTOPPING SHALL BE INSTALLED BY A 3M CERTIFIED INSTALLER. PROVIDE CUT SHEET INFO ON PLANS FOR FIRE STOPPING.
17. ANY HAZARDOUS MATERIALS, STUDIES, REPORTING, INCLUDING, BUT NOT LIMITED TO, ASBESTOS AND OTHER POLLUTANTS ARE THE COMPLETE RESPONSIBILITY OF THE OWNER. ALL REMOVAL OF SUCH SUBSTANCES SHALL BE DONE BY THE OWNER PRIOR TO ANY WORK REQUIRED BY THESE DOCUMENTS AND IN ACCORDANCE WITH ALL CODES. THE OWNER SHALL HOLD THE DESIGNERS AND THEIR CONSULTANTS HARMLESS FOR ANY SUCH PROBLEMS OR LIABILITY RESULTING FROM THE REMOVAL OR HAZARDS CAUSED BY SUBSTANCES AS DESCRIBED ABOVE.
18. DRYWALL SCREWS SHALL BE USED FOR THE FASTENING OF DRYWALL TO STUDS ONLY. UNDER NO CIRCUMSTANCES SHALL THESE SCREWS BE USED FOR ANY OTHER PURPOSE. DRYWALL SCREWS ARE TOO BRITTLE AND DO NOT HAVE THE STRENGTH FOR OTHER APPLICATIONS.
19. ALL CONSTRUCTION TO CONFORM TO TABLE 803.9 OF THE CBC FOR FLAME SPREAD CLASSIFICATIONS.
20. CONTRACTOR TO MAKE PROVISIONS FOR TRASH/DEBRIS REMOVAL FROM SITE AND SHALL COORDINATE EFFORTS WITH THE ABATEMENT CONTRACTOR. UNDER NO CIRCUMSTANCES SHALL TRASH OR DEBRIS BE PLACED IN THE TENANT OR BUILDING DUMPSTERS. ARRANGEMENTS SHALL BE MADE TO PROVIDE TEMPORARY DEBRIS BOXES FOR THE CONSTRUCTION PERIOD ONLY.
21. CONTRACTOR TO PROVIDE THEIR OWN PHONES FOR THE DURATION OF THE PROJECT.
22. CONTRACTOR SHALL COORDINATE PARKING ISSUES WITH THE TENANT/OWNER AND SHALL ABIDE BY ALL TENANT PARKING REQUIREMENTS WHETHER ON OR OFF-STREET.
23. ANY NEW OR RELOCATED ROOFTOP EQUIPMENT MUST BE LOWER THAN THE EXISTING PARAPET OR BE SCREENED. THE SCREENING WILL REQUIRE PLANNING DIVISION APPROVAL.
24. ◆ BUILDING INSPECTOR/CONTRACTOR NOTE:
    ◆ CORROSION PROTECTION/WRAPPING ARE REQUIRED ON ALL UNDER-SLAB FERROUS ELECTRICAL CONDUIT, WATER PIPING, BUILDING SEWERS, FLOOR SINKS, FLOOR DRAINS, TRAP PRIMERS, WASTE DRINS, AND OTHER FERROUS PIPING, INCLUDING ALL ZINC-COATED GALVANIZED PIPING AND FITTINGS.
    ◆ CORROSION PROTECTION/WRAPPING ARE REQUIRED ON COPPER WATER PIPING CORROSION PROTECTON SHALL BE INSPECTED AND APPROVED BY THE BLDG. INSPECTOR BEFORE COVERING.

### BUILDING CODE ANALYSIS SUMMARY

PROPOSED PROJECT WHICH IS NO USE CHANGE. THERE ARE STRUCTURAL CHANGES OR WORK IN THE PROJECT SCOPE.

### DEFERRED SUBMITTALS

### INTERIOR ENVIRONMENT

INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE-HEATING SYSTEMS CAPABLE OF MAINTAINING A MIN. INDOOR TEPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN DAY HEATING.

### HERS VERIFICATION

HERS VERIFICATION IS REQUIRED ON ON THIS PROJECT PER T-24.

### SPECIAL INSPECTION

### DRAWING INDEX


| | |
|---|---|
| CS1.0 | COVER SHEET- PROJECT DATA |
| SHT 1 | BOUNDARY SURVEY |
| SP1.0 | SITE PLAN |
| SP1.1 | SITE DEMO PLAN |
| SP1.2 | SITE PHOTOS |
| D1.0 | DEMO PLAN & PROPOSED ROOF PLAN |
| A2.0 | PROPOSED FLOOR PLAN & FLOOR DIMENSION PLAN |
| A3.0 | BUILDING ELEVATIONS PRIMARY RESIDENCE |


### PROJECT DATA

| | |
|---|---|
| SITE | 9,334 SF |
| (E) PRIMARY | 1,683 S.F. |
| (N) PROPOSED ADDITION | 223 S.F. |
| (N) PROPOSED C.F.A.: | 1,906 S.F. |
| (E) GARAGE | 446 S.F. |
| (N) COVERED PORCH | 124 S.F. |

### PROJECT SUMMARY

| | |
|---|---|
| SITE | 9,334 S.F. |
| (N) PROPOSED C.F.A.: | 1,906 S.F. |
| (E) GARAGE | 446 S.F. |
| (N) COVERED PORCH | 124 S.F. |
| (N) TOTAL SITE FOOTPRINT: | 2,476 S.F. |
| | 2,476/9,334 |
| LOT COVERAGE | 0.265 OR 26.5% |
| ALLOWABLE BASED ON ZONING: | 35% |
| | 26.5<35 |

### PROJECT DESCRIPTION

PROJECT SCOPE CONSISTS OF INTERIOR AND EXTERIOR REMODEL TO INCLUDE REMOVING THE ENTIRE ROOF FRAMING FROM THE EXISTING RESIDENCE

EXTERIOR FACADE:
FRONT: EXISTING STUCCO. TO BE REMOVED & REPLACED WITH SIDING
NEW JAMES HARDIE SIDING ON ENTIRE STRUCTURE

ROOF: (N) CLASS 'A' ASPHALT SHINGLES.

FLOOR FRAMING:
PRIMARY RESIDENCE: EXISTING 2X8 F.J. @ 16" O.C.
GARAGE: SLAB ON-GRADE

ELECTRICAL:
(E) 200A PANEL & METER

NEW LIGHTING SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS & RESIDENTIAL MANDATORY MEASURES.

PLUMBING:
ROUTING OF NEW PLUMBING TO TIE INTO TO EXISTING BUILDING DRAIN IN MOST CONVIENENT LOCATION.

(E) GAS WATER HEATER.

NEW LOW-FLOW COMPLIANT PLUMBING FIXTURES TO BE INSTALL PER CAL-GREEN FLOW RATES.
EXISTING GAS METER. NO CHANGES.
ALL EXISTING FAUCETS AND TOILETS TO BE UPGRADED TO MEET CURRENT 2022 CAL-GREEN REQUIREMENTS., SEE SHT. A1.0.

MECHANICAL:
NEW SPLIT SYSTEM GAS FURNACE IN ATTIC W/ AC CONDNESER

AN OPERATION AND MAINTANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

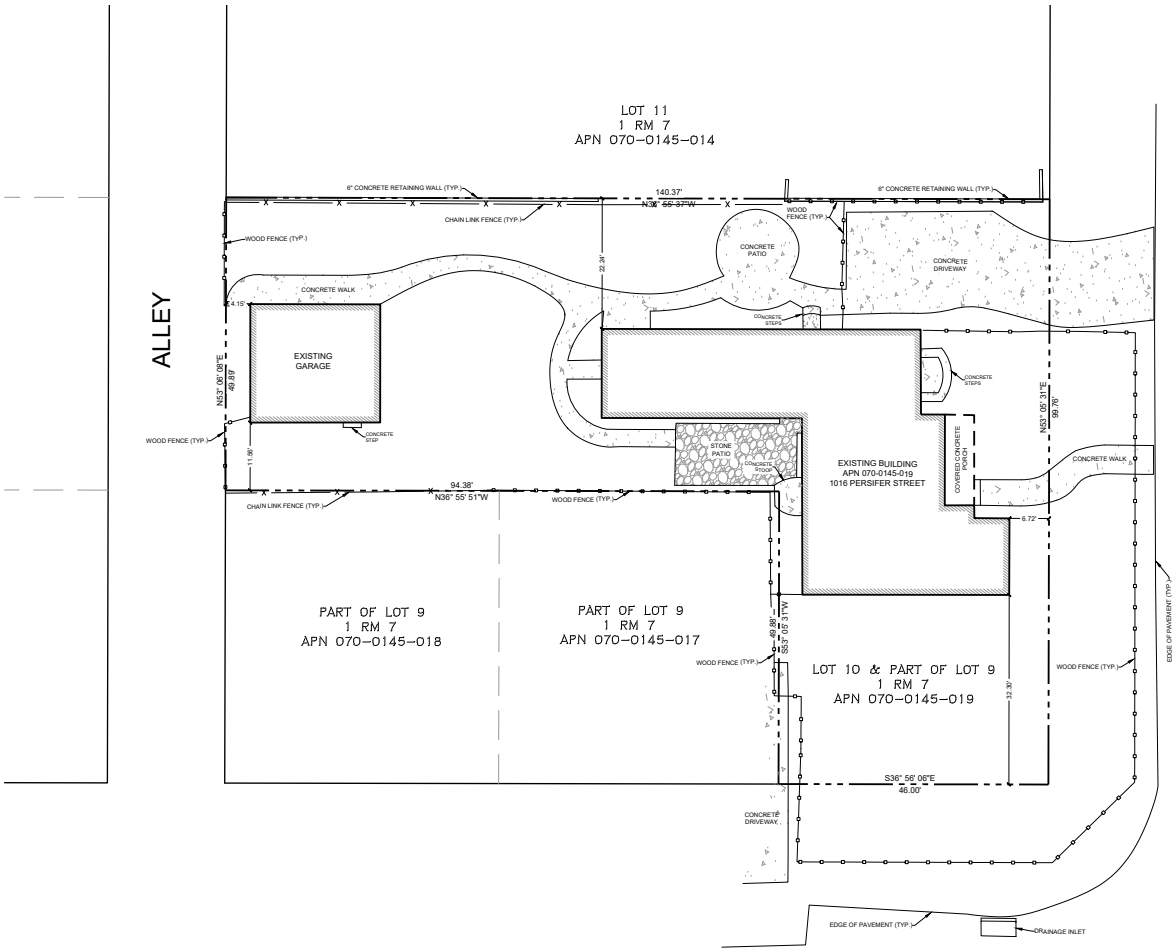


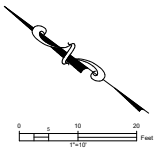
Infinity Designs
Michael Wright

ADDITION & INTERIOR RENOVATION
1016 PERSIFER ST.
FOLSOM, CA

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| HEALTH DEPT. SUBMITTAL | |
| HEALTH DEPT. CLEARANCE | |
| PERMIT SUBMITTAL 8.25.2025 | |
| PERMIT CLEARANCE | |
| BID ISSUE: | |
| REVISIONS | DATE / PHASE |
| CONSTRUCTION ISSUE | |
| CATALOG NUMBER | |
| JOB NUMBER | PHASE CD |
| SHEET NUMBER | CS1.0 |
| SHEET | OF |

INFINITY DESIGNS
8728 MORNING GLORY WAY, ELK GROVE, CALIFORNIA, 95624 (707) 208-9217




## SURVEY NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS' ACT AT THE REQUEST OF THOMAS LANGE ON MARCH 28, 2025.

NO UNDERGROUND UTILITY LOCATING WAS PERFORMED AS PART OF THIS SURVEY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

Scott V Cunha

SCOTT V. CUNHA LS 8525

DATE: APRIL 9, 2025

LICENSED LAND SURVEYOR
SCOTT V. CUNHA
NO. 8525
STATE OF CALIFORNIA

CUNHA SURVEYING INC.



DESIGNED BY: S.V.C.
DRAWN BY: T.A.
CHECKED BY: S.V.C.
SCALE: 1" = 10'

CUNHA SURVEYING INC.
701 BELMONT WAY, SUITE A
PINOLE, CA 94564
(510) 334-8560

APPROVED BY: _____ R.C.E. No. _____ DATE _____

BUILDING & FENCE LOCATION SURVEY
1016 PERSIFER STREET
070-0145-019
FOLSOM CALIFORNIA

| BY | DATE | DESCRIPTION | APPR. BY CITY | DATE | BY |
|---|---|---|---|---|---|

SHEET NUMBER 1 OF 1 SHEETS

DRAWING NO. 25107

## PUBLIC WORKS

1. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
2. UNLESS OTHERWISE NOTED ON THE PLANS, FINISH GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10-FEET OF A BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10-FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MIN.. SLOPE. ALL GRADED SLOPES SHALL HAVE A MINIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS.
3. LOT GRADING SHALL CONFORM TO THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD LINES IN A MANNER IN WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
4. NEW RAINWATER DOWN SPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWN SPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
5. CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM TO CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
6. EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED.
7. EROSION CONTROL AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE FURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
8. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY, WHICH INCLUDES ANY TEMPORARY STORAGE OF MATERIALS.

## SITE PLANNING NOTES

SITE SURFACE DRAINAGE

THE LOT SHALL BE POSITIVELY GRADED AT ALL TIMES TO PROVIDE FOR RAPID REMOVAL OF SURFACE WATER RUNOFF AWAY FROM FOUNDATION SYSTEMS AND TO PREVENT PONDING OF WATER UNDER FLOORS OR SEEPAGE TOWARDS FOUNDATION SYSTEMS AT ANY TIME DURING OR AFTER THE END OF CONSTRUCTION. PONDING OF WATER MAY RESULT IN UNDESIRABLE WEAKENING OF THE SUB GRADE MATERIALS, LOSS OF COMPACTION, SLAB MOVEMENTS AND GIVEN ENOUGH TIME EVEN FOUNDATION MOVEMENTS. NO PONDING OF STORM WATER IS TO BE PERMITTED ON THE BUILDING PADS DURING PROLONGED PERIODS OF INCLEMENT WEATHER. THE GROUND IMMEDIATLEY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS 6" (5% PERCENT SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. TO LOWER THE POTENTIAL OF SEEPAGE OF STORM AND IRRIGATION WATER FROM THE STRUCTURES, A DRAINAGE SWALE SHALL BE CONSTRUCTED AROUND THE BUILDING. CARE SHOULD BE EXERCISED TO ENSURE THAT LANDSCAPE MOUNDS WILL NOT INTERFERE WITH THE ABOVE REQUIREMENTS. STORM WATER FROM DOWN SPOUTS SHOULD BE CARRIED AWAY IN A CLOSED CONDUITS TO AN APPROVED OUTLET STRUCTURE OR DETENTION BASIN.
NO WATER SHOULD BE ALLOWED TO DISCHARGE IN A CONCENTRATED MANNER WITHOUT CONTROL OVER ANY SLOPE. THE BUILDING PAD SHALL BE PROTECTED AGAINST STORM WATER RUNOFF FROM UPHILL SLOPES. ALL RETAINING WALLS SHOULD BE PROVIDED WITH DRAINAGE FACILITIES TO PREVENT THE DEVELOPMENT OF HYDROSTATIC PRESSURES BEHIND THE WAlls. THE DRAINAGE SYSTEM BEHIND THE WALL SHALL CONSIST OF A 4" DIAMETER PERFORATED PIPE EMBEDDED IN CALTRANS CLASS 2 PERMEABLE DRAIN ROCK MATERIAL. THE WIDTH OF THE DRAIN BLANKET SHOULD BE AT LEAST 12 INCHES. THE UPPER ONE FOOT OF THE BACKFILL SHOULD CONSIST OF ON-SITE COMPACTED CLAYEY SOILS. THE DRAIN BLANKETS SHOULD BE PROVIDED WITH COLLECTOR PIPES DISCHARGING INTO AN APPROVED STRUCTURES. HOUSES ON A RAISED FLOOR SYSTEM SHOULD BE PROTECTED AGAINST WATER MOVEMENTS UNDER THE STRUCTURE BY PROVIDING A SHALLOW PERIPHERAL SUB DRAIN TO PREVENT WATER FROM FLOWING UNDER THE HOUSE.

SITE EROSION CONTROL

THE TOP OF THE FILL OR CUT CLOPES SHOULD BE GRADED IN SUCHA WAY AS TO PREVENT WATER FROM FLOWING FREELY DOWN THE SLOPE.
ALL PERMANENT SLOPES, FILL, OR CUT, SHOULD BE PROTECTED AGAINST EROSION BY MEANS OF EROSION CONTROL PLANTING, MULCHING, AND IN SOME CASES, BY INTALLATION OF JUTTE MATTING OR EQUIVALENT. A LANDSCAPE ARCHITECT SHOULD BE CONSULTED ON THIS MATTER. EROSION PROTECTION SHOULD BE PROVIDED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SLOPE GRADING.
GRADED SLOPES MAY EXPERIENCE SEVERE EROSION WHEN GRADING IS HALTED BY HEAVY RAIN. THEREFORE, BEFORE WORK IS TO BE STOPPED, A POSITIVE GRADIENT AWAY FROM THE SLOPES SHOULD BE PROVIDED TO CARRY THE SURFACE RUNOFF WATER AWAY FROMTHE SLOPES AND TO AREAS WHERE EROSION CAN BE CONTROLLED. IT IS VITAL THAT NO COMPLETED SLOPE BE LEFT AS STANDING THROUGH A WINTER SEASON WITHOUT EROSION CONTROL MEASRURES HAVING HAVING BEEN PROVIDED.

GRADING NOTES

MATCH EXISTING ELEVATION CONTOURS AT THE PROPERTY LINES UNSLESS SPECIFICALLY DETAILED ON THIS FINE SET OF PLANS.
GRADE PROPERTY LINES SUCH THAT NO SURFACE RUNOFF IS ALLOWED TO FLOW ACROSS PROPERTY LINES AND ONTO ADJACENT PROPERTIES.
CONTRACTOR SHALL BE REAPONSIBLE FOR EROSION CONTROL BOTH ON THE SITE AND AT ANY OFF-SITE DISPOSAL AREAS.
CONTRACTOR SHALL CLEAN ALL DEBRIS OFF THE STREET DURING GRADING AND CONSTRUCTION OPERATIONS AT THE END OF EACH WORK DAY, YOU DON'T WANT TO UPSET YOUR NEW NEIGHBORS!

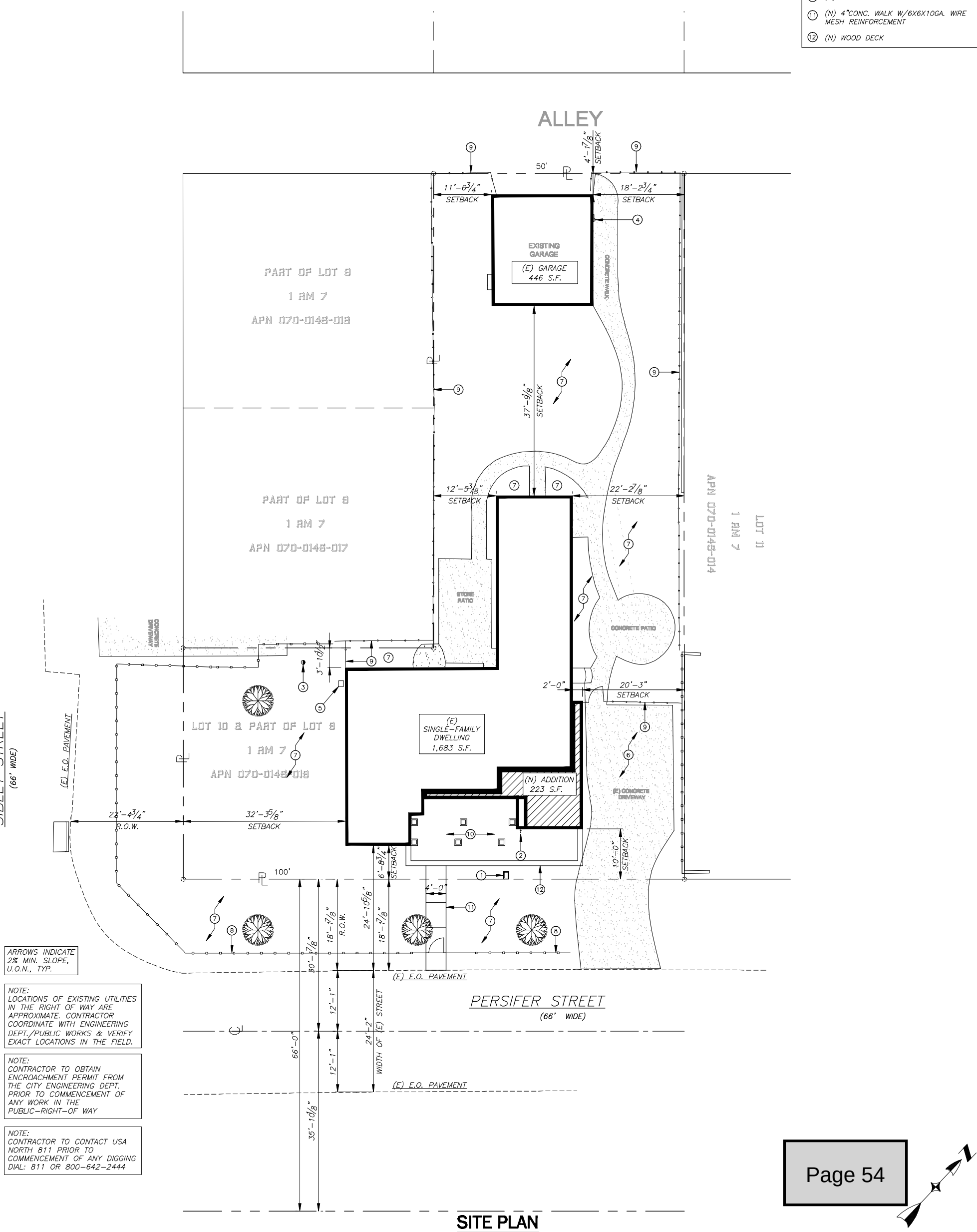
REQUIREMENTS FOR LANDSCAPE IRRIGATION

PLANTED AREAS SHOULD BE AVOIDED IMMEDIATLEY ADJACENT TO THE RESIDENCE. IF PLANTING ADJACENT TO THE RESIDENCE IS DESIRED, THE USE OF PLANTS THAT REQIRE VERY LITTLE MOISTURE IS RECOMMENDED.
SPRONKLER SYSTEMS SHOULD NOT BE INSTALLED WHERE THEY MAY CAUSE PONDING OR SATURATION OF FOUNDATION SOILS WITIN 3 FEET FROM WALLS OR UNDER THE HOUSE. IRRIGATION OF LANDSCAPE AREAS SHOULD BE LIMITED STRICTLY TO THAT NECESSARY FOR PLANT GROWTH. EXCESSIVE IRRIGATION COULD RESULT IN PROGRESSIVE SATURATION, WEAKING AND POSSIBLE SWELLING OF THE FOUNDATION SOILS. THE LANDSCAP ARCHITECT SHOULD BE AWARE OF THESE REQUIREMENTS. IF WATER IS ALLOWED TO SATURATE THE SOILS AROUND THE PERIMETER OF THE HOUSE FOUNDATION THEN WATER MAY ACCUMULATE AND POND UNDER THE HOUSE WITH ADVERSE AFFECTS ON THE FOUNDATION, AND YOU WILL LOSE MANY NOGHTS SLEEP WITH THIS ON YOUR CONSCIENCE.
CARE SHOULD BE TAKEN TO MINIMIZE IRRIGATION ON THE NATURAL OR GRADED SLOPES. A SLIGHT BERM IS RECOMMENDED AT THE TOP OF THE SLOPES TO PREVENT STORM AND IRRIGATION WATER FROM DRAINING OFF THE PAD AND ONTO THE SLOPES. EXCESSIVE WATERING OF THE SOIL MANTLE ON SLOPES COULD WEAKEN IT AND CAUSE SOIL SLOUHAGE (YEP YOUR VERY OWN LANDSLIDE!!!)
AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING:

- CONTROLLERS SHALL BE WEATHER-OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEED AS WEATHER CONDITIONS CHANGE.
- WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

WATER SERVICE NOTE

WATER SERVICE LINE IS TO (E) ¾" WITH A ¾" METER. NO CHANGES
THE WATER METER AND BOX SHALL BE SET PRIOR TO THE START OF CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT AND PRESERVE THE METER AND BOX UNTIL THE PROJECT IS COMPLETE AND READY FOR FINAL INSPECTION. AT THE TIME OF FINAL INSPECTION THE METER AND BOX WILL BE INSPECTED BY THE PUBLIC WORKS INSPECTOR FOR COMPLIANCE WITH CITY STANDARDS.




ARROWS INDICATE 2% MIN. SLOPE, U.O.N., TYP.

NOTE:
LOCATIONS OF EXISTING UTILITIES IN THE RIGHT OF WAY ARE APPROXIMATE. CONTRACTOR COORDINATE WITH ENGINEERING DEPT./PUBLIC WORKS & VERIFY EXACT LOCATIONS IN THE FIELD.

NOTE:
CONTRACTOR TO OBTAIN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DEPT. PRIOR TO COMMENCEMENT OF ANY WORK IN THE PUBLIC-RIGHT-OF WAY

NOTE:
CONTRACTOR TO CONTACT USA NORTH 811 PRIOR TO COMMENCEMENT OF ANY DIGGING DIAL: 811 OR 800-642-2444

### SITE PLAN
SCALE: 1"=10'

## SITE KEY NOTES

1. EXISTING ¾" WATER METER
2. (N) HOSE BIB, W/ ¾" BLDG. SUPPLY VALVE
3. (E) 4" SS CLEANOUT
4. (E) SMUD SERVICE DISCONNECT & 200A METER, MAIN BREAKER
5. (E) GAS METER LOCATION
6. *(E) CONC. DRIVEWAY*
7. *(E) LANDSCAPE*
8. *(E) 36" HT. WD. FENCE*
9. *(E) 6' HT. WD. FENCE*
10. *(N) WOOD PORCH & DECK*
11. *(N) 4"CONC. WALK W/6X6X10GA. WIRE MESH REINFORCEMENT*
12. *(N) WOOD DECK*

## LEGEND

- DETAIL REFERENCE
- SECTION REFERENCE
- SHEET NOTE
- (E) CONTOUR
- (E) BUBBLER BOX
- (E) SANITARY SEWER MANHOLE
- (E) STORM DRAIN MANHOLE
- CHRISTY BOX
- (N) STORM DRAIN LINE
- WATER LINE
- (N) GAS LINE
- (N) SDR35 PERFORATED DRAIN PIPE
- (E) SCHED. 40 PVC DRAIN PIPE
- (N) SCHED. 40 PVC DRAIN PIPE
- (N) PROPOSED ELECTRIC METER
- (N) PROPOSED GAS METER
- VALVE
- HOSE BIBB
- GAS
- DOWNSPOUT
- SHEET FLOW

## ABBREVIATIONS

EP: EDGE OF PAVEMENT/AC
H.B.: HOSE BIBB
FF: FINISH FLOOR
FG: FINISH GRADE
RWL: RAIN WATER LEADER
TC: TOP OF CONCRETE
BW: BOTTOM OF WALL
T.O.: TOP OF
TW: TOP OF WALL
W.S.: WATER SERVICE LOCATION

## WALL LEGEND

(E) WALL- 2X4 WD. STUDS @ 16" O.C., TYP.
DEMOLISH

## GENERAL NOTES FOR IMPROVEMENTS

1. ALL BUILDINGS ON THE SITE TO BE USED BY THIS LAND USE SHALL BE PAINTED.
2. NOT USED
3. ALL DUST AND EROSION CONTROL SHALL BE IN CONFORMANCE WITH CITY STANDARDS, ORDINANCE, AND CODE REQUIREMENTS.
4. ALL WORK TO BE DONE IN CONFORMANCE WITH THE STANDARDS OF THE THE CITY OF FOLSOM SANITATION DISTRICT.
5. DUST CONTROL AND NOISE CONTROL:
6. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF ANY AIRBORNE NUISANCE BY WATERING AND/OR TREATING THE SITE IF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SITE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTORS ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES OR CHANGES RESULTING FROM DUST NUISANCE.
7. IN ADDITION, THE NOISE LEVEL OF THE CONTRACTOR'S OPERATING SHALL BE KEPT TO A MINIMUM AS PER THE THE CITY OF FOLSOM SPECIFICATIONS.
8. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE SITE 48 (FORTY-EIGHT) HOURS PRIOR TO THE START OF WORK WITH THE FOLLOWING PEOPLE PRESENT: OWNER, CONTRACTORS, ENGINEERS, CITY INSPECTOR, OR THEIR REPRESENTATIVE.
9. CONSTRUCTION ACTIVITIES, INCLUDING THE IDLING, MAITENANCE, AND WARMING UP OF EQUIPMENT, SHALL BE LIMITED TO MONDAY THROUGH FRIDAY AND NON-CITY HOLIDAYS BETWEEN THE HOURS OF 7:30 A.M. AND 6:00 P.M. EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER. EXTENDED HOURS OR SATURDAY WORK WILL BE CONSIDERED BY THE CITY ENGINEER ON A CASE BY CASE BASIS. NOTE THAT THE CONSTRUCTION HOURS OF OPERATION WITHIN THE PUBLIC RIGHT-OF-WAY ARE MORE RESTRICTIVE.
10. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC. AND AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS-SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
11. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER, AT THE CONTRACTORS SOLE EXPENSE.
12. ANY RE-LOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACDORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY AND INCLUDE FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE LOCAL AGENCIES. THE OWNER SHALL PAY HE COST OF ALL SAID FEES, BONDS, PERMITS, ETC.
13. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
14. TRAFFIC CONTROL MAINTENANCE AND OPERATION SHALL COMPLY WITH THE FOLLOWING STATE STANDARD SPECIFICATIONS: SECTION 7-1.09 "PUBLIC SAFETY", 7-1.08 "PUBLIC CONVENIENCE", AND SECTION 12 "CONSTRUCTION AREA TRAFFIC CONTROL DEVICES".
15. MANHOLES, WATER VALVE BOXES AND CLEAN-OUT FRAMES AND COVERS SHALL BE BROUGHT TO FINISHED GRADE BY THE CONTRACTOR AFTER PAVING IS COMPLETED.
16. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE CITY'S ENGINEERING DEPARTMENT FOR ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR STREETS.
17. NO WORK SHALL BEGIN UNLESS THESE PLANS HAVE BEEN REVIEWED AND SIGNED BY THE CITY ENGINEER AND THE REQUIRED SETS OF PLANS HAVE BEEN APPROVED BY THE CITY.
18. A STREET EXCAVATION PERMIT MUST BE OBTAINED FROM THE CITY'S ENGINEERING DEPARTMENT PRIOR TO PERFORMING ANY WORK WITHIN CITY STREETS OR RIGHT OF WAY, OR PRIOR TO ANY CUTTING, AND RESTORATION WORK FOR UTILITY TRENCHES IN EXISTING PUBLIC STREETS. ALL WORK SHALL CONFORM TO CITY STANDARDS.
19. PRIOR TO BUILDING PERMIT ISSUANCE, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DEPT. FOR ALL WORK PROPOSED IN THE PUBLIC RIGHT-OF-WAY.
20. CONSTRUCTION INSPECTION SHALL BE COORDINATED WITH THE DEPARTMENT OF PUBLIC WORKS AND NO CONSTRUCTION SHALL DEVIATE FROM THE APPROVED SET OF PLANS.


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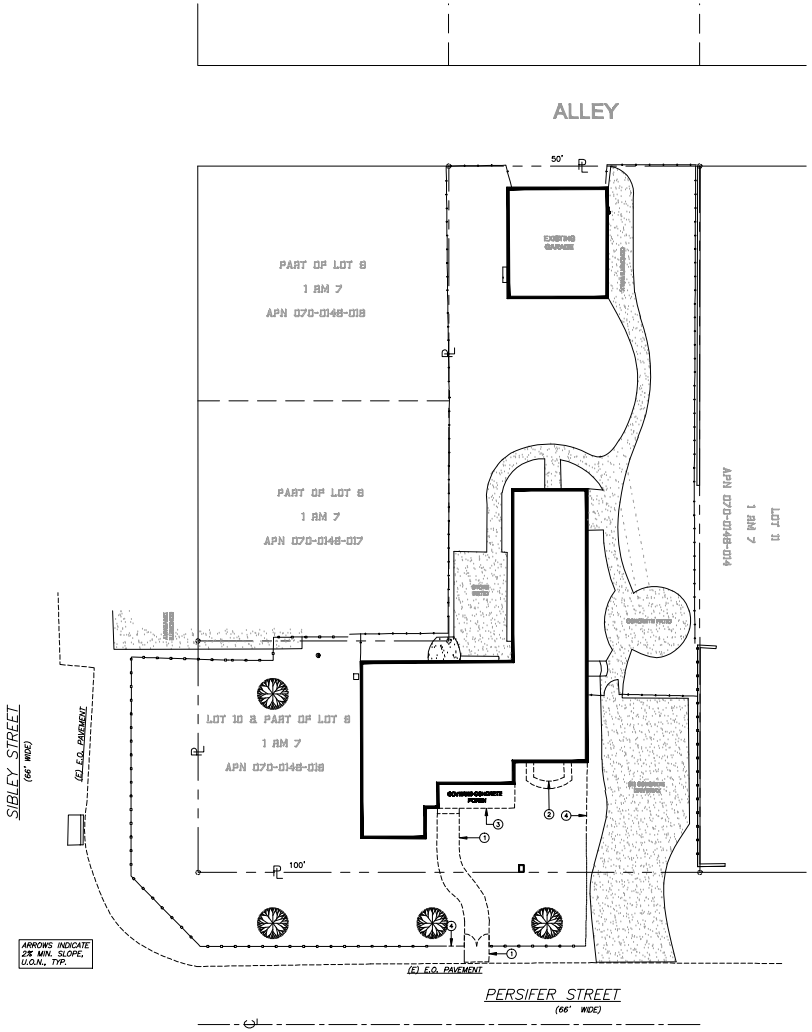

**ADDITION & INTERIOR RENOVATION**
**1016 PERSIFER ST.**
**FOLSOM, CA**

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| HEALTH DEPT. SUBMITTAL | |
| HEALTH DEPT. CLEARANCE | |
| PERMIT SUBMITTAL 8.25.2025 | |
| PERMIT CLEARANCE | |
| BID ISSUE: | |
| REVISIONS DATE | PHASE |
| CONSTRUCTION ISSUE | |
| CATALOG NUMBER | |
| JOB NUMBER | PHASE CD |
| SHEET NUMBER SP1.0 | |
| SHEET | OF |


INFINITY DESIGNS
8728 MORNING GLORY WAY, ELK GROVE, CALIFORNIA 95624 (707) 208.9217

## SITE DEMO KEY NOTES

1. DEMO (E) CONC. WALK
2. DEMO (E) CONC. LANDING
3. DEMO (E) COVERED PORCH
4. DEMO (E) FENCE




SITE DEMO PLAN
SCALE: 1"=10'



Infinity Designs
Michael Wright

ADDITION & INTERIOR RENOVATION
1016 PERSIFER ST.
FOLSOM, CA

| | |
|---|---|
| HEALTH DEPT. SUBMITTAL | |
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| CATALOG NUMBER | |
| JOB NUMBER | PHASE: CD |
| SHEET NUMBER | SP1.1 |
| SHEET | OF |

INFINITY DESIGNS
8725 MOHRO GLEN WAY, EL DORADO, CALIFORNIA, 95624 (707) 338.3217

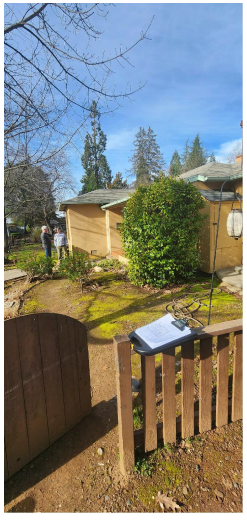


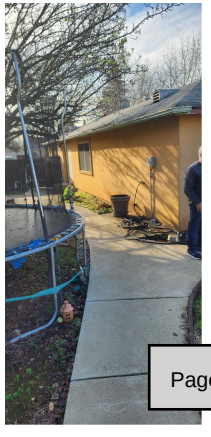
















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PHOTOS
SCALE:

Infinity Designs
Michael Wright

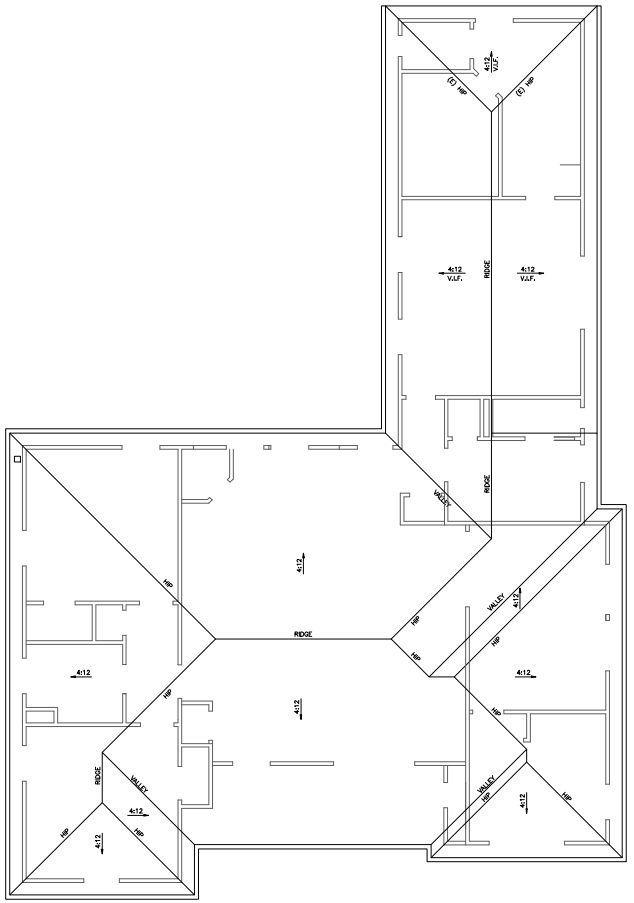
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1016 PERSIFER ST.
FOLSOM, CA

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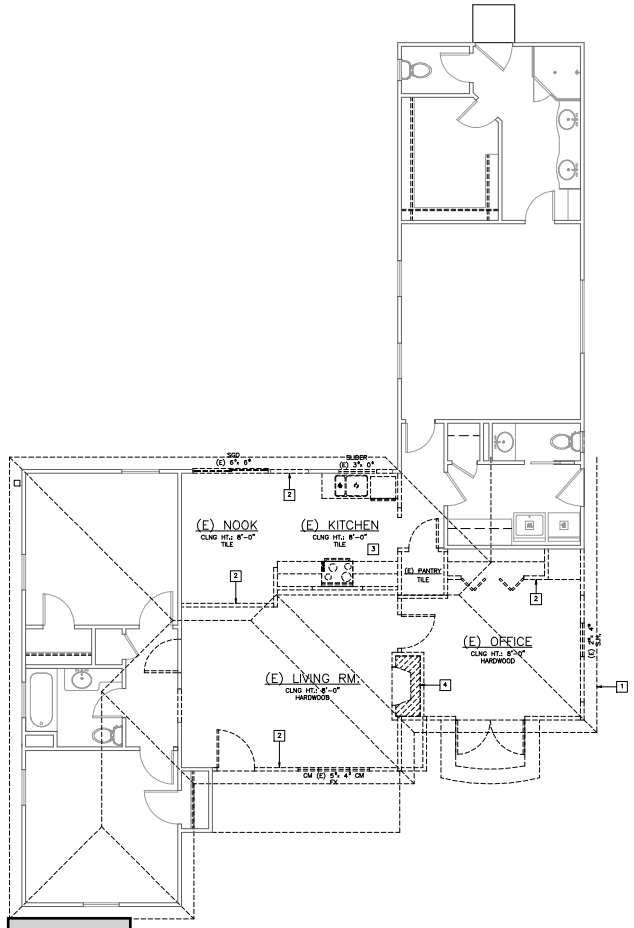
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879 SONOMA COURT WAY, EL DORADO, CALIFORNIA, 95624 (707) 208.8217

## LEVEL 1-DEMO SHEET NOTES

- D1 DEMO (E) ENTIRE ROOF, TYP.
- D2 DEMO (E) WALL, WINDOW AND/OR DOOR, TYP.
- D3 DEMO (E) KITCHEN CABINETS AND APPLIANCES, TYP.
- D4 DEMO (E) BRICK FIEPLACE & CHIMNEY, TYP.




PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"




PROPOSED DEMO PLAN
SCALE: 1/4"=1'-0"



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8128 SUTTERS CLOCK WAY, ELK GROVE, CALIFORNIA 95624 (707) 338-3217

## GENERAL NOTES

1. THE GROUND IMMEDIATLEY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS 6" (5% PERCENT SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINUMUM OF 2 PERCENT AWAY FROM THE BUILDING
2. ALL WATERPROOFING FOR THE ENTIRE PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL NEW RECEPTACLE OUTLETS TO BE TAMPER RESISTANT
4. GARAGE SEPARATION: PROVIDE ⅝" MIN. GYP. BD. TO GARAGE SIDE OF WALL, PER TABLE R302.6. HOWEVER, ⅝" TYPE 'X' GYP. BD. IS THE RECOMMENDED INSTALLATION.
5. FIRE RATED ASSEMBLIES SHALL HAVE JOINTS AND FASTENERS TREATED/MUD & TAPE, PER CBC 2508.4
6. ALL WATERPROOFING FOR THE ENTIRE PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL NEW RECEPTACLE OUTLETS TO BE TAMPER RESISTANT
8. EXTERIOR STUCCO SHALL BE A THREE COAT APPLICATION, PER CRC R703.6.2.2.
9. PROVIDE MINIMUM 26 GA. GALV. WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4 INCHES ABOVE GRADE (OR 2 INCHES MIN. ABOVE CONCRETE OR PAVING). PER CRC R703.6.2.1.
10. PROVIDE A 36" MIN. DEEP LANDING OUTSIDE ALL EXTERIOR DOORS NOT MORE THAN 7 ¾" INCHES
11. AT ANY NEW GAS BURNING APPLIANCES PROVIDED, PROVIDE AN APPROPRIATELY SIZED GAS SHUT-OFF VALVE IN AN ACCESSIBLE LOCATION WHICH IS WITHIN 6' OF APPLIANCE AND SHALL BE PROTECTED FROM DAMAGE WITH A SEDIMENT LEG IN AREA OF CONNECTION TO APPLIANCE CPC 1212.5 & 1212.8.
12. LANDING OUTSIDE EXTERIOR DOORS SHALL BE NOT MORE THAN 7 ¾" INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOORS AND NOT MORE THAN 1 ½" INCHES LOWER THAN THRESHOLD FOR OUT SWINGING DOORS.
13. EGRESS: WINDOWS IN BEDROOMS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR, SEE TYPICAL WINDOW CODE REQUIREMENTS ON SHT. A2.0.
14. EXISTING SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON EACH UNIT, OR IF THE DATE CANNOT BE DETERMINED, PER CRC 314.
15. SMALL APPLIANCE PLUGS IN KITCHEN SHALL BE DEDICATED 20A
16. LIGHTS OVER OR WITHIN 3' OF BATHTUBS/SHOWERS ARE MARKED FOR DAMP LOCATIONS OR WET LOCATIONS WHERE SUBJECT TO WATER SPRAY, PER CEC 410.10(D).
17. EXHAUT FANS & LIGHTS IN BATHROOM SHALL BE SWITCHED SEPARATELY.
18. DISHWASHER GFCI RECEPTACLE. LOCATION SHALL BE READILY ACCCESSIBLE UNDER KITCHEN SINK

## GENERAL PROJECT NOTES

1. ALL LIGHTS SHALL BE DIMMABLE.
2. PROVIDE 5 ¼" BASE BOARD., TYP.
3. WATER PIPING SHALL NOT BE INSTALLED IN OR UNDER CONCRETE SLAB WITHIN A BUILDING WITHOUT PRIOR APPROVAL FROM THE BUILDING OFFICIAL.
4. PROVIDE (N) HEADERS @ (N) EXTERIOR OPENINGS, PER HEADER SCHED. U.O.N., SEE SHT. A2.1, TYP.

## WALL LEGEND

- (E) WALL– 2X4 WD. STUDS @ 16–" O.C., TYP.
- (N) WALL– 2X4 WD. STUDS @ 16" O.C., TYP.
- (N) WALL– 2X6 WD. STUDS @ 16" O.C., TYP.

## SHOWER CONSTRUCTION

SHOWER CONSTRUCTION:
SHOWER PAN: KERDI SCHLUTER MEMBRANE 10" UP WALL, PAINTED WITH RED GARD PREVENTION MEMBRANE.
WALLS: ½" PURPLE XP GYPSUM BD., TYP.

- SHOWER PANS MUST SLOPE ¼" PER FT. TO THE DRAIN, PER CPC 408.5.
- ROLL–IN SHOWER FLOORS MUST INCLUDE ONE OF THE FOLLOWING:
  - A. RAISED RUBBER THRESHOLD (WOOD FRAMED DOOR)
  - B. MOISTURE PROTECTION FOR THE ENTIRE FLOOR
  - C. SLOPED SHOWER PAN
- WHEN A CURB IS PROVIDED AT A SHOWER THE WATERPROOF MEMBRANE SHALL BE A MIN. OF 1" ABOVE THE FINISHED THRESHOLD, AND SHALL BE BETWEEN 2" AND 9" ABOVE THE DRAIN

## APPLIANCE KEY NOTES

- K1 30" ELECT. RANGE & OVEN INSTALL PER MFRS. SPECS. MODEL: JBS256RK MFR.: GE OR EQ. OR EQ.
- K2 30" OVER THE RANGE MICROWAVE W/ SENSOR COOKING INSTALL PER MFRS. SPECS. MODEL: JVM6175SK MFR.: LG OR EQ. OR EQ.
- K3 30" 20.2 CU.FT TOP FREEZER/REFRIGERATOR ENERGY STAR QUALIFIED MODEL: LTC20020S MFR.: LG OR EQ.
- K4 24" DISHWASHER – ENERGY STAR QUALIFIED MODEL: GDF670SYV MFR.: GE
- K5 33" SST KITCHEN SINK W/ GARBAGE DISPOSAL; UNDER–MOUNT ACTIVATION: AIR BUTTON/ INSINKERATOR MODEL: (TO BE DETERMINED BY OWNER) MFR.:
- K6 VENTLESS COMPACT FRONT LOAD WASHER & DRYER COMBO ADA COMPLIANT MODEL: WM3555H_A MFR.: LG OR EQ.

## CASEWORK

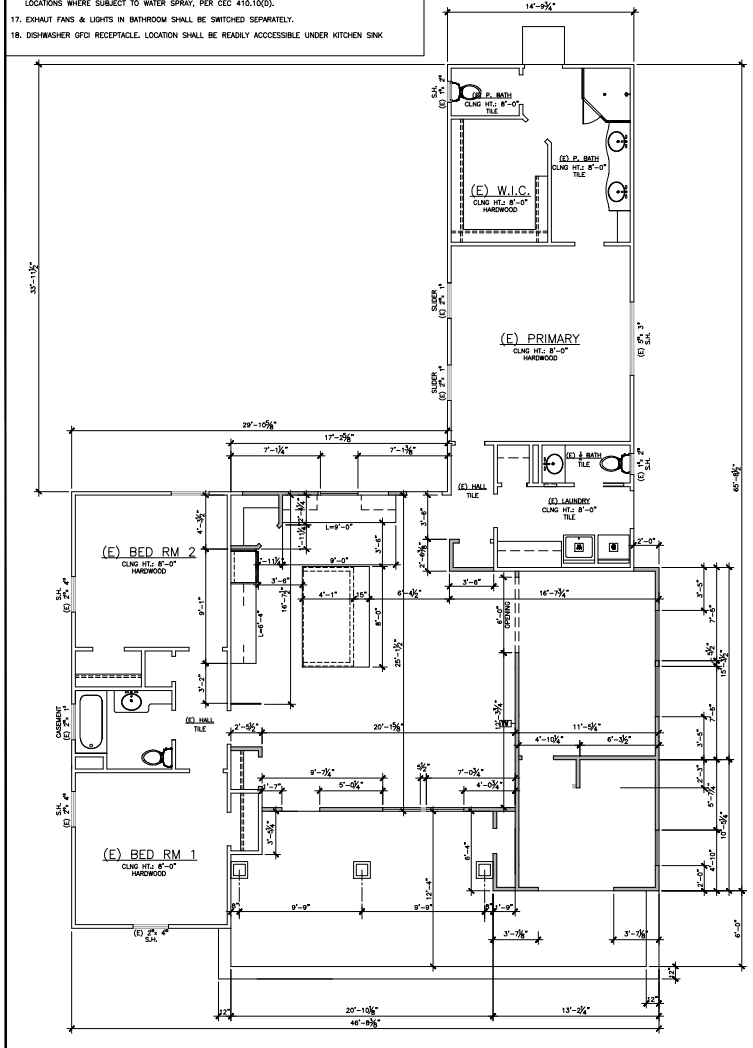
- C1 BUILT–IN PANTRY CABINET, W/ SHELVES – 24"WX24"D – DOOR: 18"W
- C2 BASE CABINET – 26"X18"D UPPER CABINET – 26"X12"D

## INSULATION

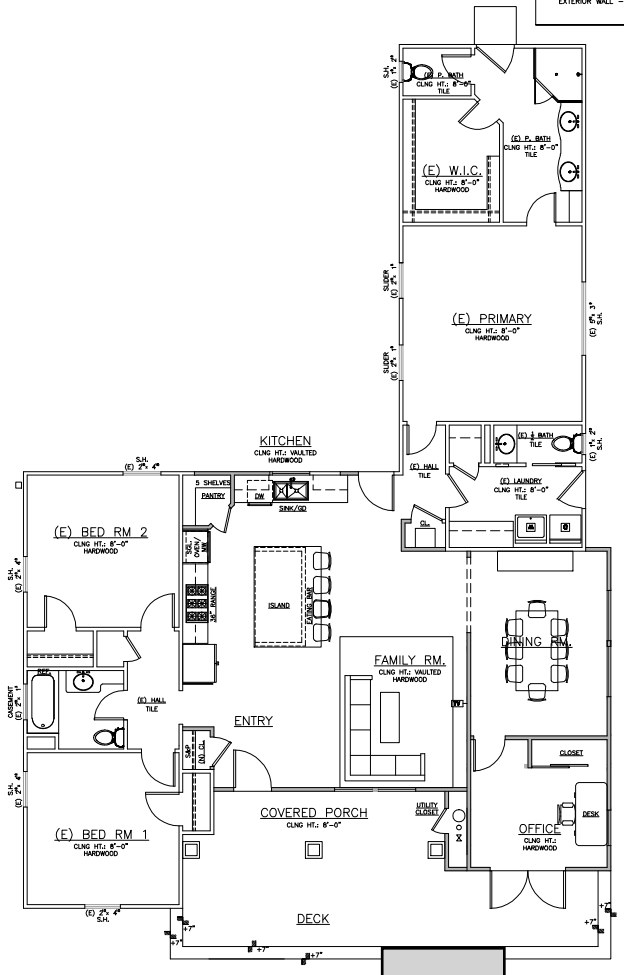
EXTERIOR WALL – R–15 PER T24

## SHEET NOTES

1. (E) GAS METER LOCATION
2. (E) 200A METER/MAIN & SERVICE DISCONNECT – PANEL– 'A'
3. (E) SUB–PANEL– 'B', RELOCATE FROM INTERIOR TO EXTERIOR WALL IN NEMA 3R TYPE PANEL ENCLOSURE
4. (E) SUB–PANEL– 'C', IN NEMA 1 TYPE PANEL ENCLOSURE
5. (E) GAS FURNACE RELOCATED ATTIC, SEE CLNG. FRAMING PLAN ON SHEET S3.0. INSTALLER SHALL CREATE NEW ZONE W/ SETBACK THERMOSTAT. (GF 1)
6. (E) AC CONDENSER, NO CHANGES. (AC 1)
7. (N) TANKLESS GAS WATER HEATER IN ATTIC, DIRECT VENT TO OUTSIDE, PROVIDE INTAKE PER MFR. SPECS. MFR: A.O. SMITH OR EQUAL (WH 1) WH–1; (N) UNIT INATTICE SEE EQUP. SCHED. ON SHEET A1.1.
8. NEW VENTILATION EXHAUST FAN W/ LIGHT 50 CFM MIN.; VENT DIRECTLY TO OUTSIDE; MEETS CA T–24 REQUIREMENTS MODEL: FV–0511VQCL1 (EF 1) MFR.: PANASONIC MEETS ASHAE 62.2 SEE EQUP. SCHED. ON SHEET A1.1.
9. NEW VENTILATION EXHAUST FAN 50 CFM MIN.; VENT DIRECTLY TO OUTSIDE; MEETS CA T–24 REQUIREMENTS MODEL: FV–0511VQC1 (EF 2) MFR.: PANASONIC MEETS ASHAE 62.2 SEE EQUP. SCHED. ON SHEET A1.1.
10. (N) TILE SHOWER, G.C. TO COORDINATE W/ OWNER
11. SHOWER CONSTRUCTION: SHOWER PAN: KERDI SCHLUTER MEMBRANE 10" UP WALL & OVER SEAT, PAINTED WITH RED GARD PREVENTION MEMBRANE. WALLS: ½" DENSHIELD TILE BACKER OR EQ., TYP.
12. (N) 24" GLASS SHOWER DOOR W/ GLASS ENCLOSURE (CUSTOM SIZE) GLAZING SHALL SAFETY/TEMPERED, TYP.
13. (N) HVAC SUPPLY, INSTALL (N) DUCTS TO (E) UNIT RELOCATED IN ATTIC, TYP.
14. INFILL (E) WINDOW OR DOPENING W/ 2X4 STUDS @ 16" O.C., TYP.
15. PROVIDE LIGHT & RECEPTACLE IN ATTIC. SWITCH AT ACCESS. LIGHT SHALL BE HIGH EFFICACY OR CONTROLLED BY A DIMMER OR VACANCY SENSOR. LOCATE LIGHT IN APPROPRIATE LOCATION. PROVIDE ¾"X8' PLYWOOD PLATFORM, SEE CEILING FRAMING PLAN, TYP.
16. (N) 22X24 CLNG. ACCESS
16. (E) SMOKE DETSCTOR
17. (N) HARDWIRED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR W/ BACK–UP BATTERY; MODEL: SC9120B MFR.: BRK BRANDS
18. (E) 22X34 CLNG. ACCESS




DIMENSION FLOOR PLAN
SCALE: 1/4"=1'-0"




PROPOSED FLOOR/ELECT. PLAN
SCALE: 1/4"=1'-0"

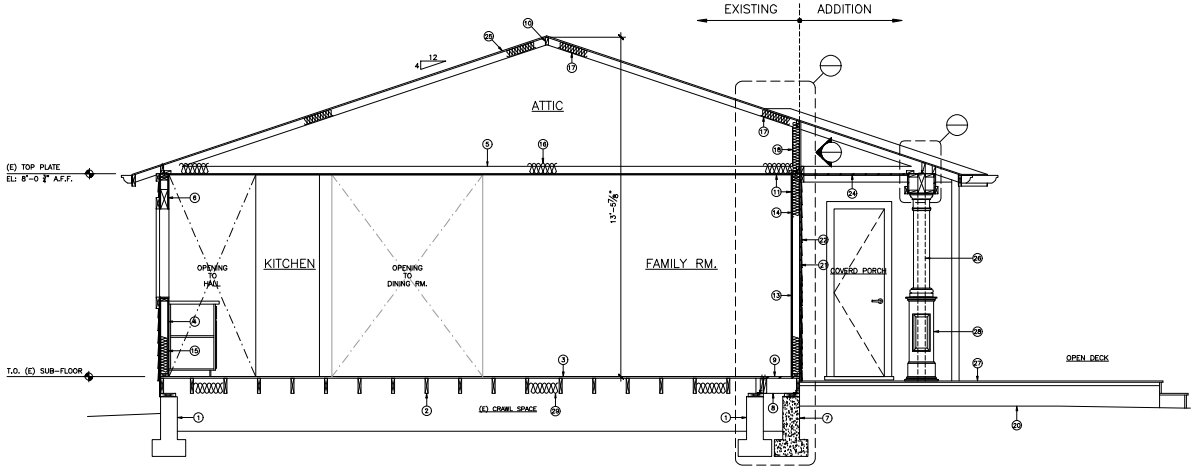


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1. (E) FOUNDATION, TYP.
2. (E) 2X F.J. @ 16" O.C., TYP.
3. (E) SUB-FLOOR, TYP.
4. (E) 2X4 STUDS @ 16" O.C., TYP.
5. (N) TRUSSES @ 24" O.C., BY: OTHERS, TYP.
6. (N) HEADER, PER PLAN, TYP.
7. (N) FOUNDATION, SEE DTL. 1/S1.1, TYP.
8. (N) 2X8 F.J. @ 16" O.C., TYP.
9. (N) 3/4" PLYWOOD SUB-FLOOR, MATCH T.O. (E) SUB-FLOOR, TYP.
10. (N) 2X BLOCKING @ EA. SPACE, TYP.
11. (N) 1/2" GYP. BD., TYP.
12. (N) 1/2" PLYWOOD ROOF SHEATING, TYP.
13. (N) 2X4 STUDS @ 16" O.C., TYP.
14. (N) R-15 BATT INSUL. IN ALL (N) EXTERIOR WALLS, PER T-24, TYP.
15. (E) R-11 BATT. INSUL. IN (E) EXTERIOR WALLS, TYP.
16. (N) R-38 BATT. INSUL. (BOT. CHORD) IN CLNG. PER T-24, TYP.
17. (N) R-15 BATT. INSUL. (ROOF TOP CHORD). PER T-24, TYP.
18. R-15 BATT INSUL. TO UNDERSIDE OF ROOF DECK, PER T-24, TYP.
19. (N) 2X8 DECK FRAMING & GIRDER ON PIER, PER PLAN, TYP.
20. FINISH GRADE, TYP.
21. (N) 1/2" PLYWOOD, PER B.W. PLAN, TYP.
22. (N) HARDIE-PLANK SIDING O/ 2-LAYERS GRADE 'D' PAPER O/ 1/2" PLYWOOD SHEATHING, WATER RESISTIVE BARRIERS SHALL COMPLY W/ R703.7.3 SEE EXTERIOR WALL 3A/A3.1, TYP.
23. (N) HARDIE SOFFIT BD. O/ 1/2"PLYWOOD SHEATHING, TYP.
24. (N) HARDIE SOFFIT BD. O/ 1/2"PLYWOOD SHEATHING, TYP.
25. (N) CLASS 'A' ASPHALT SHINGLES W/ 2-LAYERS OF UNDERLAYMENT COMPLYING W/ 905.1.1 & 905.2.
26. (N) P.T. 4X POST, PER PLAN, TYP.
27. (N) 3/4" CLASS 'A' PORCELAIN DECK SYSTEM O/ WOOD FRAMING, INSTALL PER MFRS. SPECS. TILE: TO BE CHOSEN BY OWNER MFR.: MBRICO OR EQ.
28. (N) PERMA CAST SQ. COL. & PERMAWRAP RECESSED PEDESTAL TUSCAN CAP & BASE-54301X RAISED PEDESTAL - 86430C TRADITIONAL CAP OGGEE BASE + TRADITIONAL BASE MFR.: HB&G OR EQ. TICKET #: 24006 CONTACT: 334.566.5000 WWW.HBGCOLUMS.COM
29. (N) R-19 BATT INSUL. IN FLOOR, PER T-224, TYP.



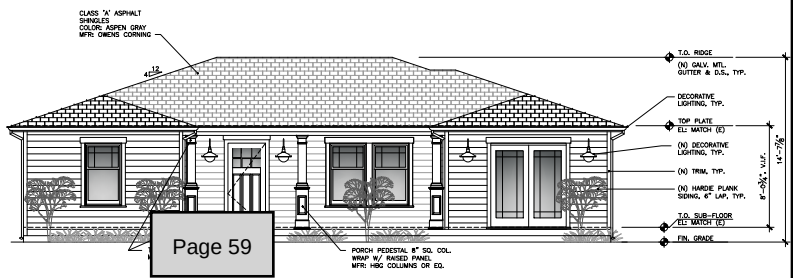
4 REAR ELEVATION - NORTH
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION - EAST
SCALE: 1/4"=1'-0"




3 LEFT ELEVATION - WEST
SCALE: 1/4"=1'-0"




1 FRONT ELEVATION - SOUTH
SCALE: 1/4"=1'-0"



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Michael Wright

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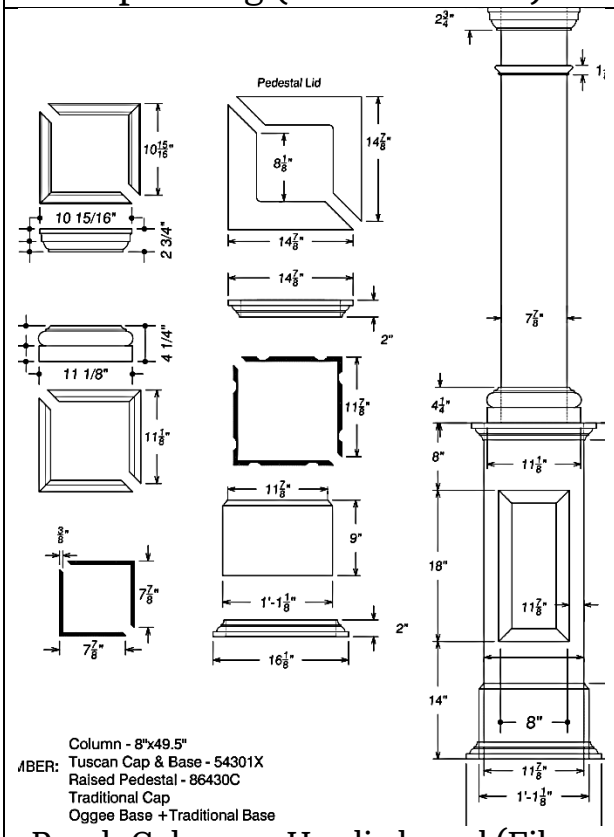
# Attachment 6
# Color and Materials Board



Siding: James Hardie Horizontal Lap Siding (Fiber Cement)



Roof: Asphalt Composition Shingles (Charcoal Grey)




Porch Columns: Hardie board (Fiber Cement) raised panel square columns with Tuscan cap/base



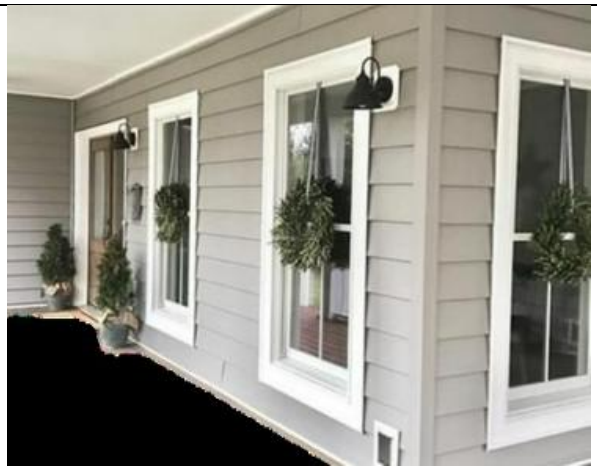
Exterior Lighting: Gooseneck Lights



Paint Colors: “Aged Pewter” with White Trim



Window Trim: Hardie board White Trim



Fascia Trim: Hardie board White Trim

# Attachment 7
# Site Photos


8TJA625


1016
BIOLA
UNIVERSITY


WITH GOD
ALL THINGS ARE POSSIBLE
8TJA625



# Attachment 8
# HPL Comments Letter

**HERITAGE PRESERVATION LEAGUE OF FOLSOM**
**PROJECT APPLICATION REVIEW**
October 15, 2025

**PROJECT SITE:** 1016 Persifer Street in the Central Subarea

**REQUEST:** Design Review of Residential Addition and Exterior Modifications

**PROJECT HISTORY:** Application Circulated by the City on October 7, 2025
Feedback requested by October 22, 2025

**PROJECT SITE**
The project site includes a standard historic lot facing Persifer Street and a portion of the adjacent lot facing Sibley Street. This creates an L-shaped corner lot that is not consistent with Folsom's original lot pattern. While the existing residence is oriented towards Persifer street, planning staff will have to advice the Historic District Commission regarding setback requirements.

**ARCHITECTURE**
Of the identified residential styles in the Historic District, the existing residence resembles 50's Ranch Style. However, the proposed support post for the enlarged front porch reflects a Craftsman design.

HPL supports the applicants desire to replace the existing decorative metal porch supports with posts. However, it is HPL's recommendation that the new posts should reflect a simple ranch-style design.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Resolution No. 11508 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a New Duplex Project Located at 307 Reading Street and Determination that the Project is Exempt from CEQA Under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines |
| **FROM:** | Community Development Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

The Historic District Commission held a public meeting for the project on November 5, 2025 and on December 3, 2025. Staff recommends that the City Council take the following action confirming the Commission's decision:

1. Approve Resolution No. 11508 for a Design Review for a New Duplex Project located at 307 Reading Street.

**BACKGROUND / ISSUE**

The applicant is requesting approval for design review to construct a 4,500 square-foot duplex at 307 Reading Street, as discussed in the attached Staff Report.

**POLICY / RULE**

Folsom Municipal Code (FMC) Section 17.52.300 requires that all new office, industrial, commercial, and residential structures undergo design review by the Historic District Commission. Per the recent *Robert Delp v. City of Folsom et al.* decision, the Historic District Commission does not currently have approval authority and all entitlements in the Historic District require final approval by the City Council.

**ANALYSIS**

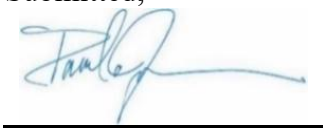
Staff have determined that the project complies with the objective standards of the Folsom Municipal Code and the Historic District Design and Development Guidelines, as discussed in the attached staff report.

**FINANCIAL IMPACT**
The project does not impact the General Fund.

**ENVIRONMENTAL REVIEW**
The project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemptions in this case.

**ATTACHMENTS**
1. Resolution No. 11508 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a New Duplex Project Located at 307 Reading Street and Determination that the Project is Exempt from CEQA Under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines
2. Historic District Commission Staff Report and Attachments, dated December 3, 2025

Submitted,



PAM JOHNS
Community Development Director

# ATTACHMENT 1
# Resolution No. 11508

# RESOLUTION NO. 11508

## A RESOLUTION APPROVING THE HISTORIC DISTRICT COMMISSION'S RECOMMENDATION FOR APPROVAL OF A DESIGN REVIEW FOR A NEW DUPLEX PROJECT LOCTED AT 307 READING STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES

**WHEREAS**, the Historic District Commission on December 3rd, 2025, held a public meeting on the proposed design review for the New Duplex project (DRCL25-00195), reviewed the staff report as well as the associated exhibits and attachments, considered public comment, and provided a recommendation to City Council; and

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

**WHEREAS** the Historic District Commission determined that the proposed project would be exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby confirms the recommendation of the Historic District Commission and approves a design review for the 307 Reading St., New Duplex Project.

This approval is subject to the conditions of approval included in the staff report presented to the City Council and this Resolution is based on the following findings:

**GENERAL FINDINGS**

A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.

**CEQA FINDINGS**

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

**DESIGN REVIEW FINDINGS**

H. THE PROJECT IS COMPLIANT WITH THE REQUIRED DESIGN STANDARDS OF FOLSOM MUNICIPAL CODE CHAPTER 17.52.

I. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

J. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

**PASSED AND ADOPTED** this 9th day of December, 2025, by the following roll-call vote:

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

_____
MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

# ATTACHMENT 2
# HDC Staff Report

**AGENDA ITE**
**Type: Old Business**
**December 3, 2025**

# Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

| | |
|---|---|
| **Project Name:** | 307 Reading St., New Duplex Project Project and Determination that the Project is Exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines |
| **File #:** | DRCL25-00195 |
| **Request:** | Design Review, Commission Level |
| **Location:** | 307 Reading St. Folsom, CA 95630 |
| **Parcel(s):** | APN 070-0101-031-0000 |
| **Staff Contact:** | Nathan Stroud, Associate Planner<br>nstroud@folsom.ca.us, (916) 461-6220 |

**Property Owner**
David Maselli
906 Bidwell St
Folsom, CA 95630

**Applicant**
Natalie Hillenbrand
9281 Sierra College Blvd
Roseville, CA 95661

**Project Summary**

The project includes a request for design review approval for a new duplex located at 307 Reading Street. The proposed project is designed in a Mission Revival Style and is proposed to be approximately 4,500 square-feet in size. The property is located in the Folsom Historic District within Figueroa Subarea, and is not listed on the City of Folsom's Cultural Resources Inventory. Staff have determined that the project complies with the standards provided in the Folsom Municipal Code and is generally consistent with the Historic District Design and Development Guidelines. Staff recommends approval of the project, as conditioned.

The project was initially reviewed by the Historic District Commission at its regular meeting on November 5, 2025. The item was continued to the December 3, 2025, Historic District Commission meeting. Since the project was continued, the applicant has revised their plans to add two additional on-site parking spaces, replaced the rooftop parapets with balcony railings, reduced the height of the tower elements, and made certain other minor modifications to the design, as discussed in this report. Staff have also added "Design Compatibility" and "Massing and Scale Compatibility" sections to this report to expand the discussion on compatibility of the Mission Revival style with local examples, and compatibility of the project's size with the neighborhood.

## Background

On August 3, 2016, the Historic District Commission approved a project (PN 14-395) to subdivide a parcel (916 Figueroa Street) into two equal 7,000 square-foot parcels, a demolition permit to demolish a garage and carport on the new parcel now addressed as 307 Reading Street, and Design Review for development of a 2,457 square-foot single-family residence in a Queene Anne style. The Parcel Map was officially recorded in 2018, however the applicant did not move forward with the development of the single-family residence on 307 Reading Street.

On June 6, 2018, the Historic District Commission approved a project (PN 18-129) for Design Review for the development of a 5,701 square-foot duplex in a Greek Revival style on the project site at 307 Reading Street. During review of this project, the Heritage Preservation League (HPL) recommended denial with concerns regarding the garage door concealment from Reading Street due to the slope of the alley, and due to the lack of other Greek Revival architectural styles within the Figueroa Subarea. Although the project was approved by the Historic District Commission, the applicant did not move forward with development of the duplex on 307 Reading Street.

The current applicant, Natalie Hillenbrand, is proposing a new duplex structure (DRCL25-00195) of a Mission Revival style, with a smaller building footprint and a similar height to the project previously approved in 2018 (PN 18-129). The project also includes the construction of two detached accessory dwelling units (ADUs), which are not subject to discretionary design review approval due to their size per Gov. Code Section 66323.

## Policy/Rule

Government Code Section 65589.5, known as the Housing Accountability Act (HAA), requires that local governments make specific findings to deny or reduce the density of a housing development project. Pursuant to Gov. Code section 65589.5(j)(1), to deny a market-rate housing project or condition it to develop at a lower density than proposed, the approval authority would have to find (1) that the project would have a specific, adverse impact on public health or safety; and (2) there is no feasible method to mitigate or avoid this impact satisfactorily, other than by disapproving the project or requiring a lower density. A “specific adverse impact” is a “significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.”

The HAA also limits the City’s ability to require housing projects to comply with subjective design criteria. (Gov. Code section 65589.5(f)(1).)

Folsom Municipal Code (FMC) Section 17.52.330 states that, in reviewing design review applications, the Historic District Commission shall consider the following criteria:

a) Project compliance with the General Plan and any applicable zoning ordinances;
b) Conformance with any city-wide design guidelines and historic district design and

development guidelines adopted by the city council;

c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and
d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

**Recommendation**

Staff recommends approval of the application (DRCL25-00195) for Design Review for a 4,500 square-foot duplex at 307 Reading St., as shown in Attachment 5, based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-36).

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Submitted,

PAM JOHNS
Community Development Director

**ATTACHMENT 1**
**PROJECT SITE INFORMATION**

| | |
|---|---|
| **GENERAL PLAN DESIGNATION** | Multi-Family Lot Density (MLD) |
| **ZONING** | Two Family Residential (R-2) within the Figueroa Subarea of the Historic District |
| **ADJACENT LAND USES/ZONING** | North: Commercial (SUT/HD)<br>South: Single-family Residential (FIG/R-2)<br>East: Single-family Residential (FIG/R-2)<br>West: Residential Duplex (FIG/R-2) |
| **SITE CHARACTERISTICS** | The project site contains a concrete driveway and a lawn on a 7,022-square-foot (0.16-acre) undeveloped parcel. |
| **APPLICABLE CODES** | FMC Chapter 17.02, Definitions<br>FMC Chapter 17.14, R-2, Two-Family Residence District<br>FMC Chapter 17.52, HD, Historic District<br>FMC Section 17.52.300, Design Review<br>FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards<br>Historic District Design and Development Guidelines (DDG's)<br>Government Code Section 66323, Accessory Dwelling Unit Approvals<br>Government Code Section 65589.5, Housing Accountability Act |
| **PUBLIC NOTICING** | A notice was posted on the project site five days prior to the Historic District Commission and City Council Meetings that met the requirements of FMC Section 17.52.320. |

**ATTACHMENT 2**
**DESCRIPTION/ANALYSIS**

## Applicant's Proposal

The applicant, Natalie Hillenbrand, is requesting Design Review approval for an approximately 4,500 square-foot duplex, located at 307 Reading Street. The duplex is proposed to be of a Spanish Mission Revival architectural style, which was predominant in California between 1890 – 1920. The project's style includes the use of white stucco siding, Spanish-tile roofs, arched and gridded windows, wide open roof eaves with exposed rafters, wooden trim details such as corbels, and wrought iron rails and decorative elements. The structure also includes one attached, sunken garage for each duplex unit facing the alleyway (two garage parking spaces), and two additional on-site surface parking spaces along the alleyway (four on-site parking spaces total). Tower elements also allow for rooftop access for the duplex units, and trash enclosures are provided along the alley, and landscaping is provided throughout.

Outside the scope of this Design Review, the project also includes two detached accessory dwelling units which, per Government Code Section 66323, are exempt from discretionary review due to their size (<800 square-feet, and <16 feet tall).

## Housing Accountability Act (Government Code Section 65589.5)

Senate Bill 330 added provisions to the HAA (Government Code Section 65589.5) that significantly limit the City's discretion over housing projects.

With respect to the proposed use (duplex), the City cannot deny the project or require the applicant to reduce the density unless findings are made, based on substantial evidence in the record, that (1) the project would have a specific, adverse impact on public health or safety; and (2) there is no feasible method to mitigate or avoid this impact satisfactorily, other than by disapproving the project or requiring a lower density. A "specific adverse impact" is a "significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." (Gov. Code section 65589.5(j)(1).)

With respect to design, the City now may only evaluate the project against objective design and development standards. (Gov. Code section 65589.5(f)(1)). In this context, "objective" means "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official".

In other words, based on state law, the City can only require housing development projects to comply with objective standards and cannot deny a housing development project unless there is a substantial health or safety issue that cannot be mitigated without denying the proposed development or reducing its proposed density.

Clearly defined standards in the Folsom Municipal Code (FMC), such as a height limit or setback, can be applied as objective standards; however, adherence to the Historic District Design and Development Guidelines (DDGs) generally cannot be required as the

DDGs were adopted, per Resolution 5757, as guidance and not enforceable objective standards.

**General Plan and Zoning Consistency**

The project site is within the Two Family Residential (R-2) Zoning District within the Figueroa Subarea of the Historic District, and the General Plan land-use designation of the project site is Multi-Family Low Density (MLD).

The following tables show how the project relates to the applicable development standards:

| Historic Residential Primary Area Development Standards (FMC 17.52.540) | | |
|---|---|---|
| | **Required** | **Proposed** |
| **Front Setback** | ≥20 Feet | 20 Feet |
| **Rear Setback** | ≥20 Feet | 20 Feet |
| **Side Setback** | ≥5 Feet | ≥10 Feet |
| **Structural Heights** | Structural heights may extend 15 feet above main structure | Tower elements extend ~6.29 Feet above highest point of main structure |
| **Lot Coverage*** | ≥45% Pervious Surface Required Minimum* | ~58% Pervious Surface Proposed* (Inclusive of Exempted ADUs) |
| **Minimum Landscaping** | ≥60% of front 20 feet; and ≥50% of remaining open space area | ~73% of front 20 feet; ~74% of remaining open space area |

* Per Government Code Section 66321(b)(3) and FMC 17.105.110(E), lot coverage and pervious surface requirements do not apply to ADUs less than 800 square-feet. However, when including the ADUs in the calculation, the project still satisfies this requirement.

| Applicable R-2 Zoning District Development Standards (FMC 17.14) | | |
|---|---|---|
| | **Required** | **Proposed** |
| **Maximum Building Height†** | ≤35 Feet | ~30.77 Feet |
| **Maximum Number of Stories‡** | 2.5 Stories‡ | 2.5 Stories‡ |
| **Parking Requirement** | *Exempted Per AB 2097* | 4 On-Site Parking Spaces proposed for Property |

† The Historic Residential Primary Area Special Use and Design Standards do not specify a maximum building height. As a result, the R-2 base zone standards apply for maximum height.

‡ The garage is considered a half story and the rooftop area is not considered a story per the Folsom Municipal Code. See discussion below for more information.

Regarding height, the proposed project is approximately the same height as the previously approved project, with a reduced building footprint. Per FMC 17.02.110, Building height means the vertical distance measured from the average of the highest

and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge, or parapet wall. Measuring the proposed project to the ridge, excluding the tower elements, the project on average is approximately 30.77 feet tall, within the maximum 35-foot height limit.

Per the height exceptions in FMC 17.58.080, towers, spires, chimneys, cupolas, and similar architectural structures may be built and used to a height not more than 25 feet above the height limit established for the district in which the structures are located, provided that no such architectural structure be used for sleeping or eating quarters. Furthermore, per FMC 17.52.540(E), within the Historic Residential Primary Area, structural heights can extend 15 feet above the main structure, subject to design review. This 15 foot height exception modifies the generally applicable 25 foot exception in FMC 17.58.080 for buildings in the Historic Residential Primary Area.

The proposed tower elements extend approximately 6.29 feet above the main structure, and will not be used for sleeping or eating quarters. As such, the proposed project is compliant with the height requirements of the Folsom Municipal Code.

Regarding the maximum number of stories, the R-2 zone limits buildings to 2.5 stories tall for the purposes of limiting height. Per FMC 17.02.410, a story is defined as the portion of a building between the upper surface of any floor and the floor above, with the topmost floor being between the area between the floor and the ceiling/roof. Since the rooftop area does not have a roof, the rooftop is not considered a story. Furthermore, FMC 17.02.410 also states that basements are only considered a story if the finished floor above the basement is more than six feet exposed above grade. Since the lowest level (garage level) does not have more than six feet exposed above grade, the lowest level (garage level) of the project is considered only a half story. Overall, due to the visible height of the structure, the project is considered effectively a 2.5 story structure in terms of height, satisfying this requirement.

Regarding the Multifamily Low Density (MLD) General Plan Designation, the density allowed for the property is between 7 – 12 dwelling units per acre (DU/Ac). Based on the size of 307 Reading Street, this density allows for up to two dwelling units. Furthermore, per Government Code Section 66319, Accessory Dwelling Units (ADUs) like those proposed here, shall be considered an accessory use and shall not be considered to exceed the allowable density for the lot. They are also deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot and cannot be considered in the application of any local ordinance or policy to limit residential growth. Since the project is proposing two primary dwelling units and two ADUs, the project is considered to have a total of two dwelling units for purposes of density, and thus the proposed project is consistent with the allowable density of the MLD General Plan Designation for the property.

Overall, the project has been determined to satisfy the development standards of the Historic Residential Primary Area and the R-2 zoning district outlined in the Folsom Municipal Code, and the density for the MLD General Plan Designation.

**Building Design and Architecture**

Architectural Style: Mission Revival

The duplex is proposed to be of a Mission Revival architectural style, a style which originated in California and was predominant between 1890 and 1920. The style sought to imitate the traditional colonial style of the Spanish Missions that existed across the southwestern United States through the incorporation of elements such as Spanish tiled roofs, mission-styled dormers and/or parapets, wide overhanging open roof eaves, stucco siding (usually smooth), and porch roofs supported by large, square piers, commonly with arches. The Mission Revival style was notably displayed during the 1893 World's Columbian Exposition, and appeared in house plan books, such as the Sears Roebuck and Co. catalog in the 1910s. The applicant has provided examples of Mission Revival Styles in California, which are included in Attachment 6.

The proposed duplex, shown in Attachment 5 and Figure 1 below, includes elements of the Mission Revival style. This includes the use of stucco siding, Spanish-tiled roofs, wide open roof eaves with exposed rafters, wooden trim and corbel detailing, and the use of arches. The project also includes other architectural features such as the use of gridded windows and wrought iron decorative detailing. Since the November 5, 2025 Historic District Commission meeting, the applicant has voluntarily removed Misson-style parapet elements from the project in response to comments from the Commission and the public.



Figure 1 – Proposed Duplex (Reading Street View)

Design Compatibility

FMC 17.52.330(D) states that, in reviewing projects, the Historic District Commission shall consider, among other criteria, the 'compatibility of building materials, textures, and colors with surrounding development and consistency with the general design theme of the neighborhood'. Section 5.04.03(a) of the DDGs provides guidance on the design theme for the Figueroa Subarea, and encourages that new construction be of pre-1910 styles, including —but not limited to—styles previously existing in Folsom. The DDGs

further state that the intent of the guidelines is to allow for architectural styles which have existed within California between 1850 and 1950, and to “encourage the diversity which is the charm of old Folsom”.

However, as discussed in the “Housing Accountability Act” section, the City is limited to enforcing only objective standards for this project. Since FMC Chapter 17.52 does not have objective standards which regulate design and architecture, and since the DDGs were adopted by Resolution 5757 as guidelines and not standards, design compatibility cannot be considered as a reason for denial of the project. Having said that, the analysis below discusses how the project is compatible with the Figueora Subarea and the Historic District in terms of architecture and design.

Although Mission Revival architecture is strongly associated with Southern California, the style has also been used in Northern California, including in cities near Folsom. The City of Sacramento’s Preservation Element specifically identifies Mission Revival as an architectural style present within its jurisdiction. Examples of Mission Revival buildings in Sacramento include the Arata Brothers Building (c. 1890) at 3402 Broadway, the former Western Pacific Railroad Depot (c. 1909) at 1910 J Street, the Maydestone Apartments (c. 1912) at 1001 15th Street, and the Sutter Club (c. 1930) at 1220 9th Street, among many other examples. Photos of these examples are provided in Attachment 6.

Within the City of Folsom, staff have identified at least two existing structures with a Mission Revival style (1890 – 1920), including the former Folsom Firehouse building (c. 1921) at 710 Sutter Street built by Joe Murer, and a single-family residence at 401 Leidesdorff Street (c. 1952). City of Folsom also has other examples of architecture similar to the Mission Revival Style. At least six examples of the Spanish Revival Style (1915 – 1940) exist within the Historic District, one example of which is a residence that exists within the Figueora Subarea at 802 Figueroa Street (c. 1925), and another is the Granite Grammer School (c. 1915) at 909 Mormon Street which is listed on the State Register of Historic Places. At least two examples of the Italian Renaissance Style (1890 – 1935) exist with similar features, including the Joe Murer House (c. 1927) at 1121 Joe Murer Court which is listed on the National Register of Historic Places. These examples are also included in Attachment 6. Generally, each of these examples utilize curved tiled roofs, stucco siding, and Mediterranean-influenced architectural detailing similar to the proposed duplex project.

While the DDGs outline a pre-1910 design period for buildings within the Figueroa Subarea, they do not restrict architecture to specific styles. Instead, the DDGs state that one of the goals is to encourage the diversity of styles that existed in California, as in Folsom, between 1850 and 1950.

Historically, the traditional lot-by-lot development pattern of old Folsom has produced a diversity of architectural styles throughout the district, contributing to the variety and charm cited as a goal of the DDGs. The examples of Spanish Revival, Italian Renaissance, and Mission Revival styles that exist within the Historic District are not isolated to any one part of the district, but coexist among other Victorian, Folk, Romantic, and early Modern styles within the various subareas. This includes in the Figueroa Subarea, where a Spanish Revival residence at 802 Figueroa Street is adjacent to

Italianate, Gothic Revival, Tudor Revival, and National Folk styled residences. The Mission Revival specifically has been used in California, including in the Sacramento area, in the pre-1910s period.

Based on this review, staff have determined that the Mission Revival style (1890–1920) is consistent with the design period desired for the Figueroa Subarea, and satisfies the intent of the DDGs to encourage architectural diversity reflective of California styles from 1850 to 1950.

Massing and Scale Compatibility

FMC 17.52.330(D) states that in reviewing projects, the Historic District Commission shall consider, among other criteria, the 'compatibility of building materials, textures, and colors with surrounding development and consistency with the general design theme of the neighborhood'. Furthermore, Section C of Appendix D of the DDGs contains the Historic Residential Design Criteria for residential structures in the Historic Residential Primary Area, and generally encourages consistency with neighboring development in setbacks, massing and scale.

However, as discussed in the "Housing Accountability Act" section, the City is limited to enforcing only objective standards for this project. The project has been determined to comply with the objective standards regulating height (35 foot maximum + 15 foot tower height) and the number of stories (2.5 stories maximum) in the Zoning Code, and as such the City is not able to require a further reduction in the number of stories or the height. Having said that, the paragraph below discusses how the project is compatible with the surrounding neighborhood in terms of massing, scale, and height.

For context, the project site immediately abuts properties which contain single-family and duplex dwellings which are single-story. On the same block, there is also a two-story multi-family complex containing eight dwelling units at 900 Figueroa Street that is of a comparable height in a vernacular style.

Regarding building footprint, the proposed duplex has a footprint of approximately 1,955 square-foot whereas the abutting properties (duplexes and single family residences) have building footprints ranging between 1,900 and 3,200 square-feet. The multifamily complex on the same block (900 Figueroa Street) has three buildings with a building footprint of between 3,400 and ~4,800 square feet. Based on these measurements, the proposed duplex project has a comparable, although smaller, building footprint compared to residential structures within the vicinity.

Regarding height, the proposed duplex is a 2.5 story structure, as discussed earlier in this report, and abuts properties which contain single-story structures. The nearest two-story residential structure is the multifamily complex at 900 Figueroa Street (approximately 184 feet away) and an ADU at 405 Reading Street (approximately 240 feet away), both less than a block away. One and two story residential structures also exist throughout the Figueroa Subarea, sometimes with an additional half story within the roof gable. Given that other two story structures exist within a block of the project site, staff consider the proposed structure compatible with the surrounding neighborhood.

Additionally, the project's location on the downslope of the hill relative to adjacent

residential properties also means that the structure would sit at a lower elevation than the residences to the south and east. However, since the commercial property to the north is on the downslope, the structure will be taller than the commercial building at 929 Sutter Street.

Since the project complies with the objective standards regarding height and the number of stories, the project has been determined to be compliant with the applicable objective standards in the FMC. Furthermore, the project has also been determined in staff's assessment to be compatible with the scale of the surrounding neighborhood based on a similar building footprint and number of stories of residences within a block of the project site.

Attached Garages

FMC 17.52.540(A)(3)(c) states that in the Figueroa Subarea, attached garages are not permitted in the general viewshed of the public, unless not readily identifiable as a garage. Section 5.04.03(a) of the DDGs also provides guidance regarding the design of garages in the Figueroa Subarea, stating that the design should reduce or eliminate the visibility of vehicles and garages in the Figueroa Subarea by utilizing alleyway access, providing screening, and/or disguising detached garages as carriage houses or other outbuildings.

The duplex proposes to have two attached garages, one for each duplex unit. The proposed garages are oriented to face the alleyway to the north, are proposed to be constructed an average of 4-feet below grade within the hillside of the side-sloping parcel, are setback 2-feet further from the alley than the upper stories, and utilize a 6.75-foot deep wall on either end of the duplex to provide partial screening of the garage from the front and rear elevations. Trees located across the alleyway to the north provide further screening of the garage from Sutter Street. The renderings provided in Attachment 5 and in Figure 2 below show the effect of the proposed screening measures. In consideration of these measures and site circumstances, staff believe that the project has adequately screened the attached garages from the general viewshed of the public, as the garages would not be easily visible from Reading Street or Sutter Street.



Figure 2 – Garage Views (Reading Street View)

Historic Residential Design Criteria (Section C of Appendix D of the DDGs)

Section C (the Historic Residential Design Criteria) of Appendix D of the DDGs provides guidance for specific design elements of the project.

Regarding windows, Section C.3 states that double hung or casement windows are preferred, and windows may have a radius top (i.e., arched windows) if they are compatible with the building's design. Furthermore, windows are encouraged to be vertically proportioned, and the number of windowpanes will vary depending on the style. The project proposes to utilize gridded casement windows with radius tops, which is considered appropriate for the Mission Revival style. Nearly all windows are vertically proportioned.

Section C.4 encourages front porches in all new construction, stating they should be clearly identifiable and oriented toward the street to maintain the residential character, connect public and private realms, and provide "architectural eyes" on the street for security. For multifamily projects, primary access is encouraged through internal pathways. While the project includes a small porch facing Reading Street, staff believe its limited size does not fulfill the DDG's intent to create a sense of connection with the neighborhood, or to enhance street surveillance. However, staff note that the number and size of windows facing the street help achieve the intent for security through other means. The project also provides an internal pathway for access to both duplex units as well as the two detached ADUs, satisfying the requirement for multifamily access.

Section C.7 encourages larger scale projects with large roof areas to break up roof forms into smaller, traditional design elements, and roofing materials may utilize clay tiles. The project breaks up the roof through the use of varying roof forms, tower elements, and cantilever features; and utilize clay Spanish roof tiles, satisfying these guidelines. Section C.7 further states that for new roof designs, parapets are considered inappropriate and are not allowed. Although parapets are an essential and common feature in Mission Revival style buildings, there exist some Mission Revival structures that do not include the parapet element (uncommon). The applicant has voluntarily removed the parapet elements from the project based on feedback from the last Historic District Commission meeting on November 5, 2025. In its place, a balcony railing has been placed at the minimum height needed for fall safety (42 Inches tall).

Overall, staff have determined that the project satisfies the design guidelines provided in the Historic Residential Design Criteria of the DDGs.

Building Materials Palette

FMC 17.52.330(D) states that in reviewing projects, the Historic District Commission shall consider, among other criteria, the 'compatibility of building materials, textures, and colors with surrounding development and consistency with the general design theme of the neighborhood'. The Building Materials Palette, which is Attachment 2 of Appendix D of the DDGs, provides a list of what materials are considered appropriate or inappropriate for the project.

The Palette allows for the use of cement plaster (e.g., stucco) siding, tile roof, and wood fencing for new construction. Furthermore, there are some examples of residences within

the Figueroa Subarea (e.g., 802 Figueora Street) which have a Spanish tile roof, stucco siding, and wood fencing, although these examples utilize a Spanish Revival style (1915 – 1940). Other residences within the vicinity, including the existing duplex across Reading Street from the project site, also utilize stucco siding.

Based on staff's review of the proposed exterior materials, staff have determined that the project is consistent with the Building Materials Palette of the DDGs and compatible with the building materials, textures, and colors of the Figueroa Subarea.

Architectural Conditions of Approval

Staff have provided the following conditions related to architecture and design:

- Condition 9b requiring that changes to the level of architectural detailing, if not determined to be substantially consistent with the approved plans, shall be subject to Historic District Commission Review.
- Condition 9d requiring that the fencing shall not exceed 3.5 feet in the front yard and 6 feet in the side and rear yard areas.
- Condition 9e requiring that the driveway and interior pathway pavement, as shown on the site plan of Attachment 5, be permeable.
- Condition 9f requiring that the garage door be consistent with the rendering on sheet A.3 and with resolution HDC23-002.
- Condition 9g requiring that the architectural detailing shown and noted in the building elevations and renderings be included in the project prior to final inspection.

**Trees and Landscaping**

The project site includes an existing oak tree in the center of the lot and three olive trees located in front of the property within the City right-of-way on Reading Street. The project proposes to remove the existing small oak tree on the property, and to provide landscaping and tree planting in the project area.

Per FMC 17.52.540(G), at least 60% of the front yard area and 50% of the remaining lot is required to be landscaped. Based on staff's review of the project, the project provides approximately 73% of landscaped area in the front yard, and approximately 80% of landscaped area in the remaining open space (excluding pavement, building footprint, and gravel), of the parcel thus satisfying the landscape requirement.

Additionally, after review by the City's Urban Forester, the following conditions of the project have been provided regarding trees and landscaping:

- Condition 13 requiring that the olive trees in the City right-of-way be protected from potential impacts from the project.
- Condition 14 requiring that one tree be planted along the alley, in accordance with the Tree Preservation Ordinance (FMC 12.16.190)
- Condition 15 requiring adherence to the State's Model Water Efficient Landscape Ordinance (MWELO)

**Site Development Conditions of Approval**
The property at 307 Reading Street was previously approved for a Tentative Parcel Map and Design Review (PN14-295) in 2014, which included certain Conditions of Approval for the property. Although the previous project did not proceed with development, the parcel map was recorded to split the property from 916 Figueroa Street. Some conditions of approval from this previous project still apply to the property, and staff have added these conditions for this project to clarify that they are still required and need to be completed in association with development of this project.

Specifically, Conditions 16 – 26 include requiring that existing overhead utility lines for 916 Figueroa Street that cross the project site be undergrounded, that a drainage swale be constructed along the southern property line to redirect cross property drainage, that the project is responsible for the provision of public and private improvements (e.g., curb, gutter, etc.), and the requirement for a drainage memo and geotechnical report, among other conditions. The conditions also require coordination with various utility agencies, and with the property owners at 916 Figueroa Street, regarding impacts to utility connections during development of the project. The conditions also restate the requirement for all structures to remain outside of easements on the property.

**Other Conditions of Approval**
Staff have also added several standard conditions of approval relating to requirements for grading (if applicable), cultural resource discovery, best management practices during construction to address storm water pollution, standard security requirements, and addressing requirements. These have been provided as conditions 27 – 36.

**Environmental Review**
The proposed new duplex is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemptions in this case.

As a part of the analysis for this project, staff closely reviewed CEQA Guidelines Section 15300.2, which states that categorical exemptions shall not be used for a project in which:

a. It is located in a Sensitive Environment where there is an impact to an environmental resource of hazardous or critical concern;
b. There is a Cumulative Impact of successive projects of the same type in the same place over time is significant;
c. There are activities which will have a Significant Effect on the environment due to unusual circumstances;
d. There is damage to scenic resources within a Scenic Highway;
e. It is located on a Hazardous Waste Site;
f. There is a substantial adverse change in the significance of a Historical Resource.

<u>Analysis: Sensitive Environments</u>

The project is not located in any known sensitive environment, and is not anticipated to

have an impact on an environmental resource of hazardous or critical concern. This is an infill project on a vacant lot surrounded by existing development.

Analysis: Cumulative Impact

The project is not anticipated to have a significant cumulative impact in the area because it involves the construction of only one duplex project on an individual lot in an infill area that is already developed with single-family homes, duplexes and smaller multi-family complexes.

Analysis: Significant Effect

As the proposed duplex is a residential use with similar activities to adjacent single family and duplex dwellings in the immediate vicinity, staff do not anticipate that the activities at the project would have a significant effect on the environment beyond similar adjacent residences. No unusual circumstances exist.

Analysis: Scenic Highway

The project site is not located near a scenic highway nor would the project result in damage to scenic resources within a scenic highway.

Analysis: Hazardous Waste Sites

The project site is not listed on the Hazardous Waste and Substances Sites List.

Analysis: Historical Resources

The project site does not contain a historic resource, nor are there historic resources of local, state, or national recognition located on adjacent properties. As such, staff have determined that the project will not have a substantial adverse change in the significance of a historical resource.

**Public Outreach and Comments**

The applicant had reached out directly to meet with both the Heritage Preservation League (HPL) and the Historic Folsom Resident's Association (HFRA) to discuss the project and answer questions. Based on their communications with these organizations, both HFRA and HPL have provided comments.

Historic Folsom Resident's Association (HFRA)

The Historic Folsom Resident's Association (HFRA) provided an email, provided in Attachment 7, stating that they believe the project meets the Historic District Design Guidelines, and that HFRA does not have any additional comments for the project. No further comments have been provided since meeting with the applicant.

Heritage Preservation League (HPL)

The Heritage Preservation League (HPL) provided a comments letter dated 10/12/25, shown in Attachment 8. The letter includes concerns regarding the compatibility of the Mission Revival architectural style with the Historic District, concerns regarding how the height of the proposed duplex was measured, and the visibility of the attached garage. Furthermore, HPL has stated they believe that the project is not able to satisfy pervious

surface requirements and landscaping requirements. After the letter was provided, HPL met with the applicant and did not provide a subsequent comment letter, but did call staff and reaffirmed their concerns regarding visibility of the attached garage discussed in the initial comments letter dated 10/12/25.

Regarding architectural compatibility, staff have provided further discussion in the "Design Compatibility" section regarding how the design of the project is consistent with the DDGs. Furthermore, as discussed in the "Housing Accountability Act" section, the City is limited to enforcing only objective standards for this project, and design compatibility cannot be considered as a reason for denial of the project due to the lack of objective design standards.

Regarding the attached garage, as discussed earlier in this report, the project has implemented several measures to provide screening of the attached garage from Reading Street, including an increased setback, wall features to provide screening, constructing the garage partially below grade within the hillside, and orienting the garage towards the alleyway. The existing tree cover across the alley to the north also provide additional screening for the garages.

Regarding pervious surface and landscaping, as discussed earlier in this report, the project has been revised to include more landscaping per staff's and HPLs comments. After review, staff have determined that the project satisfies landscape and pervious surface requirements, and have provided Condition 9e requiring that the project use the permeable pavement indicated in the Plans provided in Attachment 5.

Laine and Carrie West Letter (Historic District Resident, 916 Figueroa Street)

Laine and Carrie West, residents at 916 Figueroa Street adjacent to the project site, submitted a comments letter on 11/4/25, provided in Attachment 9. The letter includes concerns regarding parking and traffic due to the additional dwelling units, density, size, architectural compatibility, privacy, and impacts to their utilities which cross over the project site.

Regarding parking and traffic, per AB 2097, the project is exempt from parking requirements; however, the applicant is proposing two garage parking spaces, and has added two additional on-site surface parking spaces since the last Historic District Commission meeting on 11/5/25, resulting in a total of four on-site parking spaces. Per FMC 17.52.540(I), parking shall be provided on-site, outside of front and street side yards, and screened from public view. Based on the location of the parking spaces along the alley behind the building, the project has been determined to comply with this standard. Additionally, residents at 307 Reading Street will be able to utilize street parking alongside the other residents of the neighborhood.

Regarding density, the MLD General Plan Designation allows for a density of between 7 and 12 dwelling units per acre (du/ac). The project site is 0.16 acres, which allows for up to 2 dwelling units maximum. Since the project is proposing two primary dwelling units and, per California Government Code Section 66319, Accessory Dwelling Units (ADUs) do not count towards the density, the project has been determined to be compliant with the density allowances of the MLD General Plan Designation.

Regarding architectural compatibility, staff have provided further discussion in the "Design Compatibility" section regarding how the design of the project is consistent with the DDGs. Furthermore, as discussed in the "Housing Accountability Act" section, the City is limited to enforcing only objective standards for this project, and design compatibility cannot be considered as a reason for denial of the project due to the lack of objective design standards.

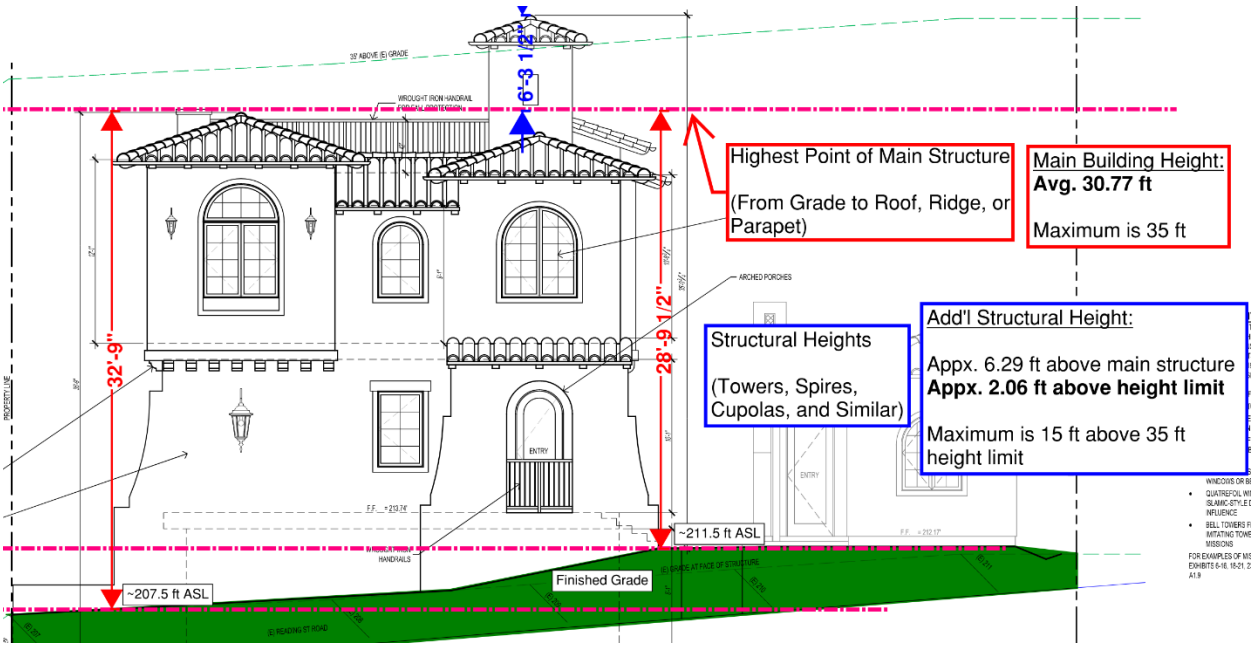
Regarding privacy, per Government Code Section 66314, ADUs are allowed to be as close as 4-feet from the property line and the City is not able to require a greater setback. However, the applicant does propose to utilize a wood fence that will provide some privacy screening from the residence at 916 Figueroa Street. Regarding the rooftop deck on the duplex, the duplex itself is setback approximately 29 feet from 916 Figueroa Street. The portion of the deck nearest to 916 Figueroa Street will have tower elements, stairway access, and a roof between the deck and the edge of the building which would provide an additional setback of approximately 8 feet from the building edge (for a total of 37 feet from 916 Figueroa Street) and provide a physical barrier between the deck and the neighboring property.

Regarding impacted utilities, the conditions of approval for development of the property placed during the Tentative Parcel Map in 2014 (PN14-395) still apply to the project site at 307 Reading Street and require that the property owner/applicant underground the existing overhead utility lines and grant a private sewer easement for 916 Figueroa Street. To ensure the applicant is aware of these conditions or approval, staff have reiterated these conditions of approval for this project (DRCL25-00195) in Condition 24. Additionally, staff have provided Condition 23 requiring that the property owner/applicant coordinate with the property owners at 916 Figueroa Street regarding impacts to their utility connections.

Robert Delp Letter (Historic District Resident)

Robert Delp, Historic District Resident, submitted a comments letter on 11/4/25, provided in Attachment 9. The letter includes concerns regarding how building height was measured, requested clarification regarding the accuracy of the building renderings in relation to trees on the site, questioned applicability of the Housing Accountability Act (GOV 65589.5) to the project, particularly with respect to the proposed parapet, and questions the project's compliance with the City's DDGs.

Regarding building height, the FMC 17.02.110 states that building height is "the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge, or parapet wall". Additionally, FMC 17.58.080 states that towers, spires, chimneys, cupolas, scenery lofts, and similar architectural structures may be built to a height of not more than 25 feet above the height limit, provided that no such architectural structure be used for sleeping or eating. FMC 17.52.540 further reduces this additional height allowance to 15 feet above the main structure. Staff have provided the diagram below to demonstrate how the height was calculated. The project has been determined to be complaint based on how the FMC specified building height should be measured.




Regarding the renderings, the applicant has revised the provided renderings to accurately show the existing street trees which will be located in front of the project site along Reading Street to clarify how the project will look in relation to existing trees.

Regarding the Housing Accountability Act, this section of the Government Code (GOV) applies to all "Housing Development Projects", which is defined in GOV 65589.5(h)(2) as a project consisting of residential units only, among other project types. As the project consists of only residential units, the project qualifies as a "Housing Development Project" and therefore is subject to the Housing Accountability Act, including the provisions relating to the application of objective design standards for review and the restriction on the grounds for denial of a housing development project to only health and safety concerns that cannot be mitigated.

Regarding compliance with the City's DDGs, although not required per the Housing Accountability Act due to the DDGs' adoption as guidelines and thus non-objective standards, the applicant has worked with staff to try to meet the goals and guidelines of the DDGs. As discussed earlier in the report, the Mission Revival style is consistent with the design and architectural guidelines existing within the DDGs as it is of the pre-1910s design period prescribed for the Figueroa Subarea. Furthermore, existing Spanish and Mediterranean styles similar to the project exist within the District and within Northern California, providing a basis of compatibility with the 1850 to 1950 design period in California that is called out in the DDGs.

**Conclusion**

Staff has determined that the overall design, colors, and materials of the proposed duplex can be incorporated into quality residential design, is compatible with the existing residential character in the project vicinity, and is consistent with FMC 17.52 for the

Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the design guidelines in the Historic District Design and Development Guidelines.

**Recommendation**
Staff recommends that the Historic District Commission recommend approval of the proposed project to the City Council, subject to the attached conditions of approval.

**Historic District Commission Action**
Move to recommend approval of an application (DRCL25-00195) for Design Review for an approximately 4,500 square-foot duplex at 307 Reading Street, as shown in Attachment 5 based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-36).

**Alternative Historic District Commission Action**
Move to recommend approval of an application (DRCL25-00195) for Design Review for an approximately 4,500 square-foot duplex at 307 Reading Street, as shown in the version of the plans dated 10/21/25 and shown at the November 5, 2025 Historic District Commission Meeting, based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-36).

## GENERAL FINDINGS

A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

## CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

## DESIGN REVIEW FINDINGS

G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING

DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY THE CITY COUNCIL.

# Attachment 3
# Proposed Conditions of Approval

| CONDITIONS OF APPROVAL FOR 307 READING ST., NEW DUPLEX PROJECT (DRCL25-00195) | | | | |
|---|---|---|---|---|
| **Cond. No.** | **Mitigation Measure** | **GENERAL REQUIREMENTS** | **When Required** | **Responsible Department** |
| 1. | | The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below, as modified by these conditions of approval:<br><br>• Plan Set (Attachment 5)<br><br>This project approval is for the 307 Reading St., New Duplex Project (DRCL25-00195) which includes the construction of a new duplex building located at 307 Reading Street. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. | B | CD (P)(E) |
| 2. | | Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom. | B | CD (P)(E)(B) |
| | | The project approval granted under this staff report shall remain in effect for one year from final date of approval (**Expires December 9, 2026**). Failure to obtain the relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the Folsom Municipal Code. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, sign permit or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in FMC section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals. | B | CD (P) |

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| 4. | | The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:<br>• The City bears its own attorney's fees and costs; and<br>• The City defends the claim, action or proceeding in good faith.<br><br>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. | OG | CD (P)(E)(B) PW, PR, FD, PD |
| **DEVELOPMENT COSTS AND FEE REQUIREMENTS** | | | | |
| 5. | | The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable. | B | CD(P)(E) |
| | | If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees. | B | CD(E) |
| | | The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required. | B | CD(P)(E) |

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| 8. | | If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans, or beginning inspection, whichever is applicable. | B | CD(P)(E) |
| 9. | | This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The fees shall be calculated at the fee rate in effect at the time of building permit issuance. | B | CD(P)(E), PW, PK |
| 10. | | The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code. | B | CD(P) |

| ARCHITECTURE DESIGN REQUIREMENTS | | | | |
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| 11. | | The project shall comply with the following architecture and design requirements:<br><br>a) The design, materials, and colors of the proposed 307 Reading St., New Duplex Project (DRCL25-00195) shall be consistent with Attachment 5, to the satisfaction of the Community Development Department.<br><br>b) Any changes to the level of architectural detailing shown in Attachments 5, if not determined to be substantially consistent with the approved plans by the Community Development Department, shall be subject to a subsequent design review.<br><br>c) A Building Permit shall be required.<br><br>d) Fencing shall not exceed 3.5 feet in height in the front yard area, and shall not exceed 6 feet in height in the side and rear yard areas of the property.<br><br>e) The driveway and internal pathway pavement, as shown on Sheet A2.1 of the plan set provided in Attachment 5, shall be permeable pavement, to the satisfaction of the Community Development Department.<br><br>f) The garage doors shall be of a style that is consistent with Resolution HDC23-002 regarding metal garage doors, to the satisfaction of the Community Development Department.<br><br>g) The project shall include all architectural detailing shown and noted on the building elevations and renderings, to the satisfaction of the Community Development Department, prior to final inspections. This includes, but is not limited to: Exposed roof eaves with rafter tails, decorative wood corbels, decorative wrought iron, unadorned stucco siding, windows with divided lites, arched porches, arched windows, and wood trim.<br><br>All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. | OG | CD (P) |



12/09/2025 Item No.5.

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| **NOISE REQUIREMENT** | | | | |
| 12. | | Compliance with the City of Folsom Noise Control Ordinance, General Plan Safety & Noise Element and Standard Construction Specifications and Details Section 7.23 is required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Request to work during days and times not permitted under these regulations may only occur with written permission from the City of Folsom Community Development Director or duly authorized deputy. | I, B | CD (P)(E) |
| **ARBORIST REQUIREMENTS** | | | | |
| 13. | | The owner/applicant shall protect the three city olive trees located along the Reading St frontage from any potential direct or indirect impacts as a result of the project. Any encroachment of construction or sitework within the critical root zones of the city olive trees (as determined by the Urban Forester) shall require a tree work permit. | OG | CD(P) |
| 14. | | The owner/applicant shall plant at least (1) one tree along the alley frontage as shown in the preliminary landscape plan prior to the final building inspection for the project. The trees shall be from a 15-gallon container size or greater and shall be a species listed on the Folsom Master Tree List. The trees shall be shown on the final landscape plan, subject to review and approval by the Community Development Department. | O | CD(P) |

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| 15. | | Pursuant to the states Model Water Efficient Landscape Ordinance (MWELO), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. Landscape plans must be submitted with the building permit plan set. The landscape permit shall be applied and paid for prior to approval of the building permit plans.<br>a. Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may comply with either the Performance Approach requirements or the Prescriptive Approach requirements of the MWELO.<br>b. Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the Performance Approach Requirements of the MWELO.<br>c. The City-approved landscape plan shall be installed at the time of the final inspection for the building permit, prior to Certificate of Occupancy. Any significant modification to the City-approved landscaping shall comply with the States Model Water Efficient Landscape Ordinance.<br>d. For purposes of this condition of approval, landscape area means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation). | I, B | CD(P) |
| **SITE DEVELOPMENT REQUIREMENTS** | | | | |
| 16. | | Applicant shall provide a Drainage Memo prepared by a Licensed Civil Engineer, and provided to the City prior to issuance of the first building permit. At a minimum, the memo shall identify existing and proposed drainage patterns, quantify pre- and post-development runoff rates, and demonstrate that downstream facilities have adequate capacity to accommodate project flows. Any necessary on-site or off-site improvements as determined by the City based on the memo shall be incorporated into the project design. | B | CD (E) |

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| 17. | | The owner/applicant shall construct a drainage swale along the southerly boundary of 307 Reading Street to convey storm runoff from 916 Figueora Street to Reading Street. The drainage swale shall be shown on the plans submitted for permit review, and reviewed and approved by the Community Development Department prior to permit issuance. Requirements of the drainage swale shall be addressed in the prepared Drainage Memo. | I, B | CD(E)(P) |
| 18. | | Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design. | G, B | CD (E) |
| 19. | | Public and private improvements, including roadways, sidewalks, curbs, gutters, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the Historic District Design and Development Guidelines, the current edition of the City of Folsom *Standard Construction Specifications* and the *Design and Procedures Manual and Improvement Standards* to the satisfaction of the Community Development Department. | I, B | CD(P)(E) |
| | | The applicant/owner shall provide sanitary sewer, water and storm drainage improvements with corresponding easements, if necessary, in accordance with conditioned studies mentioned herein, and the current edition of the City of Folsom *Standard Construction Specifications* and the *Design and Procedures Manual and Improvement Standards*. | I, B | CD (E) |
| 21. | | The improvement plans for the required public and private improvements shall be reviewed and approved by the Community Development Department prior to permit issuance. | I, B | CD(E) |
| 22. | | The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). | I, B | CD (P)(E) |
| 23. | | The owner/applicant shall coordinate the planning, development and completion of this project with the residents at 916 Figueroa Street specifically regarding impacts to the utility connections for 916 Figueroa Street. | I, B | CD (P)(E) |

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| 24. | | The owner/applicant shall be responsible for the undergrounding of existing overhead utility service running from the Sutter/Figueroa Street alleyway lines to the existing residence at 916 Figueroa Street. The owner/applicant shall also be responsible for undergrounding the new utility service from the same alleyway lines to the proposed residential units at 307 Reading Street. | I, B | CD(E) |
| 25. | | The owner/applicant shall provide a new domestic water service from the existing water main in Reading Street. The new domestic water service shall serve all proposed future dwellings at 307 Reading Street. The water service shall be installed prior to approval of the first building permit. | I, B | CD(E) |
| 26. | | No part of a structure, including overhangs, shall encroach into any public or private easements on the property. | OG | CD(E)(P) |
| **CULTURAL RESOURCE REQUIREMENTS** | | | | |
| 27. | | In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods. | G, I | CD(P)(E) |
| 28. | | If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City staff, and the Historic Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method. | G, I | CD(P)(E) |

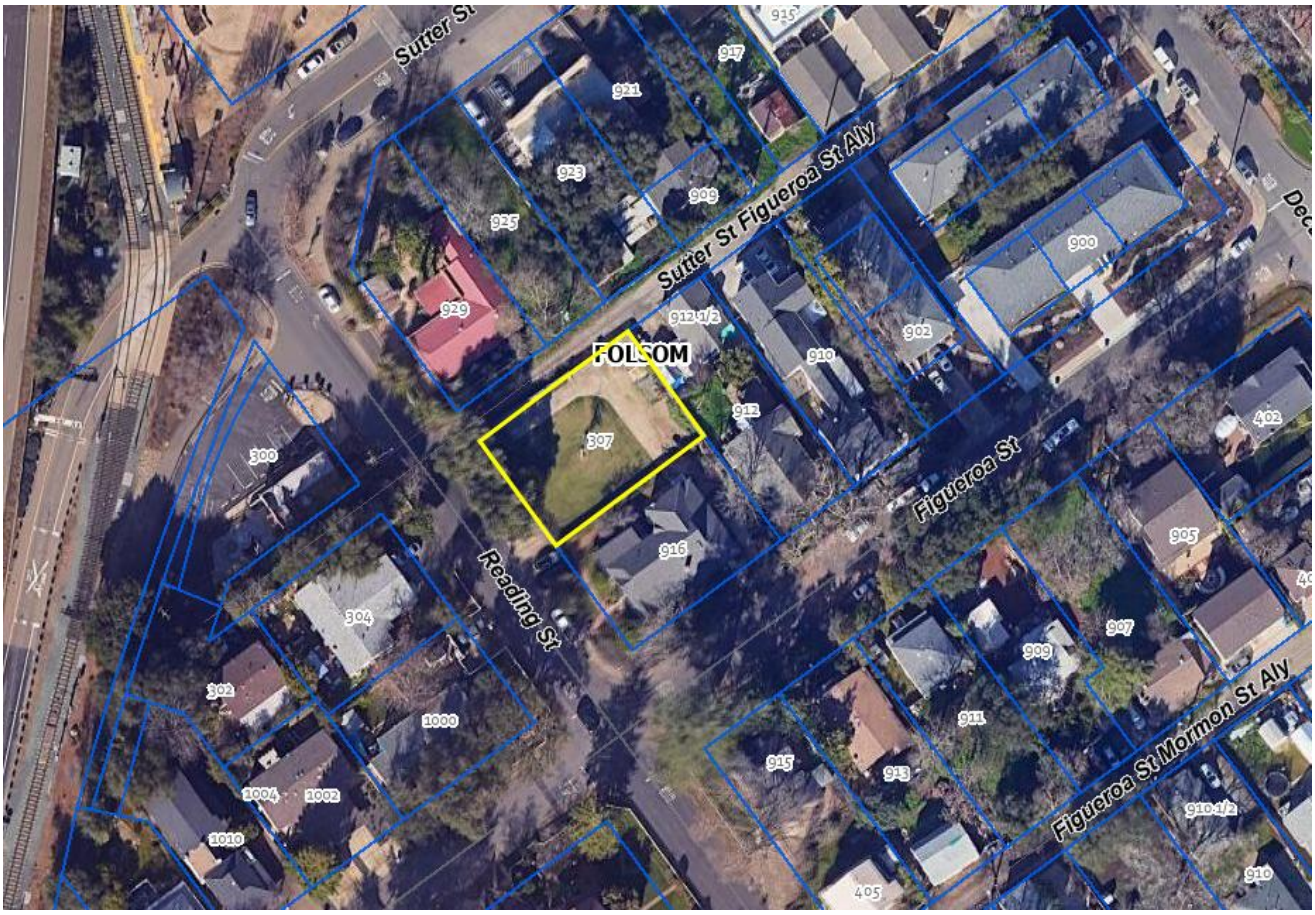
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| **GRADING REQUIREMENTS** | | | | |
| 29. | | The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City. | G, I | CD(E) |
| 30. | | Prior to the approval of the final facilities design and the initiation of construction activities, the applicant shall submit an erosion control plan to the City for review and approval. The plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse or disposal, and revegetation. Specific techniques may be based upon geotechnical reports, the Erosion and Sediment Control Handbook of the State of California Department of Conservation, and shall comply with all updated City standards. | G, I | CD(E) |
| **STORM WATER POLLUTION/CLEAN WATER REQUIREMENTS** | | | | |
| 31. | | The owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season. | G, I, B | CD(E) |
| | | The storm drain improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. These facilities shall be constructed concurrent with construction of grading and the initial public improvements and shall be completed prior to issuance of a building permit. | G, I, B | CD(E) |
| 33. | | Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento Erosion and Sedimentation Control Standards and Specifications-current edition and as directed by the Community Development Department. | G, I | CD(E) |

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| **POLICE/SECURTY REQUIREMENTS** | | | | |
| 34. | | The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:<br>• A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings).<br>• Security measures for the safety of all construction equipment and unit appliances shall be employed.<br>• New Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. | G, I, B | PD |
| **FIRE DEPARTMENT REQUIREMENTS** | | | | |
| 35. | | The building shall have addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal. | B | FD |
| 36. | | Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features. | I, B | FD |



| RESPONSIBLE DEPARTMENT | | WHEN REQUIRED | |
|---|---|---|---|
| CD<br>(P)<br>(E)<br>(B)<br>(F) | Community Development Department<br>Planning Division<br>Engineering Division<br>Building Division<br>Fire Division | I | Prior to approval of Improvement Plans |
| | | M | Prior to approval of Final Map |
| | | B | Prior to issuance of first Building Permit |
| | | O | Prior to approval of Occupancy Permit |
| | | G | Prior to issuance of Grading Permit |
| PW | Public Works Department | DC | During construction |
| PR | Park and Recreation Department | OG | On-going requirement |
| PD | Police Department | | |

# Attachment 4
# Vicinity Map


Sutter St
Sutter St Figueroa St Aly
FOLSOM
Reading St
Figueroa St
Figueroa St Mormon St Aly
307
929
925
923
921
917
915
909
912 1/2
910
916
912
900
902
402
905
907
911
913
910 1/2
910
405
300
304
302
1000
1004
1002
1010

# Attachment 5
# Plan Set

# CONSTRUCT NEW DUPLEX AND ADUS

## 307 READING STREET
## FOLSOM, CA 95630
## APN: 070-0101-031

### PROJECT DIRECTORY


**PRINCIPAL ARCHITECT OF RECORD:**
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**PRINCIPAL DESIGNER:**
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**OWNER:**
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DAVID MASELLI
dk3maselli@gmail.com
650-996-5203


### SHEET INDEX


| SHEET | DESCRIPTION |
|---|---|
| ARCHITECTURAL | |
| A1.0 | COVER PAGE |
| A1.1 | HISTORICAL CONTEXT EXHIBITS |
| A1.2 | HISTORICAL CONTEXT EXHIBITS |
| A1.3 | HISTORICAL CONTEXT EXHIBITS |
| A1.4 | HISTORICAL CONTEXT EXHIBITS |
| A2.1 | SITE PLAN |
| A2.2 | SITE PHOTOGRAPHS |
| A3.1 | DUPLEX FLOOR AND ROOF PLANS |
| A4.1 | OVERALL EXTERIOR ELEVATIONS |
| A4.2 | EXTERIOR ELEVATIONS |
| A4.3 | EXTERIOR ELEVATIONS |
| A4.4 | EXTERIOR ELEVATIONS |
| A4.5 | EXTERIOR ELEVATIONS |
| A4.6 | EXTERIOR ELEVATIONS |
| A5.1 | PERSPECTIVE RENDERINGS |
| A5.2 | PERSPECTIVE RENDERINGS |
| A5.3 | PERSPECTIVE RENDERINGS |
| A5.4 | STREET VIEW PERSPECTIVE |
| A5.5 | STREET VIEW PERSPECTIVES |
| | |
| LANDSCAPE | |
| L1 | PRELIMINARY LANDSCAPE PLAN |
| L2 | PRELIMINARY LANDSCAPE PLAN |


### BUILDING INFORMATION:

1. ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
   - 2022 CALIFORNIA BUILDING CODE, (CBC), BASED ON THE 2021 IEBC (W/CA AMD.) FOR COMMERCIAL PROJECTS
   - 2022 CALIFORNIA RESIDENTIAL CODE, (CRC), BASED ON THE 2021 IEBC (W/CA AMD.) FOR RESIDENTIAL PROJECTS
   - 2022 CALIFORNIA FIRE CODE, (CFC), BASED ON THE 2021 IEBC (W/CA AMD.)
   - 2022 CALIFORNIA MECHANICAL CODE, (CMC), BASED ON THE 2021 IEBC (W/CA AMD.)
   - 2022 CALIFORNIA PLUMBING CODE, (CPC), BASED ON THE 2021 IEBC (W/CA AMD.)
   - 2022 CALIFORNIA ELECTRICAL CODE, (CEC), BASED ON THE NFPA 70, 2020 (W/CA AMD.)
   - 2022 CALIFORNIA ENERGY CODE TITLE-24 PART 6
   - 2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CAL GREEN)
   - 2022 CALIFORNIA EXISTING BUILDING CODE BASED ON THE 2021 IEBC (W/CA AMD.)
   - ANY OTHER APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. AMENDED CONSTRUCTION DOCUMENTS: WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.
3. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
4. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS!!
5. INSULATION: (SEE TITLE 24 CF-1R FORM PER EFFS SECTION 150.1)
6. THE ABOVE VALUES ARE A DEFAULT MINIMUM VALUES AND MAY BE INCREASED. VERIFY WITH TITLE 24 REQ & CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450
8. ATTIC VENTS AND UNDERFLOOR VENT OPENINGS MUST RESIST THE INTRUSION OF FLAME AND EMBERS OR SHALL BE A MINIMUM OF 1/16" AND MAXIMUM 1/8" CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH OR EQUIVALENT. COMBUSTIBLE VENTS ON TOP OF ROOFS MAY BE COVERED WITH THIS MATERIAL TO COMPLY. VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES ARE NOT PERMITTED, UNLESS A BFM APPROVED VENT IS INSTALLED, OR EAVES ARE FIRE SPRINKLERED, OR VENT IS 12 FEET ABOVE A WALKING SURFACE OR GRADE BELOW PER CRC R337.8
9. EACH SLEEPING ROOM SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT - CLEAR OPENING IS SHALL NOT EXCEED 44 INCHES ABOVE FINISH FLOOR. THE WINDOW MUST HAVE A MINIMUM NET OPENABLE AREA OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 INCHES AND A NET OPENABLE HEIGHT OF 24 INCHES.(CRC 310 & R612.2)
10. TEMPERED WINDOW GLAZING REQUIRED. (CRC 308.4)
    - WITHIN 18 IN. OF THE FLOOR (OR MULLION, @24" TO 36" AFF)
    - WITHIN 24 IN. OF ANY DOOR ARE TO BE.
    - GLAZING ADJACENT TO STAIRWAYS, LANDINGS OR RAMPS WITHIN 36" OF WALKING SURFACE OR WHEN LESS THAN 60" ABOVE WALKING SURFACE (CRC 308.4.4?)
    - ALL DOOR GLAZING TO BE TEMPERED, MANUFACTURERS DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. (CRC R308.4 ff)
11. ALL EXTERIOR WINDOWS ARE TO BE DUAL GLAZED AND EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN DEAD BOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.
12. CARBON MONOXIDE-SMOKE ALARMS:(PER 2019 CRC 315.1)
    A) THE SMOKE ALARMS SHALL BE INSTALLED ALONG THE FOLLOWING LOCATIONS PER 2019 CRC 314.3:
       1. IN EACH SLEEPING ROOM
       2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
       3. ON EACH ADDITIONAL STORY OF THE DWELLING.
    B) ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED WITH THE PROVISIONS OF THIS CODE AND THE FIRE HOUSEHOLD WARNING EQUIPMENT PROVISIONS OF NFPA 72 SYSTEMS AND COMPONENTS SHALL BE CALIF. STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIV 1 FOR WHICH THEY WERE INSTALLED.
    C) ALL SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTER-CONNECTED, SO THAT, WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND. (R314.4, R314.5, R315.1, R315.1.2 & R315.1.3)
13. PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACKDRAFT WITH AN OPEN FLAME.
14. INTERIOR VENTING REQUIREMENTS: (PER CBS 150H & CAL-GREEN) NEW CONSTRUCTION:
    - KITCHEN HOOD TO MEET 50% CE OR 110 CFM RATE IF ELECTRIC RANGE AND 70% CE OR 150 CFM RATE IF GAS RANGE
    - BATHROOM, LAUNDRY & WET ROOMS TO HAVE A MIN OF 50 CFRM EXAUST FAN
    - WHOLE HOUSE VENTILATION (PER ANSI/ASHRAE 62.2) VENT RATE (CFM) = (CFA/100) + (7.5 X (NUMBER OF BEDROOMS + 1)) VENTING TO BE PROVIDED BY EITHER EXAUST VENT, SUPPLY VENT OR A COMBINATION OF THE TWO, SEE SECTION 4.8 OF THE RESIDENCE COMPLIANCE MANUAL.
15. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.J.C. (CEC 210.8)
16. EGRESS STAIRWAY CONSTRUCTION TO MEET 2019 CRC STANDARD (SEC R311.7)
    - MAX 7.75" RISE AND MIN 10" RUN
    - MIN STAIRWAY HEADROOM 6'-6"
    - MIN STAIRWAY WIDTH OF 36"
    - MIN TREAD WIDTH AT WINDERS IS 6" (MEASURE 12" FROM INSIDE OF CURVE) SEE R311.7.5.2.1 FOR "CURVED STAIRWAY" REQ
17. IN ALL ONE AND TWO FAMILY DWELLINGS, AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313 OR NFPA 13D.
18. GAS LINE SIZING DIAGRAM AND PIPE SPECIFICATION WILL BE SUBMITTED THE BUILDING DEPARTMENT PRIOR TO ROUGH PLUMBING INSPECTION.
19. ALL EXTERIOR UNDER DECK WOOD FRAMING AND WOOD STAIR FRAMING WILL BE PRESSURE TREATED WOOD MEMBERS ONLY. (INCLUDES LEDGER, JOISTS, GIRDERS, POSTS, BLOCKING, ETC.)

### ABBREVIATIONS:

@ - AT
ABV. – ABOVE
AC – AIR CONDITIONING
A.F.F.L. – ABOVE FINISH FLOOR LINE
AV – AUDIO/VISUAL
BDRM – BEDROOM
B.F.F.L.-BELOW FINISH FLOOR LINE
BLDNG - BUILDING
BLW. – BELOW
B.O.B. – BOTTOM OF BEAM
BSMT - BASEMENT
CAB. – CABINET
CALCS. - CALCULATIONS
C.L. – CENTER LINE
CL. - CLOSET
CLG. – CEILING
CMU – CONCRETE MASONRY UNIT
CONC. – CONCRETE
CONT. - CONTINUOUS
CSMT – CASEMENT WINDOW
DBL - DOUBLE
DET. – DETAIL
DF – DOUGLAS FIR
DIA. – DIAMETER
DIMS - DIMENSIONS
DN. - DOWN
DS – DOWNSPOUT
DW – DISH WASHER
EA. – EACH
EL. – ELEVATION
ELEC. – ELECTRICAL
ELEV. – ELEVATOR
EQ. – EQUAL
EQUIP. – EQUIPMENT
FAU – FORCED AIR UNIT
EXH. – EXHAUST
EXT. - EXTERIOR
FR - FREEZER
FR. DR. – FRENCH DOOR
FIX – FIXED WINDOW
GALV. – GALVANIZED
GSM – GALVANIZED SHEET METAL
GYP. BD. – GYPSUM BOARD
HDR. – HEADER
HOR. – HORIZONTAL
HRV/ERV – HEAT RECOVERY VENTILATOR/ENERGY RECOVERY VENTILATOR
HT. – HEIGHT
HVAC – HEATING, VENTILATING AND AIR CONDITIONING
IAQ – INDOOR AIR QUALITY
IN. - INCH
INFO. – INFORMATION
INSUL. - INSULATED, INSULATION
INT. - INTERIOR
LNDY – LAUNDRY
LAV. – LAVATORY
LIN. – LINEN
MAX. – MAXIMUM
MECH. – MECHANICAL.
MFG - MANUFACTURING
MIN. – MINIMUM
NO., # – NUMBER
N.T.S. – NOT TO SCALE
OBS – OBSCURE
O.C. – ON CENTER
OPNG. – OPENING
OPT. – OPTIONAL
P.L. – PROPERTY LINE
PLT. - PLATE
PRE-FAB. – PRE-FABRICATED
PWDR – POWDER
QTY – QUANTITY
REF. - REFERENCE
RF - REFRIGERATOR
RM. - ROOM
REQD. – REQUIRED
RET. – RETAINING
REV. – REVISION
RO. – ROUGH OPENING
S.F. / SQ. FT. – SQUARE FEET
SPEC. – SPECIFICATION
SQ. - SQUARE
S.S.D. – SEE STRUCTURAL DRAWINGS
SH – SINGLE HUNG WINDOW
SL. DR. – SLIDING DOOR
T&G – TONGE AND GROOVE
TEMP. – TEMPERED GLASS
T.O.B. – TOP OF BEAM
T.O.SLAB – TOP OF SLAB
TYP. – TYPICAL
U.C. -UNDER COUNTER
U.N.O. – UNLESS NOTED OTHERWISE
VERT. – VERTICAL
V.I.F. – VERIFY IN FIELD
W/ - WITH
W.C. – WATER CLOSET
WM/DM – WASHER MACHINE/DRYER MACHINE
WH – WATER HEATER
W.I.C. - WALK-IN CLOSET
W/O - WITHOUT
WDW. – WINDOW
WP – WATER PROOF
X – OPENABLE WINDOW SECTION

### DESIGN CRITERIA:

**FLOOR LIVE LOADS:**
40 PSF

**ROOF LIVE LOADS:**
20 PSF

**GROUND SNOW LOAD (PG):**
20 PSF

**BASIC WIND SPEED:**
95 MPH

**WIND EXPOSURE:**
C

**SEISMIC DESIGN CATEGORY:**
D

**SITE CLASS:**
D DEFAULT

**CLIMATE ZONE:**
11

### PROJECT DESCRIPTION & SCOPE OF WORK

**SCOPE OF WORK:**
CONSTRUCT NEW SFD / RML

| | |
|---|---|
| APN | 070-0101-031 |
| ZONING | R-2 / HISTORIC RESIDENTIAL |
| OCCUPANCY GROUP | R3/U |
| CONSTRUCTION TYPE | VB |
| NO OF FLOOR | 3 |
| BUILDING HEIGHT | |
| LOT AREA | 7,021 SQ.FT. / 0.16 ACRES |
| LOT COVERAGE | |
| FIRE SPRINKLERS | YES |
| WUI | NO |

### SQUARE FOOTAGE BREAKDOWN

| | | SQ.FT. |
|---|---|---|
| LIVABLE AREA | | |
| | DUPLEX UNIT-A | |
| | GARAGE/OFFICE LEVEL | 446 |
| | FIRST FLOOR LEVEL | 768 |
| | SECOND FLOOR LEVEL | 768 |
| | **DUPLEX UNIT-A TOTAL LIVABLE** | **1,982** |
| | DUPLEX UNIT-B | |
| | GARAGE/OFFICE LEVEL | 446 |
| | FIRST FLOOR LEVEL | 768 |
| | SECOND FLOOR LEVEL | 768 |
| | **DUPLEX UNIT-B TOTAL LIVABLE** | **1,982** |
| | ADU-1 | 559 |
| | ADU-2 | 572 |
| | | **5,095 ft²** |
| UNLIVABLE AREA | | |
| | GARAGES | 608 |
| | ENTRY PORCHES | 86 |
| | DECKS | 118 |
| | | **812 ft²** |

### DEFERRED SUBMITTALS:

### SEPARATE SUBMITTALS:

### VICINITY MAP

N.T.S.

NORTH

PARCEL LOCATION




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PLACE FOR STAMP & SIGNATURE

MURRAY T.DUNCAN AIA
PRINCIPAL ARCHITECT OF RECORD

CONSTRUCT NEW DUPLEX AND ADUS

FOR:

DK3 DEVELOPMENT LLC

307 READING STREET
FOLSOM, CA 95630

APN: 070-0101-031

**REVISIONS**

| MARK | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10/3/2025 | PLAN REVIEW COMMENTS |

PROJECT NO: 2330
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PATH:
DESIGNED BY: MAX P.
DRAWN BY: LEAD: KENNETH W.
CHK'D BY: MURRAY D.
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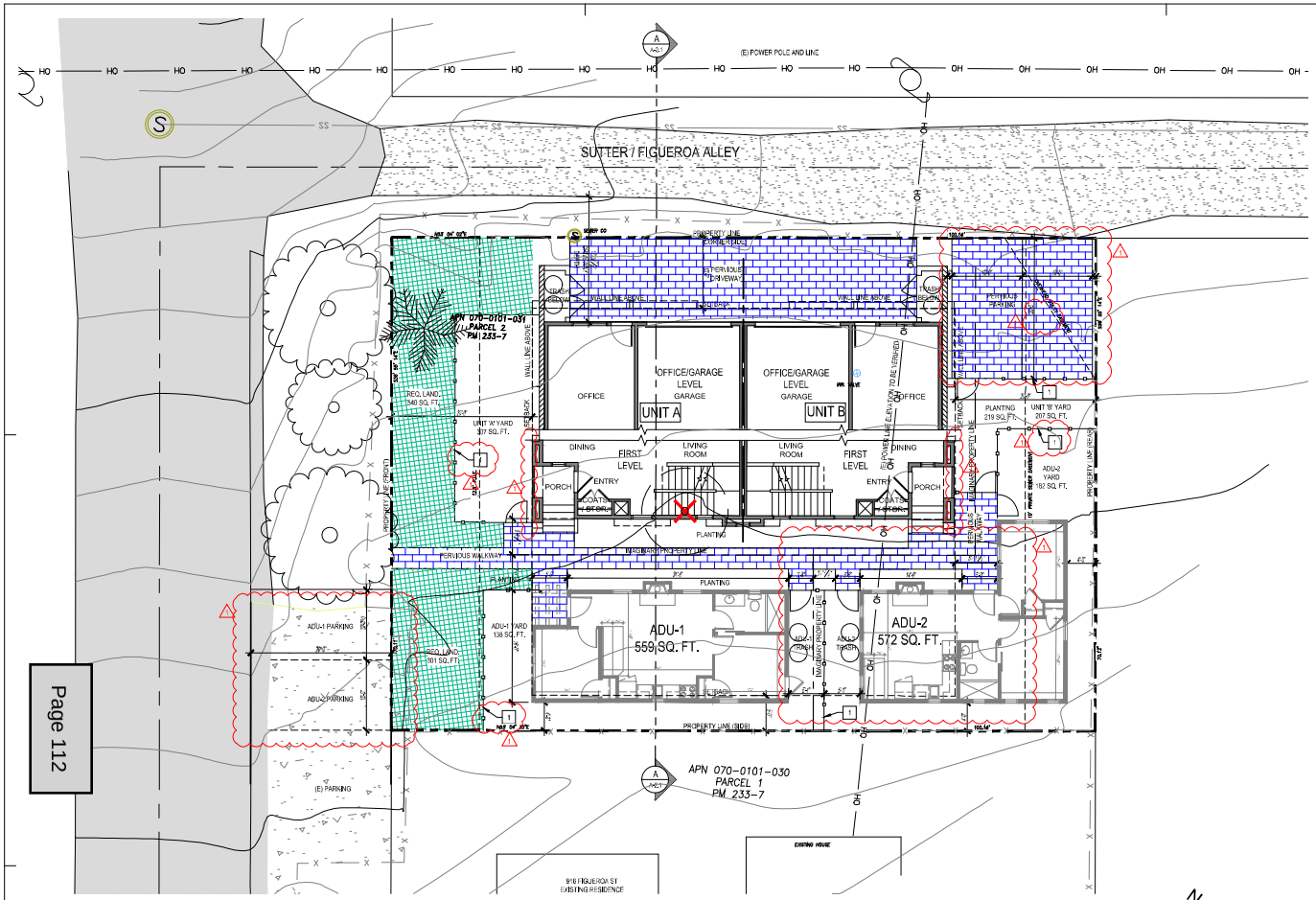
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TITLE SHEET

CURRENT DATE: 7/30/202
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A1

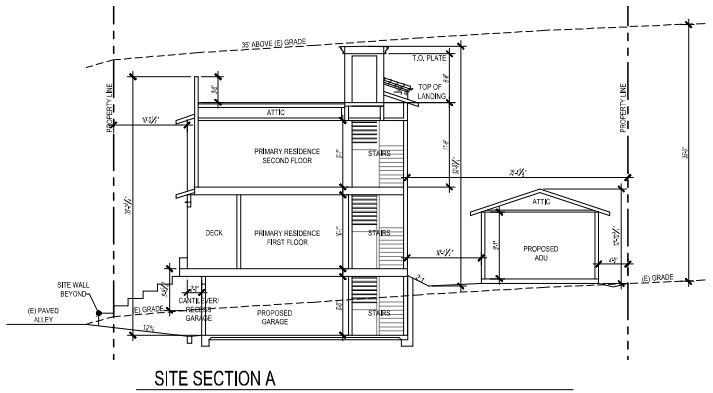



12/09/2025 Item No.5.




## SITE PLAN

SCALE: 1/8" = 1'-0"




## SITE SECTION A

## NOTES:

- ARCHITECTURAL SITE PLAN IS FOR BUILDING IDENTIFICATION AND INFORMATION ONLY.
- CIVIL ENGINEER TO PROVIDE ALL SETBACKS, PROPERTY BOUNDARY, AND GRADING INFORMATION.
- LANDSCAPE ARCHITECT TO REVIEW ALL WALKWAYS AND OPEN SPACE REQUIREMENTS.
- REFER TO CIVIL ENGINEER'S PRECISE GRADING PLAN FOR BUILDING LOCATIONS

## KEYNOTES:

1 VERTICAL BOARD FENCE PER OWNER WITH MIN. OF 30% OPENINGS, MAX. 42" HIGH WITHIN 20' FROM READING STREET PROPERTY LINE, AND MAX. 6' HIGH IN REAR/SIDE YARDS.

## PROPERTY INFORMATION:

| | |
|---|---|
| ADDRESS: | 307 READING STREET, FOLSOM, CA 95630 |
| ZONING: | R-2 / HISTORIC RESIDENTIAL PRIMARY AREA SPECIAL USE & DESIGN STANDARDS |
| DENSITY ALLOWED: | 7-12 UNITS/ACRE |
| SETBACKS: | |
| FRONT | 20' |
| SIDE (INTERIOR) | 5' |
| CORNER/SIDE | 10' |
| REAR | 20' |
| BUILDING HEIGHT: | 2 STORIES, NO MORE THAN 35' HIGH. |
| PROPERTY SIZE: | 7,021 SQ. FT. |
| MAIN BUILDING COVERAGE: | 40% OF TOTAL LOT AREA (2,808 SQ. FT.), PROPOSED MAIN BUILDING COVERAGE = 1,847 SQ. FT. |
| PARKING REQUIRED: | (2) TWO COVERED PARKING.<br>*MULTI-FAMILY = 1.5 SPACES PER UNIT.<br>(17.57.040, OFF-STREET PARKING). |
| PERVIOUS SURFACE: | A MINIMUM OF 45% PAVING ON THE LOT TO BE PERVIOUS<br>= 3,159 SQ. FT. REQUIRED<br>PROPOSED = 4,070 SQ. FT. |
| LANDSCAPING: | A MINIMUM OF 60% OF THE FRONT 20 FEET OF THE LOT, PLUS 50% OF THE REMAINING AREA OF THE LOT IS REQUIRED TO BE LANDSCAPED. |
| FRONT YARD | = 1,402 SQ. FT. * 60%<br>= 841 SQ. FT, REQUIRED TO BE LANDSCAPED. |
| LANDSCAPE PROVIDED | = 841 SQ. FT. (GREEN HATCHED). |
| REMAINING AREA | = 5,619 SQ. FT. * 50%<br>= 2,810 SQ. FT. LANDSCAPE REQUIRED. |
| | = 1,867 SQ. FT. PROVIDED ON SITE |
| TOTAL LANDSCAPING | = 2,708 SQ. FT. PROVIDED |

ADU's

- 800 SQ. FT. OR LESS
- 16' TALL MAXIMUM (UNLESS OVER A GARAGE)
- 4' SIDE & REAR YARD SETBACK.
- LOCATION. EVERY PART OF A DETACHED ADU SHALL BE LOCATED BEHIND THE FRONT PLANE OF THE PRIMARY DWELLING.
- SEPARATION. DETACHED ADU'S SHALL BE LOCATED AT LEAST 6' FROM THE PRIMARY DWELLING OR AN ACCESSORY STRUCTURE ON THE SAME PARCEL OTHER THAN A FENCE OR A WALL (SEE WALL OPENING ATTACHMENT BELOW)
- REAR YARD COVERAGE. THE AREA COVERED BY AN ADU SHALL NOT EXCEED 40% OF THE REAR YARD OR AT LEAST 800 SQ. FT.
- OPEN SPACE. ADU'S SHALL NOT ENCROACH INTO REQUIRED OPEN SPACE AREAS
- PARKING. NOT REQUIRED IN HISTORIC DISTRICT
- ACCESS. ACCESS TO ADU SHALL HAVE DIRECT EXTERIOR ACCESS INDEPENDENT OF THE EXTERIOR ACCESS OF THE PRIMARY DWELLING

DESIGN GUIDELINES (BOTH BUILDING TYPES)

5. Spanish Edectic Style (also known as Spanish Revival).
   a. A low-pitched roof between 2/12 and 5/12.
   b. Roof shall be cross gabled, hipped, or combined hipped-and-gabled roof.
   c. Maximum roof eave overhang of four inches.
   d. A red or reddish-tiled roof.
   e. Red or reddish tile vents.
   f. Recessed doors and windows.
   g. Heavy wood doors.
   h. A prominent rounded arch over main door.
   i. Use of casement windows.
   j. A prominent rounded arch over primary large window.
   k. Stucco used on all walls.
   l. Optional: Uncovered porch.

** STORY = "Story" means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story is that portion of a building included between the upper surface of the top-most floor and the ceiling or roof thereof. If the finished floor level directly above the basement is more than six feet above grade at any point, such basement shall be considered a story. (Prior code § 3104

## SITE LEGEND:

- REQUIRED FRONT YARD LANDSCAPING
- PERVIOUS PAVING
- FENCE LINE
- 6200 — 10' CONTOUR
- 6198 — 2' CONTOUR
- PROPERTY LINE
- UNIT OUTLINE
- TREE, DIAMETER & TYPE P=PINE, F=FIR, C=CEDAR
- TREE TO BE REMOVED

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PLACE FOR STAMP & SIGNATURE

MURRAY T.DUNCAN AIA
PRINCIPAL ARCHITECT OF RECORD

# CONSTRUCT NEW DUPLEX AND ADUS

FOR:

DK3 DEVELOPMENT LLC

307 READING STREET
FOLSOM, CA 95630

APN: 070-0101-031

| REVISIONS | | |
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| MARK | DATE | DESCRIPTION |
| 1 | 10/3/2025 | PLAN REVIEW COMMENTS |

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SHEET TITLE:
SITE PLAN

CURRENT DATE: 7:30:2025
SHEET FORMAT: 24"X36" A

A2



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9



7



4



1



10



8



5



2



6



3




KEY PLAN

LEV DESIGNS

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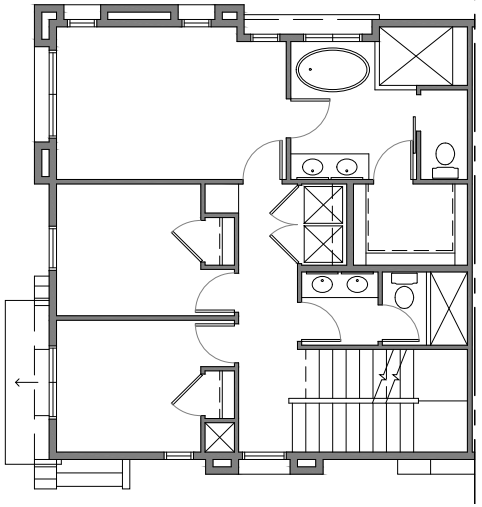
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SITE PHOTOGRAPHS

CURRENT DATE: 7:30:2025
SHEET FORMAT: 24"X36" A

A2

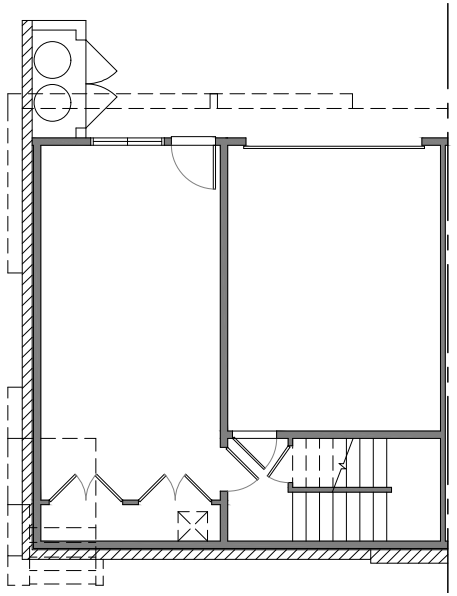


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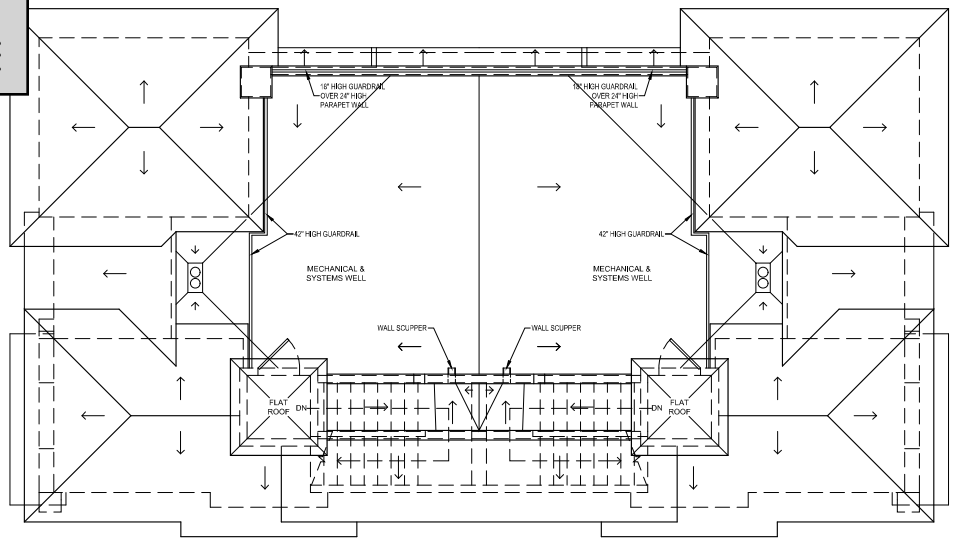
SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



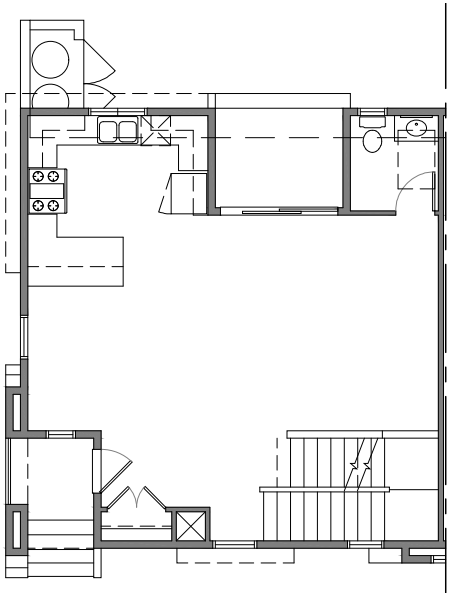
OFFICE/GARAGE LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"




ROOF PLAN

SCALE: 1/4" = 1'-0"



FIRST LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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SHEET TITLE:
DUPLEX FLOOR & ROOF PLANS

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RED, FIRED, CLAY TILE ROOFS ARE CHARACTERISTIC OF MISSION REVIVAL STYLE. COMMON SHAPES INCLUDE BOTH SPANISH (S-SHAPED) AND MISSION (TWO-PIECE) TYPE TILES.

PHOTO: KELSON DEPOT, MOJAVE DESERT. BUILT IN 1905.



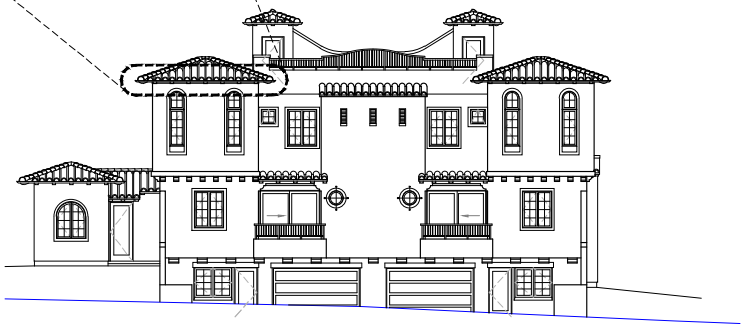
DEEP ROOF OVERHANGS WITH EXPOSED WOOD RAFTER TAILS ARE COMMON WITH THE MISSION REVIVAL STYLE.

PHOTO: SANTA BARBARA STATION, SANTA BARBARA, CA. BUILT IN 1902.



WEST ELEVATION

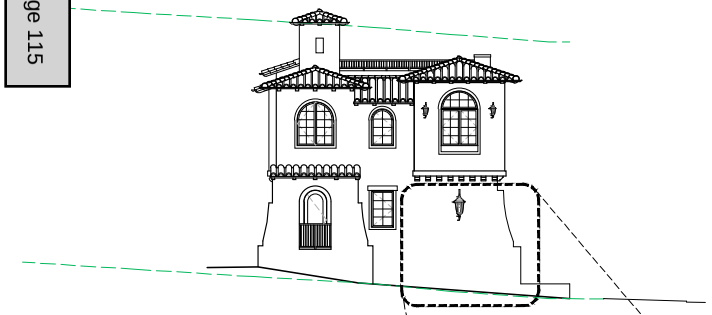
SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

Page 115



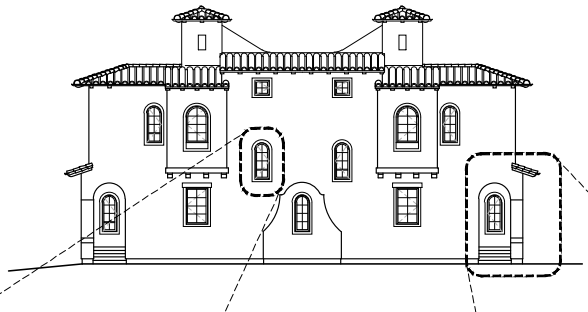
EAST ELEVATION

SCALE: 1/8" = 1'-0"



THE EXTERIOR WALLS OF MISSION REVIVAL STYLE BUILDINGS ARE TYPICALLY STUCCOED. DECORATIVE CARVING OR PAINTED TILES ARE SOMETIMES PRESENT.

PHOTO: ENGINE HOUSE NO. 18, LOS ANGELES, CA. BUILT IN 1904.



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



MULTI-PANE CASEMENT OR DOUBLE-HUNG WINDOWS ARE COMMON IN MISSION REVIVAL STYLE.

PHOTO: BURLINGAME STATION, BURLINGAME, CA. BUILT IN 1894




ARCHED OR ARCADED PORCHES, WINDOW, AND LOGGIAS ARE COMMON TO MISSION REVIVAL STYLE AND CAN OCCUR ON ANY ELEVATION OF THE BUILDING.

PHOTO: ELIZABETH BARD MEMORIAL HOSPITAL, VENTURA, CA, BUILT IN 1901

LEV DESIGNS

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PLACE FOR STAMP & SIGNATURE

MURRAY T.DUNCAN AIA
PRINCIPAL ARCHITECT OF RECORD

# CONSTRUCT NEW DUPLEX AND ADUS

FOR:

DK3 DEVELOPMENT LLC

307 READING STREET
FOLSOM, CA 95630

APN: 070-0101-031

**REVISIONS**

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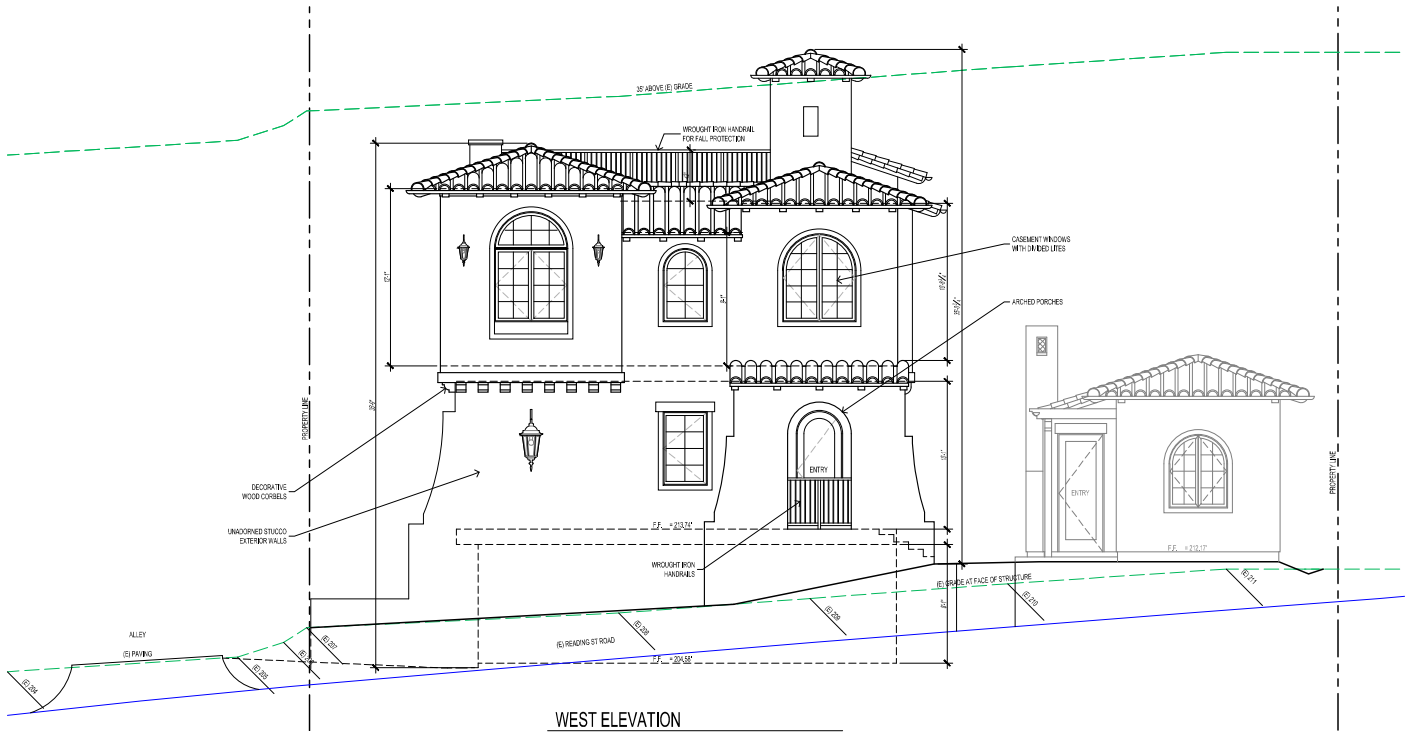
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CHK'D BY: MURRAY D.
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SHEET TITLE:
OVERALL EXTERIOR ELEVATIONS

CURRENT DATE: 7/30/2025
SHEET FORMAT: 24"X36"

A4

12/09/2025 Item No.5.




WEST ELEVATION

SCALE 1/4" = 1'-0"

## MISSION REVIVAL

THIS STYLE OF ARCHITECTURE BECAME MOST PREVALENT AFTER THE SANTA FE AND SOUTHERN PACIFIC RAILROADS USED IT FOR MOST OF THEIR STATIONS AND DEPOTS, AND WAS MOST HEAVILY USED FROM 1890 TO 1920. ELEMENTS COMMON TO MISSION REVIVAL DESIGN INCLUDE:

- RED CLAY ROOF TILES
- UNADORNED STUCCO EXTERIOR WALLS
- SHAPED DORMERS OR PARAPET WALLS IMITATING SPANISH MISSION DESIGN
- SHALLOW ROOF EAVES AND GABLE ROOFS ARE COMMON; BUTT-PPED ROOFS WERE USED AS WELL
- USE OF ARCHES ABOVE DOORS, PRINCIPAL WINDOWS OR BENEATH PORCH ROOFS
- QUATREFOIL WINDOWS/VENTS AND OTHER ISLAMIC-STYLE DECORATION DUE TO ISLAMIC INFLUENCE
- BELL TOWERS FREQUENTLY INCLUDED, IMITATING TOWERS USED IN SPANISH MISSIONS

FOR EXAMPLES OF MISSION REVIVAL REFER TO EXHIBITS 6-16, 19-21, 23, & 25-38 ON SHEETS A1.2 TO A1.9

## EXAMPLE DIAGRAM: HEIGHT MEASUREMENT ON SLOPED LOTS




**Average height: (35+35+20+35+25+35+45+30)/8 measurements= 32.5'**

| | |
|---|---|
| WEST ELEVATION | 35.72' + 34.98' = 70.7' |
| NORTH ELEVATION | 36.44' + 35.75' = 72.19' |
| EAST ELEVATION | 34.96' + 36.44' = 71.40' |
| SOUTH ELEVATION | 34.96' + 34.58' = 69.52' |
| TOTAL | 284.22' |
| AVERAGE HEIGHT | 299.68' / 8 = 35.38' |


LEV DESIGNS

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# CONSTRUCT NEW DUPLEX AND ADUS

FOR:

DK3 DEVELOPMENT LLC

307 READING STREET
FOLSOM, CA 95630

APN: 070-0101-031

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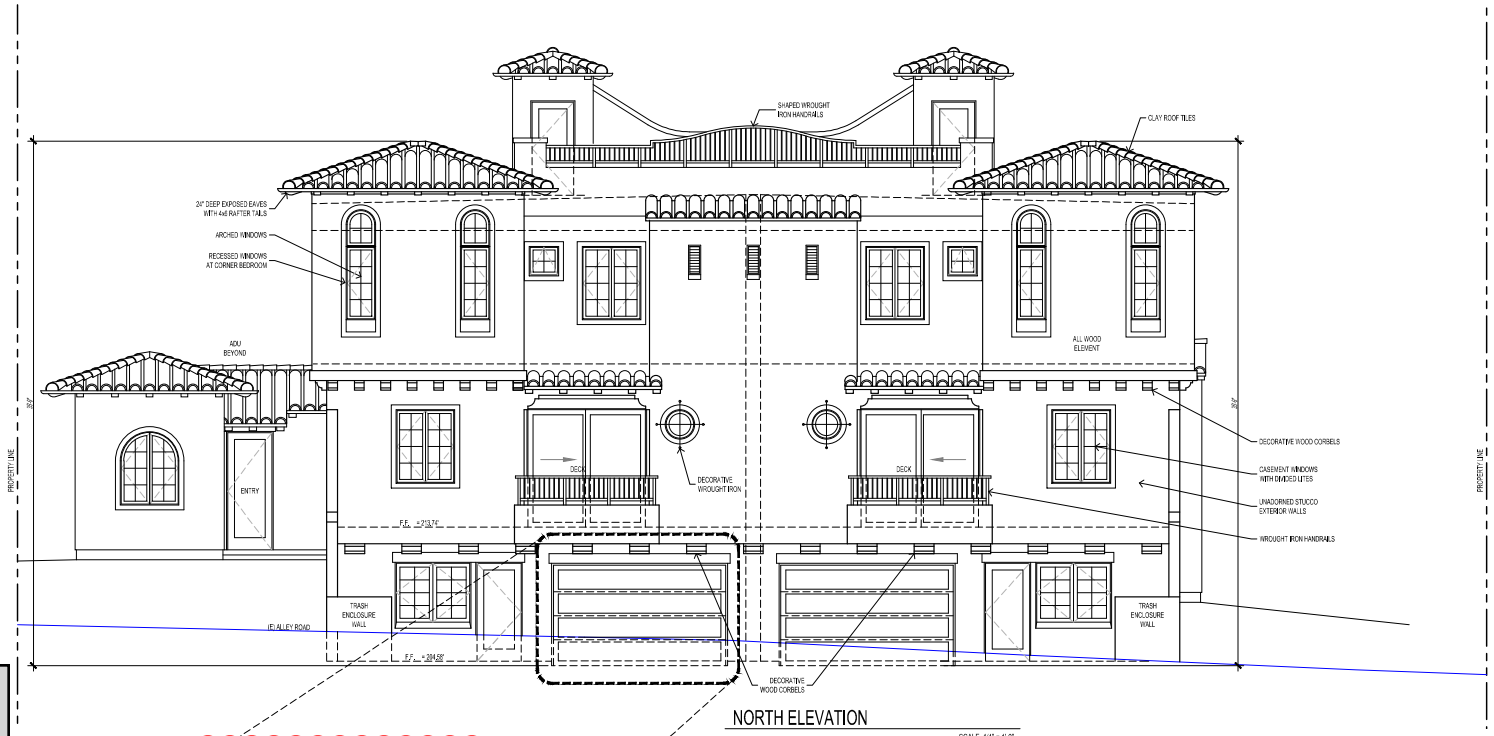
SHEET TITLE:
EXTERIOR ELEVATIONS

CURRENT DATE: 7/30/2025
SHEET FORMAT: 24"X36"

A4




12/09/2025 Item No.5.




NORTH ELEVATION

SCALE 1/4" = 1'-0"



CARRIAGE STYLE WOOD GARAGE DOORS PER OWNER

## MISSION REVIVAL

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FOR EXAMPLES OF MISSION REVIVAL REFER TO EXHIBITS 6-10, 19-21, 23, & 25-28 ON SHEETS A1.2 TO A1.3

## EXAMPLE DIAGRAM: HEIGHT MEASUREMENT ON SLOPED LOTS




**Average height: (35+35+20+35+25+35+45+30)/8 measurements= 32.5'**

| | |
|---|---|
| WEST ELEVATION | 35.72' + 34.98' = 70.7' |
| NORTH ELEVATION | 36.44' + 35.75' = 72.19' |
| EAST ELEVATION | 34.98' + 36.44' = 71.42' |
| SOUTH ELEVATION | 34.98' + 34.58' = 69.56' |
| TOTAL | 284.22' |
| AVERAGE HEIGHT | 299.68' / 8 = 35.38' |


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PRINCIPAL ARCHITECT OF RECORD

# CONSTRUCT NEW DUPLEX AND ADUS

FOR:

DK3 DEVELOPMENT LLC

307 READING STREET
FOLSOM, CA 95630

APN: 070-0101-031

**REVISIONS**

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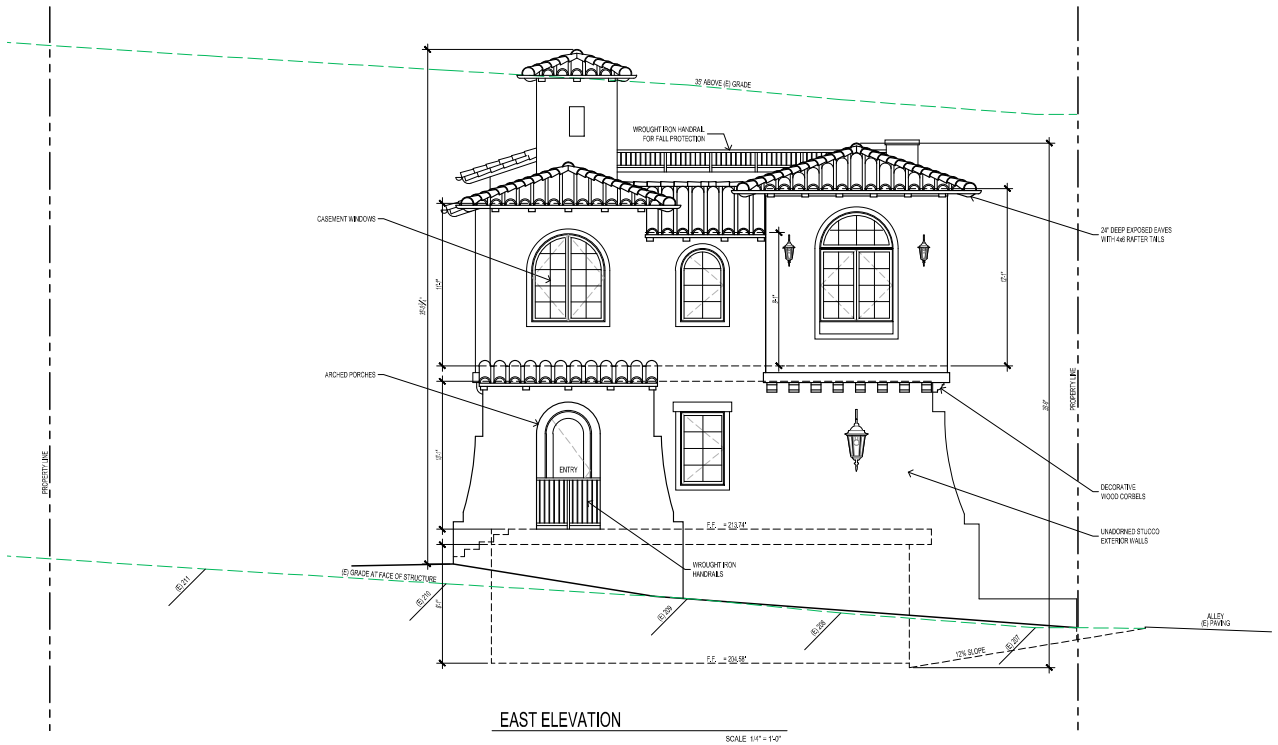
SHEET TITLE:
EXTERIOR ELEVATIONS

CURRENT DATE: 7/30/2025
SHEET FORMAT: 24"X36"

A4




12/09/2025 Item No.5.




EAST ELEVATION

SCALE 1/4" = 1'-0"

## MISSION REVIVAL

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## EXAMPLE DIAGRAM: HEIGHT MEASUREMENT ON SLOPED LOTS




**Average height: (35+35+20+35+25+35+45+30)/8 measurements= 32.5'**

| | |
|---|---|
| WEST ELEVATION | 35.72' + 34.98' = 70.7' |
| NORTH ELEVATION | 36.44' + 35.70' = 72.19' |
| EAST ELEVATION | 34.98' + 36.44' = 71.42' |
| SOUTH ELEVATION | 34.98' + 34.98' = 69.92' |
| TOTAL | 284.22' |
| AVERAGE HEIGHT | 299.68' / 8 = 35.38' |


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PLACE FOR STAMP & SIGNATURE

MURRAY T.DUNCAN AIA
PRINCIPAL ARCHITECT OF RECORD

# CONSTRUCT NEW DUPLEX AND ADUS

FOR:

DK3 DEVELOPMENT LLC

307 READING STREET
FOLSOM, CA 95630

APN: 070-0101-031

**REVISIONS**

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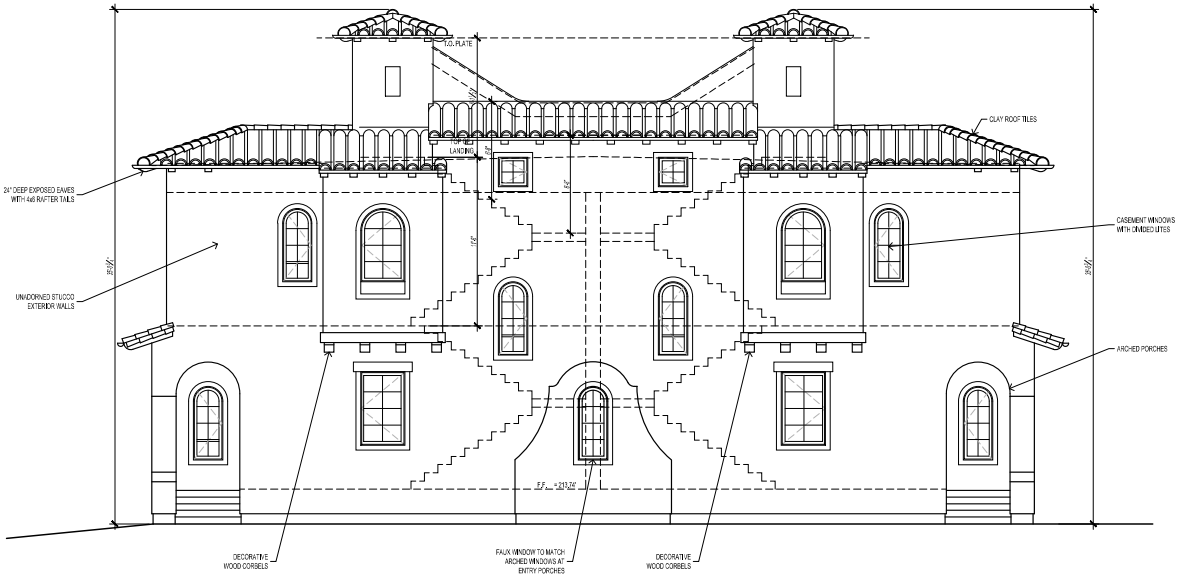
SHEET TITLE:
EXTERIOR ELEVATIONS

CURRENT DATE: 7/30/2025
SHEET FORMAT: 24"X36"

A4




12/09/2025 Item No.5.




SOUTH ELEVATION

SCALE 1/4" = 1'-0"

**MISSION REVIVAL**

THIS STYLE OF ARCHITECTURE BECAME MOST PREVALENT AFTER THE SANTA FE AND SOUTHERN PACIFIC RAILROADS USED IT FOR MOST OF THEIR STATIONS AND DEPOTS, AND WAS MOST HEAVILY USED FROM 1890 TO 1920. ELEMENTS COMMON TO MISSION REVIVAL DESIGN INCLUDE:

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EXAMPLE DIAGRAM: HEIGHT MEASUREMENT ON SLOPED LOTS




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| TOTAL | 284.22' |
| AVERAGE HEIGHT | 299.68' / 8 = 35.38' |

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# CONSTRUCT NEW DUPLEX AND ADUS

FOR:

DK3 DEVELOPMENT LLC

307 READING STREET
FOLSOM, CA 95630

APN: 070-0101-031

**REVISIONS**

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CHK'D BY: MURRAY D.
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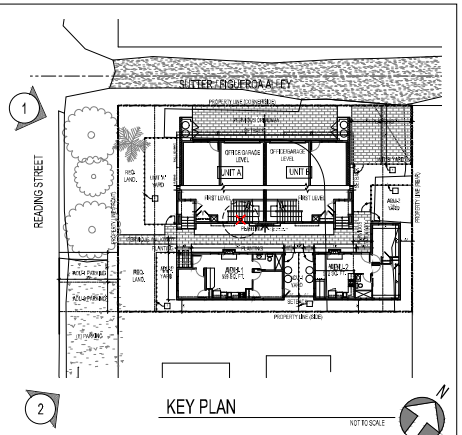
SHEET TITLE:
EXTERIOR ELEVATIONS

CURRENT DATE: 7/30/2025
SHEET FORMAT: 24"X36"

A4



PERSPECTIVE VIEW 1








PERSPECTIVE VIEW 2

NOTE:
THE RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT THE FINAL DESIGN. THE PROPOSED DESIGN IS ACCURATELY REPRESENTED IN THE ELEVATIONS.

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SHEET TITLE:
PERSPECTIVE RENDERINGS

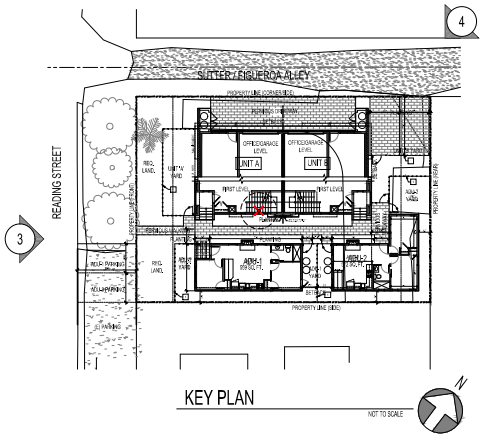
CURRENT DATE: 7/30/2025
SHEET FORMAT: 24"X36"

A5

12/09/2025 Item No.5.



PERSPECTIVE VIEW 3




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PRINCIPAL ARCHITECT OF RECORD

CONSTRUCT NEW DUPLEX AND ADUS

FOR:

DK3 DEVELOPMENT LLC

307 READING STREET
FOLSOM, CA 95630

APN: 070-0101-031





PERSPECTIVE VIEW 4

NOTE:
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SHEET TITLE:
PERSPECTIVE RENDERINGS

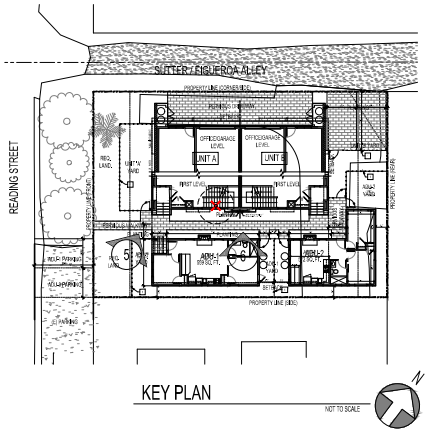
CURRENT DATE: 7/30/202
SHEET FORMAT: 24"X36"

A5

12/09/2025 Item No.5.



PERSPECTIVE VIEW 5




KEY PLAN

NOT TO SCALE





PERSPECTIVE VIEW 6

NOTE:
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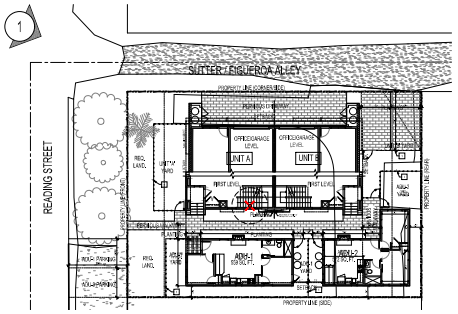
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PERSPECTIVE RENDERINGS

CURRENT DATE: 7/30/202
SHEET FORMAT: 24"X36"

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12/09/2025 Item No.5.

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1 STREET VIEW PERSPECTIVE


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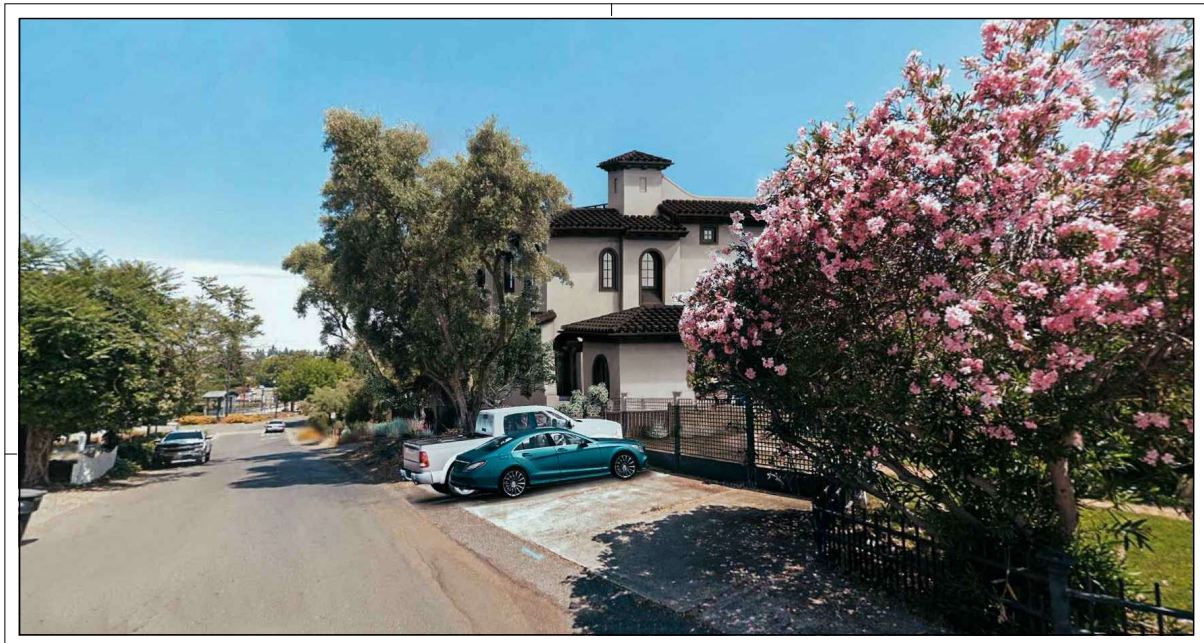
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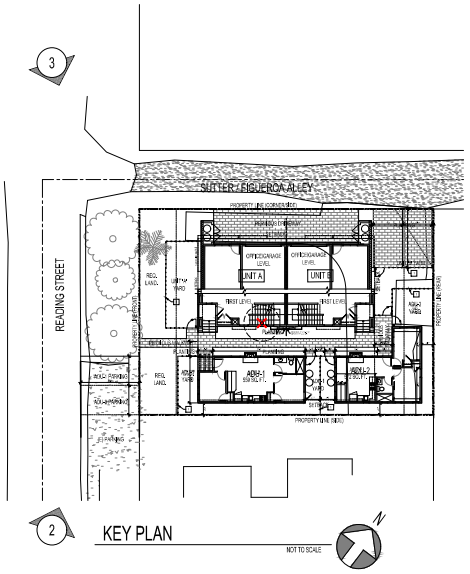
SHEET TITLE:
STREET VIEW PERSPECTIVE

CURRENT DATE: 7/30/202
SHEET FORMAT: 24"X36"

A5



2 STREET VIEW PERSPECTIVE






3 STREET VIEW PERSPECTIVE

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SHEET TITLE:
STREET VIEW PERSPECTIVES

CURRENT DATE: 7/30/202
SHEET FORMAT: 24"X36"

A5



12/09/2025 Item No.5.

# Attachment 6
# Examples of Mission Revival Styles and Similar

# Folsom Historic District Examples

## Spanish Revival Style (1915 – 1940)



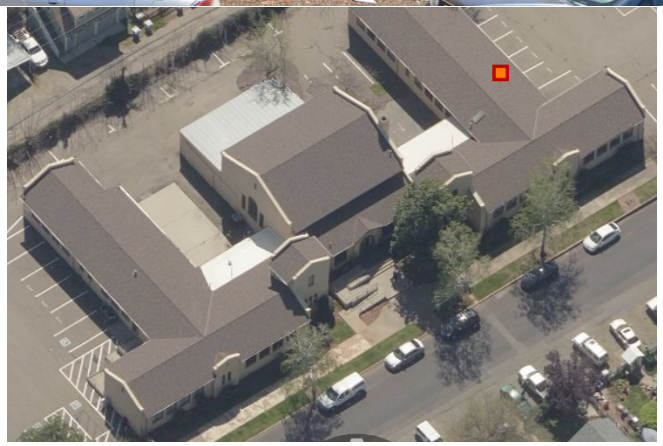


Address: 802 Figueora Street, Folsom CA
Subarea: Figueroa Subarea
Built 1925



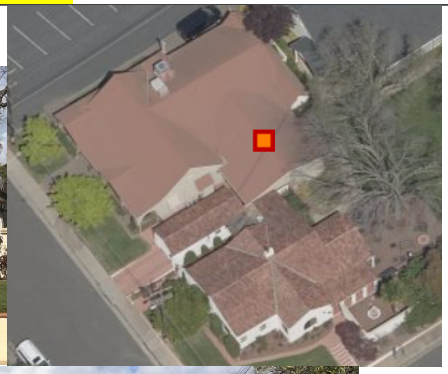
Address: 216 Natoma Street, Folsom CA
Subarea: Natoma-Riley-Bidwell Commercial Primary Area
Built 1938





Address: 909 Mormon Street, Folsom CA
Subarea: Open Space/Public Primary Area
Built 1915
State Register of Historic Places







Address: 512 Natoma Street, Folsom CA
Subarea: Natoma-Riley-Bidwell Commercial Primary Area
Built 1934



Address: 701 Street, Folsom CA
Subarea: Sutter Street Subarea
Built 1930



Address: 409 Natoma Street, Folsom CA
Subarea: Natoma-Riley-Bidwell Commercial Primary Area
Built 1959

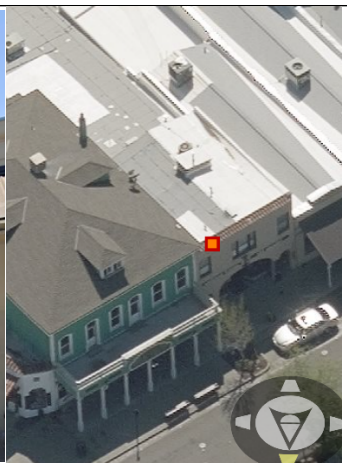
## Italian Renaissance Style (1890 – 1935)





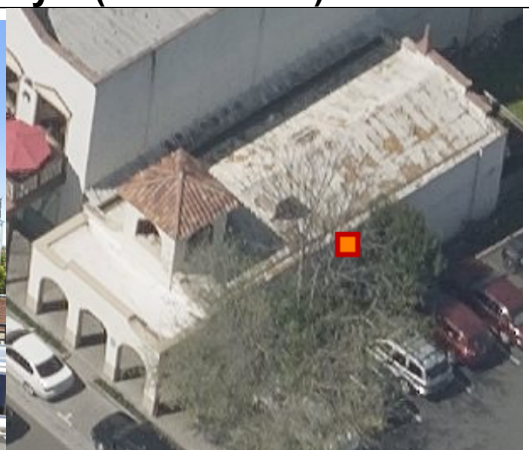

Address: 1121 Joe Murer Court, Folsom CA
Subarea: Central Subarea
Built 1927
National Register of Historic Places





Address: 705 Sutter Street, Folsom CA
Subarea: Sutter Street Subarea
Built 1927

## Misson Revival Style (1890 – 1920)

Address: 710 Sutter Street, Folsom CA
Subarea: Sutter Street Subarea
Built 1932



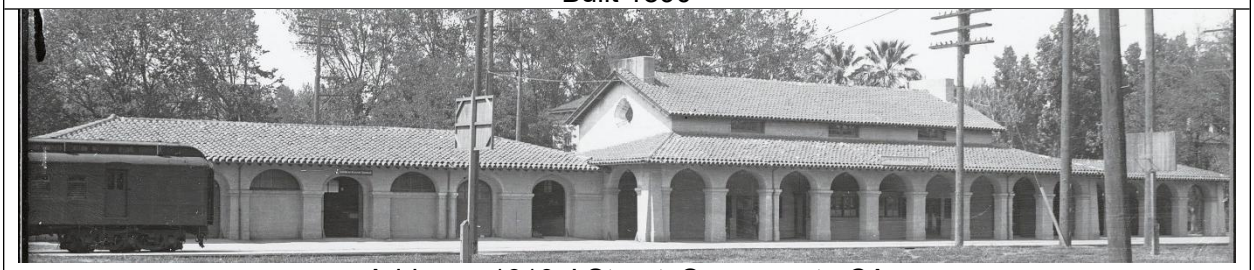
Address: 401 Leidesdorff Street, Folsom CA
Subarea: Central Subarea
Built 1952

# City of Sacramento Examples

## Misson Revival Style (1890 – 1920)



Address: 3402 Broadway, Sacramento CA
Arata Brothers Building
Built 1890



Address: 1910 J Street, Sacramento CA
Western Pacific Railroad Depot
Built 1909




Address: 1001 15th Street, Sacramento CA
Maydestone Apartments
Built 1912



Address: 1220 9th Street, Sacramento CA
Sutter Club
Built 1930

## 3 EXHIBIT 3 – CAROLYN BUMILLER-HICKEY HOUSE
### 1049 SOUTH ELDEN AVE., LOS ANGELES (PICO-UNION)

BUILT CIRCA 1904, THE HOME IS A WELL-PRESERVED EXAMPLE OF MISSION REVIVAL ARCHITECTURE WITH TRANSITIONAL CRAFTSMAN ELEMENTS. THE HOUSE IS ASSOCIATED WITH EARLY 20TH-CENTURY SOCIALITE CAROLINE BUMILLER-HICKEY, AND WAS DESIGNATED AS LOS ANGELES HISTORIC-CULTURAL MONUMENT #794 ON MAY 4, 2005. THE MONUMENT IS OFFICIALLY LISTED UNDER THE NAME "CAROLYN BUMILLER-HICKEY HOUSE" IN CITY RECORDS, THOUGH HISTORICAL SOURCES CONFIRM THE CORRECT SPELLING OF HER NAME IS CAROLINE.

THE HOUSE WAS CONSTRUCTED FOR CAROLINE BUMILLER-HICKEY (NÉE GERSTENBERG, 1848–1932), A WEALTHY GERMAN-BORN LOS ANGELES SOCIALITE AND THE WIDOW OF JACOB BUMILLER, A BAVARIAN WINE MERCHANT. SHE MANAGED THE BUMILLER ESTATE, WHICH INCLUDED SEVERAL PROPERTIES IN DOWNTOWN LOS ANGELES, AND WAS A NOTABLE FIGURE IN EARLY 20TH-CENTURY LOS ANGELES SOCIETY.

THE CAROLYN BUMILLER-HICKEY HOUSE IS A WELL-PRESERVED EXAMPLE OF MISSION REVIVAL RESIDENTIAL ARCHITECTURE WITH TRANSITIONAL CRAFTSMAN INTERIOR ELEMENTS. THE BUILDING FEATURES A LOW-PITCHED ROOF, ARCHED PORCH SUPPORTS, PLAIN PLASTER WALLS, AND ISLAMIC-INSPIRED DETAILING CONSISTENT WITH THE MISSION REVIVAL STYLE. INTERIOR FEATURES INCLUDE ORIGINAL HARDWOOD FLOORING, DECORATIVE TILEWORK, ORIGINAL GAS LIGHT FIXTURES, AND CARVED WOOD DETAILS THROUGHOUT THE LIVING SPACES.

REMARKABLY, THE RESIDENCE AT 1049 SOUTH ELDEN AVENUE HAS HAD ONLY THREE OWNERS IN OVER 100 YEARS, A CONTINUITY OF STEWARDSHIP THAT HAS CONTRIBUTED SIGNIFICANTLY TO THE PRESERVATION OF ITS ORIGINAL ARCHITECTURAL INTEGRITY AND HISTORIC CHARACTER.





## 2 EXHIBIT 2 – CROCKER ROW
### 2050 GARDEN STREET, SANTA BARBARA, CA

THIS BEAUTIFUL HOME IN SANTA BARBARA'S HISTORIC CROCKER ROW ON GARDEN STREET, WAS ONE OF FIVE PRIVATE HOMES COMMISSIONED IN THE 1890S BY WILLIAM H. CROCKER, SON OF RAILROAD FINANCIER CHARLES CROCKER.DESIGNED BY ARCHITECT ARTHUR PAGE BROWN — BEST KNOWN FOR CREATING THE SPANISH REVIVAL STYLE OF ARCHITECTURE — THE 3,700-SQUARE-FOOT HOME, LIKE THE OTHERS, WAS BUILT TO ACCOMMODATE WEALTHY VACATIONERS, FEATURING OCEAN VIEWS, FOUR UPSTAIRS BEDROOMS, AND A GROUND-FLOOR BUTLER'S PANTRY, KITCHEN, AND SERVANTS' QUARTERS. OVER THE DECADES, SOME OF THE HOME'S ORIGINAL CHARACTER HAD BEEN OBSCURED BY WATERPROOFING AND UTILITY UPGRADES AND WAS DAMAGED BY THE 1925 EARTHQUAKE.



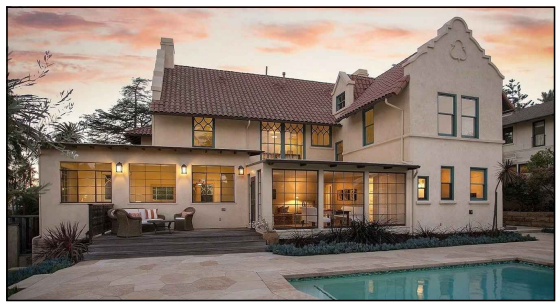




## 1 EXHIBIT 1 – CROCKER ROW
### 2010 GARDEN STREET, SANTA BARBARA, CA

THE HISTORIC RESIDENCE WAS BUILT IN 1894 BY A MAN NAMED WILLIAM H. CROCKER. HE BUILT FIVE HOUSES IN A ROW, ALL ALONG GARDEN STREET, ON LAND THAT WAS PREVIOUSLY PART OF THE OLIVE ORCHARD AT THE OLD MISSION SANTA BARBARA. MR. CROCKER WAS INFLUENTIAL IN THE EARLY DAYS OF CALIFORNIA, HELPING TO BRING THE RAILROAD HERE AND TO DEFINE THE ARCHITECTURAL STYLES OF THE TIME. HE HIRED AN ARCHITECT NAMED ARTHUR PAGE BROWN, WHO DESIGNED THE FERRY BUILDING IN SAN FRANCISCO AND THE CALIFORNIA BUILDING AT THE WORLD'S FAIR IN CHICAGO IN 1893, TO BUILD THESE FIVE HOUSES IN WHAT WAS TO BE CALLED THE MISSION REVIVAL STYLE. THEY WERE THE FIRST LATH AND STUCCO HOMES IN THE SANTA BARBARA AREA. THIS HOUSE SERVED AS MR. CROCKER'S VACATION HOME WHEN HE WAS IN SANTA BARBARA. THE EXTERIOR OF MY HOUSE INCLUDES A HANDSOME, COLUMN-LINED PATIO ACROSS THE FRONT AND AROUND THE SIDE, PLUS A SECOND STORY WITH GORGEOUS SIGNATURE WINDOWS ACROSS THE FAÇADE AND UP TOP IN THE ATTIC. THERE'S A RED-TILE ROOF THAT HAS BEEN REPLICATED NUMEROUS TIMES THROUGHOUT THE CITY.







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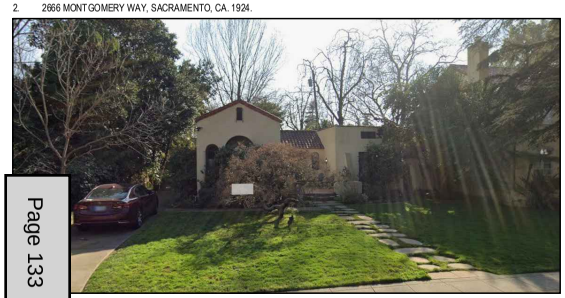
12/09/2025 Item No.5.

## 6 EXHIBIT 6 – MONTGOMERY WAY GATEWAY HISTORIC DISCRICT
### CURTIS PARK / MONTGOMERY WAY, SACRAMENTO

1. 2681 MONTGOMERY WAY, SACRAMENTO, CA. 1923.



2. 2666 MONTGOMERY WAY, SACRAMENTO, CA. 1924.



3. 2730 MONTGOMERY WAY, SACRAMENTO, CA. 1924.



4. 3065 E. CURTIS DRIVE, SACRAMENTO, CA. 1929.





## 5 EXHIBIT 5 – J.C. CARLY HOUSE
### 2761 MONTGOMERY WAY, SACRAMENTO

1922. THE J. C. CARLY HOUSE IS A 2,931 SQUARE FOOT, TWO-STORY SPANISH MEDITERRANEAN REVIVAL-STYLE HOUSE CONSTRUCTED IN 1922 BY LOCAL ARCHITECTS DEAN & DEAN. THE PROPERTY WAS LISTED AT THE LOCAL LEVEL OF SIGNIFICANCE UNDER CRITERION B IN THE AREA OF COMMUNITY PLANNING AND DEVELOPMENT FOR ITS ASSOCIATION WITH DEVELOPER JAMES C. CARLY. CARLY WAS A PROMINENT REAL ESTATE DEVELOPER IN SACRAMENTO WHO BEGAN HIS CAREER IN THE 1890S. BY THE EARLY 1900S, CARLY HAD DEVELOPED SOME OF THE FIRST TRACTS IN TODAY'S CURTIS PARK AREA WHICH WERE ANNEXED TO THE CITY OF SACRAMENTO IN 1911. THE SOUTH CURTIS OAKS TRACT WAS DEVELOPED WHILE CARLY WAS AT THE PEAK OF HIS CAREER, AND HIS HOUSE, WHICH HE OCCUPIED FROM 1922 UNTIL 1933, STOOD AS THE ENTRANCE TO THIS NEW TRACT OF ARCHITECT-DESIGNED HOMES. SOUTH CURTIS OAKS WAS HIS PREMIER DEVELOPMENT PROJECT. IT WAS PRAISED FOR ITS ARCHITECTURAL AESTHETICS AND THE PRESERVATION OF NATURAL BEAUTY. CARLY'S TRACT SET A NEW STANDARD FOR DEVELOPMENT IN THE CURTIS PARK AREA. IT WAS ALSO LISTED UNDER CRITERION C AS AN EXCELLENT EXAMPLE OF A SPANISH MEDITERRANEAN-STYLE HOUSE DESIGNED BY DEAN AND DEAN.





## 4 EXHIBIT 4 – GUISEPPE MURER HOUSE
### 1121 FOLSOM BOULEVARD, FOLSOM



MURER HOUSE 2021. SOUTHWEST FRONT



MURER HOUSE 2021. SOUTHEAST SIDE



MURER HOUSE 1933.DETAIL PRIMARY ENTRANCE

GIUSEPPE MURER BECAME AN AMERICAN CITIZEN IN 1913. GIUSEPPE "JOE" BECAME INVOLVED IN THE LOCAL COMMUNITY, DEVELOPING LONG-LASTING TIES. HE SERVED AS FIRE CHIEF OF THE FOLSOM VOLUNTEER FIRE DEPARTMENT AND JOINED THE KNIGHTS OF PYTHIAS IN 1917. HE WAS A 25-YEAR MEMBER OF THE FOLSOM AERIES OF THE EAGLES ORGANIZATION. HE ALSO SERVED AS PRESIDENT OF THE PORTUGUESE CLUB AFTER BEING ASKED TO DO BY HIS NUMEROUS PORTUGUESE FRIENDS.

BY 1921, JOE BOUGHT THE SITE OF THE MURER HOUSE. HE STARTED BUILDING HIS RESIDENCE THERE IN 1925, BASING ITS DESIGN ON THE ARCHITECTURE IN HIS NATIVE ITALY. HIS PROPERTY WAS BOUNDED ON THE WEST BY DREDGE TAILINGS. TO RETAIN THESE TAILINGS, MURER CONSTRUCTED TERRACES USING THE RIVER COBBLES, NESTLING THE HOUSE BACK INTO THE PILE TO MAXIMIZE YARD AND GARDEN SPACE.

JOE DESIGNED THE HOUSE AND DID ALL THE CONSTRUCTION WORK, PROBABLY WITH THE HELP OF HIS NEPHEW, PAUL. MURER DID ALL THE INTERIOR WOODWORK IN THE HOUSE, SUCH AS THE PILLARED BOOKCASES COLUMNS (IDENTICAL TO THOSE IN THE FOLSOM HOTEL TODAY) AND BUILT-IN HUTCHES.

*- FROM THE MURER HOUSE FOUNDATION*

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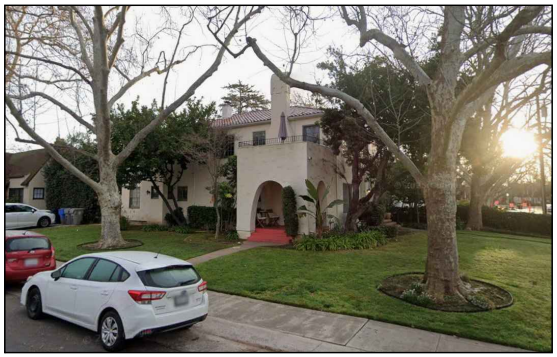
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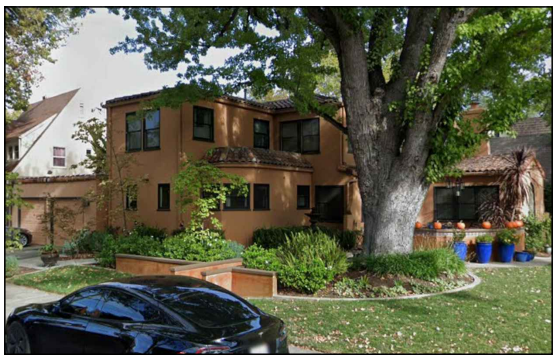
## 7 EXHIBIT 7 – McKINLEY PARK AREA, SACRAMENTO
## TRACTS DEVELOPED FROM 1928 TO 1936

1. 498 SANTA YNEZ WAY, SACRAMENTO, CA.



2. 3601 McKINLEY WAY, SACRAMENTO, CA.

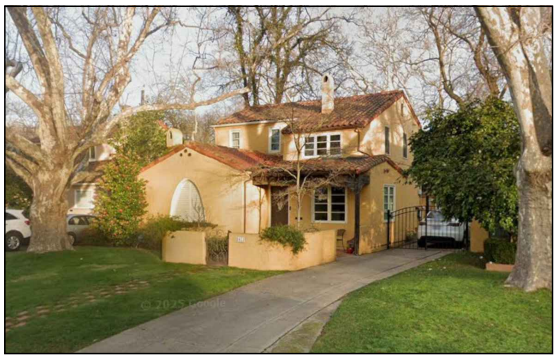




3. 3739 McKINLEY WAY, SACRAMENTO, CA.



4. 3811 McKINLEY WAY, SACRAMENTO, CA.



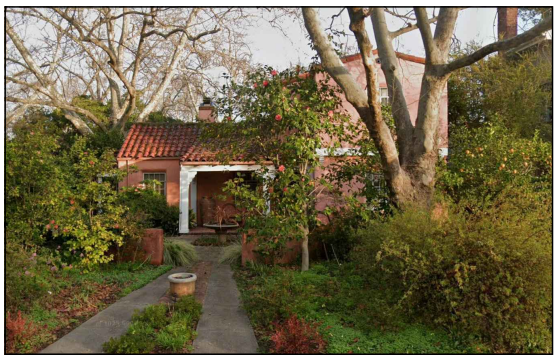


5. 3571 McKINLEY WAY, SACRAMENTO, CA.



6. 3701 McKINLEY WAY, SACRAMENTO, CA.





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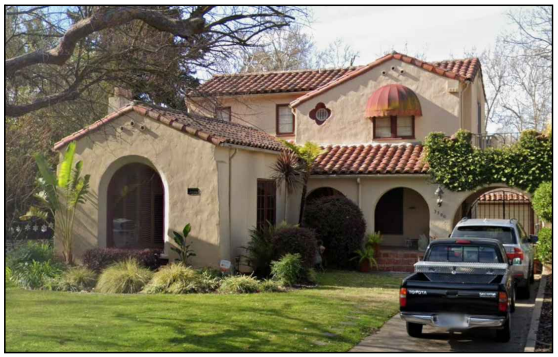
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## 8 EXHIBIT 8 – LAND PARK AREA, SACRAMENTO
## COLLEGE TRACTS DEVELOPED FROM LATE 1920s

1. 2418 BROCKWAY COURT, SACRAMENTO, CA.



3. 3500 McKINLEY WAY, SACRAMENTO, CA.



5. 3700 BROCKWAY COURT, SACRAMENTO, CA.



2. 3530 BROCKWAY COURT, SACRAMENTO, CA.



4. 3600 BROCKWAY COURT, SACRAMENTO, CA.



6. 3624 McKINLEY WAY, SACRAMENTO, CA.









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## 11 EXHIBIT 11
## FRANK A. FORESTER HOUSE - SAN JUAN CAPISTRANO, CA

THE FRANK A. FORSTER HOUSE IN SAN JUAN CAPISTRANO, CALIFORNIA IS A 6,000-SQUARE-FOOT STUCCO, SPANISH TILE ROOFED MANSION BUILT IN 1910 FOR $10,000 BY FRANK AMBROSIO FOSTER, GRANDSON OF RANCHER JOHN (DON JUAN) FORSTER. IT IS THE ONLY REMAINING HOME OF ITS STYLE AND ERA IN THE AREA. IT WAS DESIGNED AS A 5-BEDROOM, 1-BATHROOM HOME IN THE MISSION REVIVAL STYLE BY LOS ANGELES ARCHITECTS ROBERT FARQUHAR TRAIN AND ROBERT EDMUND WILLIAMS.










## 10 EXHIBIT 10 – NORTH SACRAMENTO SCHOOL
## 670 DIXIEANNE AVENUE, SACRAMENTO, CA

NORTH SACRAMENTO SCHOOL IS LOCATED IN A RESIDENTIAL OLD NORTH SACRAMENTO NEIGHBORHOOD CHARACTERIZED BY SINGLE-FAMILY RESIDENCES CONSTRUCTED BETWEEN 1910 AND 1960. DEL PASO BOULEVARD, THE NEIGHBORHOOD'S PRINCIPAL COMMERCIAL THOROUGHFARE, CUTS THROUGH THE NORTH-SOUTH STREET GRID DIAGONALLY JUST NORTHWEST OF THE SCHOOL BUILDING, WHICH IS CITED ON THREE ADJOINING PARCELS THAT TOTAL 2.53 ACRES. THE ONE-STORY MISSION/SPANISH COLONIAL BUILDING'S COMPLEX SYMMETRICAL PLAN IS FORMED BY SEVERAL CONNECTING RECTANGULAR VOLUMES. THE MAIN (NORTH) FACADE IS DOMINATED BY THE ONE-AND-A-HALF STORY CENTRAL AUDITORIUM VOLUME WITH CLAY TILE GABLED ROOF, WHICH IS FLANKED BY PROJECTING CLASSROOM WINGS. A THREE-SIDED ARCADE LINES THE FRONT COURTYARD FORMED BY THE AUDITORIUM AND INTERIOR WINGS. ORNAMENTAL FEATURES INCLUDE A TOWER ELABORATED BY BLIND ARCHES WITH DIMINUTIVE CLASSICAL COLUMNS PROJECTING FROM THE SOUTHEAST CORNER OF THE AUDITORIUM AS WELL AS SHAPED PARAPETS, BUTTRESSED WALLS, AND RECESSED WINDOW ASSEMBLAGES WITH CLASSICAL COLUMNS ON PROJECTING INTERIOR WINGS. BUILT IN STAGES BEGINNING IN 1915, WITH ADDITIONS IN 1920, 1922, 1926, AND 1947, THE BUILDING IS CONSTRUCTED OF A COMBINATION OF HOLLOW CLAY TILE AND WOOD FRAME WITH STUCCO CLADDING AND CONCRETE FOUNDATION. RESEARCH THROUGH THE SACRAMENTO COUNTY ASSESSOR AND THE SCHOOL DISTRICT DID NOT REVEAL THE BUILDING'S SQUARE FOOTAGE, NOR WAS THE SPECIFIC SIZE OF THE BUILDING REVEALED IN CONTEMPORANEOUS NEWSPAPER REPORTS. ALTHOUGH THE BUILDING HAS NOT BEEN USED AS A SCHOOL FOR MANY DECADES, NORTH SACRAMENTO SCHOOL HAS BEEN ALTERED ONLY SLIGHTLY AND RETAINS ALL ASPECTS OF INTEGRITY.





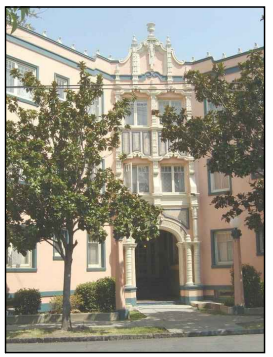


## 9 EXHIBIT 9 – BENNETT APARTMENTS
## 135 E. MAGNOLIA, STOCKTON, CA

1919. DESIGNED BY PIONEER ARCHITECT, RALPH P. MORELL IN THE SPANISH COLONIAL REVIVAL STYLE. THIS UNIQUE STRUCTURE WAS HOME TO MANY OF STOCKTON'S WELL-RESPECTED CITIZENS. IT IS DESIGNED SO THAT NO APARTMENT DIRECTLY FACED ANOTHER.









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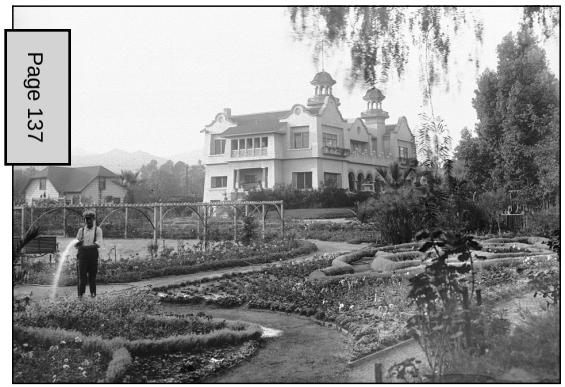
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## 14 EXHIBIT 14
## PAUL DE LONGPRÉ RESIDENCE – HOLLYWOOD, CA

THE PAUL DE LONGPRÉ RESIDENCE WAS BUILT BY LOUIS BOURGEOIS FOR PAUL DE LONGPRÉ IN 1901, ON THREE LOTS OBTAINED FROM DAEIDA WILCOX BEVERIDGE IN EXCHANGE FOR THREE OF DE LONGPRÉ'S PAINTINGS. THE ESTATE, WHICH FEATURED AN ELABORATE TWO-STORY MISSION REVIVAL/MOORISH MANSION, DE LONGPRÉ'S PERSONAL ART COLLECTION, AND FLOWER GARDENS THAT AT THEIR PEAK CONTAINED MORE THAN 4000 ROSES IN 800 VARIETIES, DREW NOT ONLY HOLLY





## 13 EXHIBIT 13
## DUNKER HOUSE - PALO ALTO, CA

THE DUNKER HOUSE IS A HISTORIC HOUSE IN PALO ALTO, CALIFORNIA.THE PROPERTY HAS BEEN LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES SINCE FEBRUARY 19, 1982.IT WAS BUILT IN 1926 FOR JOHN DUNKER AND HIS WIFE, WHO WERE "PROMINENT PALO ALTO CITIZENS." THE HOUSE WAS DESIGNED BY ARCHITECT BIRGE CLARK IN THE SPANISH COLONIAL REVIVAL STYLE. IT WAS "ONE OF THE FIRST TWO HOUSES" TO BE DESIGNED IN THIS STYLE IN PALO ALTO.







## 12 EXHIBIT 12
## WATTLES MANSION - HOLLYWOOD, CA

THE WATTLES MANSION, FORMALLY KNOWN AS JUALITA, IS A FORMER ESTATE IN THE HOLLYWOOD AREA OF LOS ANGELES, CALIFORNIA. THE MANSION IS A MISSION REVIVAL STYLE MANSION BUILT IN THE ESTATE IN 1907 FOR WEALTHY OMAHA BANKER GURDON WATTLES AS HIS WINTER HOME; THE ESTATE CONTAINS A COMPLEX OF GARDENS. THE MANSION AND GARDENS WERE DESIGNATED A LOS ANGELES HISTORIC-CULTURAL MONUMENT IN 1993.










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## 17 EXHIBIT 17
## CASA DE PARLEY JOHNSON - DOWNEY, CA

THE CASA DE PARLEY JOHNSON IS A HISTORIC HOUSE IN DOWNEY, CALIFORNIA, U.S. IT WAS BUILT FOR ALEXANDER PARLEY JOHNSON, AN HEIR TO CITRUS FIELDS, REAL ESTATE AND OIL INVESTMENTS, IN 1927. IT WAS DESIGNED IN THE SPANISH REVIVAL ARCHITECTURAL STYLE BY ROLAND COATE.[2] IT HAS BEEN LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES SINCE MARCH 20, 1986








## 16 EXHIBIT 16
## ORANGE GROVE COURT - PASADENA, CA

ORANGE GROVE COURT IS A BUNGALOW COURT LOCATED AT 745 EAST ORANGE GROVE BLVD. IN PASADENA, CALIFORNIA. THE COURT, WHICH WAS BUILT IN 1924, CONTAINS TWELVE SINGLE-FAMILY HOUSES ARRANGED ALONG A CENTRAL WALKWAY. THE HOUSES WERE DESIGNED IN THE MISSION REVIVAL STYLE AND FEATURE ARCHED PORCHES AND WINDOWS, STUCCO EXTERIORS, AND TILE ROOFS.

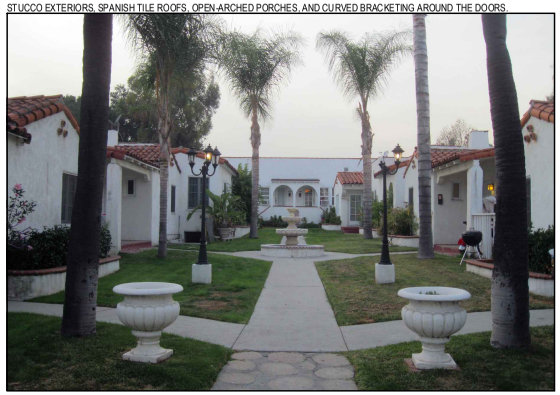






## 15 EXHIBIT 15
## MARY LOUISE COURT - PASADENA, CA

MARY LOUISE COURT IS A BUNGALOW COURT LOCATED AT 583-599 N. MENTOR AVE. IN PASADENA, CALIFORNIA. ROBERT HARRIS BUILT THE COURT IN 1928. THE COURT CONSISTS OF SEVEN BUILDINGS SURROUNDING A CENTRAL PATHWAY; THE BUILDINGS CONTAIN 14 RESIDENTIAL UNITS, WITH FOUR IN THE REAR BUILDING, THREE IN EACH OF THE TWO MIDDLE BUILDINGS, AND ONE EACH IN THE FRONT FOUR BUILDINGS. THE BUILDINGS ARE DESIGNED IN THE SPANISH COLONIAL REVIVAL STYLE AND FEATURE STUCCO EXTERIORS, SPANISH TILE ROOFS, OPEN ARCHED PORCHES, AND CURVED BRACKETING AROUND THE DOORS.









LEV DESIGNS
MURRAY T. DUNCAN
9281 SIERRA
COLLEGE BLVD
ROSEVILLE,
CA 95661
916-312-2131
info@levdesigns.com

PLACE FOR STAMP & SIGNATURE

MURRAY T.DUNCAN AIA
PRINCIPAL ARCHITECT OF RECORD

CONSTRUCT NEW DUPLEX AND ADUS

FOR:

DK3 DEVELOPMENT LLC

307 READING STREET
FOLSOM, CA 95630

APN: 070-0101-031

**REVISIONS**

| MARK | DATE | DESCRIPTION |
|---|---|---|
| 1 | 10.0.2025 | PLAN REVIEW COMMENTS |

PROJECT NO.: 2330
FILE:
PATH:
DESIGNED BY: MAX P.
DRAWN BY / LEAD: KENNETH W.
CHK D BY: MURRAY D.
COPYRIGHT: LEV DESIGN
SHEET TITLE:
HISTORICAL CON S
CURRENT DATE: 7/30/202
SHEET FORMAT: 24"X36"

A1.7

12/09/2025 Item No.5.

## 20 EXHIBIT 20
### PHILLIP ACKLEY STANTON HOUSE - ANAHEIM, CA

PHILLIP ACKLEY STANTON HOUSE IS A MISSION REVIVAL—SPANISH COLONIAL REVIVAL STYLE HOUSE IN ANAHEIM, CALIFORNIA. IT IS NOW WITHIN THE FAIRMONT PREPARATORY ACADEMY. THE SPANISH COLONIAL HACIENDA-STYLE HOUSE BUILT IN 1929 BY COL. PHILIP A. STANTON.







## 19 EXHIBIT 19
### CASA DEL HERRARO - MENTECITO, CA

CASA DEL HERRERO IS A HISTORIC HOUSE MUSEUM AND BOTANICAL GARDEN LOCATED IN MONTECITO NEAR SANTA BARBARA, CALIFORNIA. CASA DEL HERRERO WAS DESIGNED BY ARCHITECT GEORGE WASHINGTON SMITH. THE RESIDENCE WAS COMPLETED IN 1925, AN EXAMPLE OF SPANISH COLONIAL REVIVAL ARCHITECTURE.







## 18 EXHIBIT 18
### ADAMSON HOUSE - MALIBU, CA

THE TWO-STORY, TEN-ROOM ADAMSON HOUSE WAS DESIGNED BY STILES O. CLEMENTS AND BUILT OF STEEL-REINFORCED CONCRETE. COMPLETED IN 1930, STILES CALLED THE HOUSE AN OUTSTANDING EXAMPLE OF MODIFIED MEDITERRANEAN REVIVAL-STYLE ARCHITECTURE. ARCHITECTURAL HISTORIANS REFER TO THE STYLE AS A SYNTHESIS OF SPANISH COLONIAL REVIVAL AND MOORISH REVIVAL ARCHITECTURE.







LEV DESIGNS

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PLACE FOR STAMP & SIGNATURE

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HISTORICAL CON S
CURRENT DATE: 7/30/202
SHEET FORMAT: 24"X36"

A1.0

12/09/2025 Item No.5.

# Attachment 7
# HFRA Comments 9/12/25

## Nathan Stroud

**From:** Robert Walter [redacted]
**Sent:** Friday, September 12, 2025 3:45 PM
**To:** Nathan Stroud
**Cc:** Michael Reynolds; mike sellitti; Carrie Lane; Laura Fisher
**Subject:** Re: Request for Comments – DRCL25-00195: Reading Street Duplex Project (APN 070-0101-031-0000)

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

**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.

Nathan,
It appears to meet the Historic District Design Guidelines. We expect that you will be contacting the immediate neighbors about the project. The HFRA board doesn't have any additional comments. The applicant's architect has reached out to us to present the design to us. We look forward to that meeting.
Bob Walter

On Fri, Sep 12, 2025 at 10:52 AM Nathan Stroud <nstroud@folsom.ca.us> wrote:

> Good morning Robert,
>
> The applicant has not requested any variances as part of this project, and the entitlements include only the Design Review.
>
> The Request for Comments Document details some other helpful information, such as the exemptions per State Law for parking and the associated ADUs. Please let me know if you have any questions
>
> Regards,
>
> Nathan

**Nathan R. Stroud**
*Assistant Planner*

**City of Folsom**
50 Natoma Street, Folsom, CA 95630

# Attachment 8
# HPL Comments Letter 9/12/25

**HERITAGE PRESERVATION LEAGUE OF FOLSOM**
**PROJECT APPLICATION REVIEW**
September 12, 2025

**PROJECT:** Reading Street Duplex Project with two ADU's
307 Reading Street in the Figueroa Subarea

**REQUEST:** New Duplex with two detached Accessory Dwelling Units

**PROJECT HISTORY:** Application Circulated by the City on September 2, 2025
Feedback requested by September 12, 2025

**PROJECT SITE**
Some of Folsom's oldest and most significant homes are located in the Figueroa Subarea. The Municipal Code and the Design and Development Guidelines for the Historic District specify that new and remodeled homes in this area should reflect pre-1910 designs and that attached garages are not permitted.

The two historic lots at the west end of Figueroa Street's 900-block have long been merged under the address 916 Figueroa Street. Recently, this double lot was subdivided into two lots facing Reading Street. 307 Reading Street also fronts the alley between Figueroa Street and Sutter Street.

Sheet A2.1 in the application package includes 'imaginary property lines' between the duplex and the Accessory Dwelling Units. In order to clarify that the property will not be subdivided, HPL recommends that these lines should not be illustrated or identified as property lines.

**ARCHITECTURE**
At the time when the Town of Folsom was established, California's Mission Era had already ended. 'Mission Style' is therefore not one of the residential design styles that have been identified in the Historic District. The proposed 'Mission Revival' architecture for 307 Reading Street appears to be out of context with the surrounding development.

HPL has noted that the existing residential development in the project area is dominated by one-story homes. As a result, the proposed 3-level duplex appears oversized. The main part of the building meets the 35 feet height limit of the Figueroa Subarea, but the raised parapets and tower elements extend up to 43 feet above grade (as measured along the north building elevation). Because each tower adds a 4$^{th}$ level to the central staircase area, HPL is questioning if these parts of the building can be classified as architectural features.

The proposed duplex includes two standard roll-up garage doors along the north façade. Because the lot area and Reading Street are sloping down towards Sutter Street, it is not possible to conceal the view of

this side of the building. The garage doors will therefore be visible from Reading Street, and the project may not be able to claim an exemption from the requirement that attached garages are not permitted.

Project Recommendations

1. Consider using a residential design style that is compatible with the Figueroa Subarea.
2. Avoid using architectural features that extend the building height above 35 feet.
3. If attached garages are proposed along the alley, they should not be readily identifiable as garages.

**LANDSCAPING**

Based on the information that is available to HPL, the proposed project exceeds the 50% pervious area requirement (for lots with accessory dwelling units). The project also falls short of the 50% landscape requirement for the lot area behind the front setback area.

Project Recommendations

1. Verify if the areas of building coverage and hardscape meet the City's requirements for pervious surfaces and landscaping. Adjust the site and building design as necessary.

# Attachment 9
# Laine and Carrie West Comments Letter 11/4/25

# Laine and Carrie West

Homeowners

916 Figueroa Street


November 4 2025



I am writing to express my opposition to the proposed housing development for the property of 307 Reading Street. While I would love to see a beautiful home rather than an untended lot, I believe that this project will have a detrimental impact on our Historic community for various reasons.

First and foremost this proposed development will make a huge impact on the already burdened historic streets. This multi unit project will add approximately 6-8 additional cars that will not all have designated parking within the property making it inadequate. The traffic congestion is an already an ongoing problem with Folsom blvd and Sutter street feeding directly into Reading street. The work commute hours are busy but the weekends and special events make parking and driving problematic. The added vehicles will definitely put a strain on our narrow historic streets, community resources and add to the neighborhood frustrations that impact us all.

Secondly the proposed plan appears to be for a large multi family two story duplex with an upper deck. This mission revival although beautiful it is not compatible with the architectural style of the existing historic homes in this area, taking away from the character and charm that we are trying to preserve. In addition the plan also calls for two ADUs to be built. I am in favor of an ADU but building two is concerning with the density and setbacks of this project. I believe it will impact the neighborhood parking and traffic as well as the other city impacts including waste management.

Finally I am personally concerned as our home sits on the south side of the project and we will be directly impacted. As I said before the parking is a huge problem. The size and height of the duplex with its upper deck and the two ADU will impact our privacy. With additional concerns for noise with the ADUs setting only 4 feet from our fence line. There is also the fact that our sewer and power currently run right through this lot providing us no way to avoid the impact this project has personally.

In conclusion I strongly urge the historic commission and city planners to reconsider the size and density of this project. I do not oppose building a home, I just oppose the size, question the architectural style and lack of infrastructure to support this project and its potential impact for this particular part of the historic Folsom.

Thank you, Carrie and Laine West

# Attachment 10
# Robert Delp Comments Letter 11/5/25

November 5, 2025

City of Folsom Historic District Commission
50 Natoma Street
Folsom, CA 95630
via email to: ksanabria@folsom.ca.us; pjohns@folsom.ca.us;

**SUBJECT: Comments to HDC for November 5, 2025, Meeting Agenda Item 2 – 307 Reading Street Duplex**

Dear Historic District Commissioners:

By way of this letter I am requesting that the Historic District Commission (HDC) obtain additional and corrected information regarding the proposed 307 Reading Street Duplex Project (Project) and provide input to the applicant encouraging design modifications to be consistent with the City's *objective* standards for the Historic District and to achieve an *architectural style and massing* consistent with the Historic District as it developed between 1850 and 1950.

In its role as an advisory body to the City Council, the HDC has an opportunity to bridge staff's review of the Project application and the City Council's ultimate consideration of final approval. In bridging these two steps, the HDC's review and advisory role can help ensure that any deficiencies in application materials or staff's evaluation are remedied, design refinements acceptable to both the applicant and the HDC in consideration of public input can be sought, and a project can ultimately be recommended for approval by the City Council that meets the applicant's interests while ensuring protection of the Historic District consistent with Folsom Municipal Code Chapter 17.52 and the Historic District Design and Development Guidelines (DDGs).

The November 5, 2025, Staff Report, as amended[1], includes information and analysis that warrants clarification and corrections before a full assessment of the Project can be made. Additionally, the Project design does not fully meet objective standards of the FMC and DDGs and does not warrant design exemptions to avoid compliance with applicable objective standards.

## 1. Clarification of the Building Height and Method of Calculating is Needed

The Staff Report references the Project building height as 34.5 feet but the basis for this is unclear. The "average height" method used on Sheets A4.2/A4.3/A4.4 of the application materials (see Staff Report Attachment 5) do not use the methodology prescribed by FMC section 17.02.110 and also appear to be based on a building design different than the currently proposed design. Information necessary to calculate the building height pursuant to the FMC 17.02.110 building height definition does not appear to be available in the application materials or Staff Report.[2] Clarification of the method used for the calculation and the actual building height in accordance with FMC 17.02.110 are needed before a determination can be made that the building complies with the applicable height standard or whether a height variance is required.

[1] November 5, 2025, *Changes/Modifications to Historic District Commission Agenda Item No. 2* modifying the referenced size of the building from 3,888 to 4,500 square feet and modifying the suggested HDC motion from "to approve" to "to recommend to the City Council to approve" and adjusting the approval's effective period.
[2] To assess building height per FMC section 17.52.110, three elevations (feet above mean sea level) are needed: 1) the highest point of the portion of the lot on which the building would be located, 2) the lowest point of the portion of the lot on which the building would be located, and 3) the elevation of the highest point of the roof/ridgeline/parapet.

**2. Clarification and Correction of Building Renderings is Needed**

The Project rendering on Sheet A5.4 in Staff Report Attachment 5 appears to misrepresent the actual building scale in consideration of adjacent vegetation, in particular, including what looks like a large, towering oak tree behind the proposed duplex building. An explanation or corrected rendering(s) should be made available for consideration by the public and the HDC.

**3. Applicability of Gov. Code section 65589.5(j)(1)**

The Staff Report references Gov. Code section 65589.5(j)(1) advising the HDC that "to deny a market-rate housing project or condition it to develop at a lower density than proposed, the Commission would have to find…". Yet, the Staff Report appears to be misguided in suggesting that Gov. Code section 65589.5(j)(1) applies in this instance.

Gov. Code section 65589.5(j)(1) is only applicable,

> **When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete**,…

(Gov. Code § 65589.5(j)(1))

The Staff Report acknowledges that the Project includes "parapet elements" and that the DDG's Historic Residential Design Criteria expressly prohibit parapets, stating, as pertains to the scale, design, and materials for new roof design,

> The design of roofs for new buildings shall be consistent with the small scale and residential materials that are prevalent in the neighborhood. **Parapets are inappropriate and not allowed.** False "mansard" roofs are not allowed.

(DDGs, Appendix D, Design Criteria, section C.7.b, pg. 51.)

The Project's failure to comply with this *objective design standard*, and possibly other objective design standards (e.g., see above for need to clarify building height), precludes the Project from coverage under Gov. Code section 65589.5(j)(1). Thus, should the HDC wish to recommend that the City Council deny the Project, it appears the City may do so *without* an obligation to make findings pursuant to Gov. Code § 65589.5(j)(1).

It is unclear why the Staff Report appears to suggest that denial of the Project is somehow subject to Gov. Code section 65589.5(j)(1), and perplexing that staff might present information ostensibly constraining the City's discretion to deny or condition a project if such constraints are not applicable. At a time when the City's objective standards for the Historic District are becoming increasingly important in the face of state housing laws, clear and accurate advice from staff to the HDC and City decision-makers is needed.

I suggest that the HDC seek clarification from staff on this matter to ensure that any recommendation to the City Council correctly reflects only actual constraints and obligations of the City pertaining to compliance with state housing laws without citing inapplicable factors.

**4. The Project Conflicts with the City's Design and Development Objectives**

The Staff Report states that, "staff *believe* that the proposed Mission Revival style of the project is consistent with the pre-1910s design period prescribed for the Figueroa Subarea." Notwithstanding what staff believe, the HDC should independently assess the Project's consistency with local architectural style objectives. Such an independent assessment may be the

most important role that an advisory HDC can perform in bridging staff's review and a final decision by the City Council.

Staff Report Attachment 5, *Plan Set*, includes several pages of photographs apparently intended as representative of Mission Revival-style structures in Los Angeles, Santa Barbara, Sacramento, San Juan Capistrano, Stockton, Hollywood, Palo Alto, Downey, Pasadena, Anaheim, Montecito, and Malibu. Of the 27 structures presented with photographs in Staff Report Attachment 5, only one of the structures is within Folsom – the Guiseppe Murer House. As described in Staff Report Attachment 5, the Guiseppe Murer House was designed based on architecture in Guiseppe Murer's native Italy.

FMC 17.52 purposes include the following purpose:

> To ensure that new residential and commercial development **is consistent with the historical character of the historic district as it developed between the years 1850 and 1950**.

The Guiseppe Murer House is an anomaly in Folsom's residential architecture – unique to the Historic District in both its architectural style and its origin. Even if the Project duplex building design is somehow reflective of a similar architectural style to the Guiseppe Murer House, that style is atypical of the overall character of the Historic District as it developed between 1850 and 1950. In fact, developing a modern structure in the Historic District with similarities to the Guiseppe Murer House could inadvertently *detract* from the historical significance of the Guiseppe Murer House by diminishing its uniqueness.

Moreover, a structure that demonstrates architectural styles common in early 20th century Los Angeles, Santa Barbara, Montecito, Hollywood, Pasadena, and Anaheim seemingly attempts to shoe-horn an architectural style and building mass into the Figueroa Subarea that does not reflect the Historic District as it developed between 1850 and 1950.

As a final comment on design, I would point the HDC to the Project's arched windows. In the example photographs of 27 other structures apparently reflective of the design influences for the Project, I see very few examples of arched windows[3] with all but one structure[4] predominated by rectangular windows. While the arched windows of the Project building may be an attractive feature of the building in isolation, the window style does not appear to be in any way consistent with residential architectural design in the Historic District. The windows are a predominant design feature of the Project building and the Staff Report does not evaluate or provide evidence to demonstrate that the proposed window styles are consistent with a Mission Revival-style design or, more importantly, the Historic District residential character.

Please consider recommendations to the applicant that provide for a residential structure at 307 Reading Street that is more reflective of Folsom's Historic District residential character.

Thank you for considering my comments.

Sincerely,

Bob Delp
Historic District Resident - Folsom, CA 95630 - bdelp@live.com

[3] Some structures have arched entryways or other arch-like features, but windows are predominantly rectangular.
[4] At a ginormous property and botanical garden in Montecito.

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Resolution No. 11509 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a Temporary Storage Shed Project Located at 810 Sutter Street and Determination that the Project is Exempt from CEQA Under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines |
| **FROM:** | Community Development Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

The Historic District Commission held a public meeting for the project on December 3, 2025. Staff recommends that the City Council take the following action confirming the Commission's decision:

1. Approve Resolution No. 11509 for a Design Review for a Temporary Storage Shed Project located at 810 Sutter Street.

**BACKGROUND / ISSUE**

The applicant is requesting approval for design review to construct a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA) at 810 Sutter Street, as discussed in the attached Staff Report.

**POLICY / RULE**

Folsom Municipal Code (FMC) Section 17.52.300 requires that all new office, industrial, commercial, and residential structures undergo design review by the Historic District Commission. Per the recent *Robert Delp v. City of Folsom et al.* decision, the Historic District Commission does not currently have approval authority and all entitlements in the Historic District require final approval by the City Council.

**ANALYSIS**

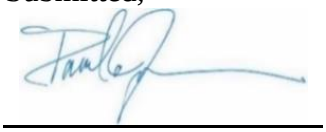
Staff have determined that the project complies with the Folsom Municipal Code and the Historic District Design and Development Guidelines, as discussed in the attached staff report.

**FINANCIAL IMPACT**
The project does not impact the General Fund.

**ENVIRONMENTAL REVIEW**
The project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemptions in this case.

**ATTACHMENTS**
1. Resolution No. 11509 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a Temporary Storage Shed Project Located at 810 Sutter Street and Determination that the Project is Exempt from CEQA Under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines
2. Historic District Commission Staff Report and Attachments, dated December 3, 2025

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

# RESOLUTION NO. 11509

## A RESOLUTION APPROVING THE HISTORIC DISTRICT COMMISSION'S RECOMMENDATION FOR APPROVAL OF A DESIGN REVIEW FOR A TEMPORARY STORAGE SHED PROJECT LOCATED AT 810 SUTTER STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

**WHEREAS**, the Historic District Commission on December 3, 2025, held a public meeting on the proposed design review for the FHDA Temporary Storage Shed project (DRCL25-00231), reviewed the staff report as well as the associated exhibits and attachments, considered public comment, and provided a recommendation to City Council; and

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

**WHEREAS** the Historic District Commission determined that the proposed project would be exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby confirms the recommendation of the Historic District Commission and approves a design review for the FHDA Temporary Storage Shed Project.

This approval is subject to the conditions of approval included in the staff report presented to the City Council and this Resolution is based on the following findings:

**GENERAL FINDINGS**

A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.

**CEQA FINDINGS**

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OF CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

**DESIGN REVIEW FINDINGS**

H. THE PROJECT IS COMPLIANT WITH THE REQUIRED DESIGN STANDARDS OF FOLSOM MUNICIPAL CODE CHAPTER 17.52.

I. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

J. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

**PASSED AND ADOPTED** this 9th day of December, 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

**AGENDA ITE**
**Type: Public Meeting**
**December 3, 2025**

# Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

| | |
|---|---|
| **Project Name:** | FHDA Temporary Storage Shed Project and Determination that the Project is Exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures) |
| **File #:** | DRCL25-00231 |
| **Request:** | Design Review, Commission Level |
| **Location:** | 810 Sutter St. Folsom, CA 95630 |
| **Parcel(s):** | APN 070-0052-026-0000 |
| **Staff Contact:** | Nathan Stroud, Associate Planner<br>nstroud@folsom.ca.us, (916) 461-6220 |

**Property Owner**
Folsom Railroad Block Developers
921 Sutter St
Folsom, CA 95630

**Applicant**
Folsom Historic District Association
921 Sutter St
Folsom, CA 95630

## Project Summary

The proposed project involves Design Review for a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA), located at 810 Sutter St. The subject property is in the Historic District (HD) Zoning District within the Sutter Street Subarea of the Historic District, with a General Plan land-use designation of Historic Folsom Mixed-Use (HF). The City Council will take final action.

Staff have determined that the project complies with the standards provided in the Folsom Municipal Code and the Historic District Design and Development Guidelines and recommends approval of the project as conditioned.

## Policy/Rule

Folsom Municipal Code (FMC) Section 17.52.300 states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition, or demolition of existing structures within the Historic District. FMC Section 17.52.330 states that, in reviewing projects, the Commission shall consider the following criteria:

a) Project compliance with the General Plan and any applicable zoning ordinances;
b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and

d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

However, as a result of the recent *Robert Delp v. City of Folsom et al.* decision, the Historic District Commission does not currently have approval authority and all entitlements in the Historic District require final approval by the City Council.

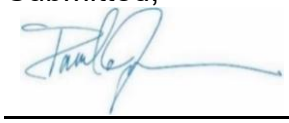
**Recommendation**

Conduct a public meeting and upon conclusion staff recommends that the Historic District Commission confirm that the project is exempt from CEQA and recommend approval of an application (DRCL25-00231) for design review for a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA) at 810 Sutter St., based on the Findings below (Findings A-H), and subject to the conditions of approval attached to this report (Conditions 1-10).

**Table of Contents**

1 – Project Site Information
2 – Description/Analysis
3 – Proposed Conditions of Approval
4 – Vicinity Map
5 – Plan Set
6 – Color and Materials Board

Submitted,



PAM JOHNS
Community Development Director

**ATTACHMENT 1**
**PROJECT SITE INFORMATION**

| | |
|---|---|
| **GENERAL PLAN DESIGNATION** | Historic Folsom Mixed-Use (HF) |
| **ZONING** | Historic District (HD) within the Sutter Street Subarea of the Historic District |
| **ADJACENT LAND USES/ZONING** | North: Folsom Depot (SUT/HD)<br>South: Commercial Uses (SUT/HD)<br>East: Commercial Uses (SUT/HD)<br>West: Commercial Uses (SUT/HD) |
| **SITE CHARACTERISTICS** | The project site contains a parking lot on a 23,943-square-foot (0.55-acre) parcel. |
| **APPLICABLE CODES** | FMC Chapter 17.52, HD, Historic District<br>FMC Section 17.52.300, Design Review<br>FMC Section 17.52.510, Sutter Street Subarea Special Use and Design Standards<br>Historic District Design and Development Guidelines (DDG's) |
| **PUBLIC NOTICING** | A notice was posted on the project site five days prior to the Historic District Commission and City Council Meetings that met the requirements of FMC Section 17.52.320. |

**ATTACHMENT 2**
**DESCRIPTION/ANALYSIS**

## Applicant's Proposal

The applicant, Jeremy Bernau, is requesting Design Review approval for a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA) at 810 Sutter St. The shed is proposed to be used for storage in association with FHDA activities on the Railroad Plaza and Zittel Amphitheatre. The shed is intended as a temporary solution until the Sutter Row building has been constructed. At that point, the shed would be removed and FHDA storage would be relocated into the Sutter Row building. The project also includes a concrete pathway to the shed located on City-owned property.

The proposed temporary storage shed includes a typical shipping container with a constructed exterior façade for screening, which incorporates design elements similar to the nearby Folsom Depot, including:

1. Asphalt composition shingles
2. Horizontal lap siding painted "Station Yellow" with trim painted "Station Brown"
3. Shingle accent siding painted "Station Yellow"
4. Double doors for access

## General Plan and Zoning Consistency

The project site is within the Historic District (HD) within the Sutter Street Subarea of the Historic District, and the General Plan land-use designation of the project site is Historic Folsom Mixed-Use (HF). The following table shows how the project relates to the applicable development standards:

| Sutter Street Subarea Development Standards (FMC 17.52.510) | | |
|---|---|---|
| | **Required** | **Proposed** |
| **Setbacks** | No Setbacks Required | 0 Foot Setback from nearest Property Line |
| **Height Maximum** | 35 Feet | ~9.5 Feet |

The project has been determined to satisfy the development standards of the Sutter Street Subarea outlined in the Folsom Municipal Code.

## Building Design and Architecture

The proposed project is subject to compliance with the DDGs. Section 5.02.01(a) establishes the design concepts for the Sutter Street Subarea, which states that new structures should be of a pre-1900s design; however the Historic District Commission may approve new construction of a post-1900 design on an exception basis if it finds that the architecture is an outstanding design which represents a structure or use which formerly existed in Historic Folsom. The Building Materials Palette, which is Attachment 2 of Appendix D of the DDGs, also provides a list of what materials are considered

appropriate or inappropriate for the project. The Building Materials Palette allows for the use of wood clapboard and shingle siding, and asphalt composition shingles. The project proposes to use horizontal lap siding, shingle siding, and asphalt composition roof shingles.

The project proposes a style that seeks to imitate the colors and materials of the Folsom Depot building, constructed in 1906, whose design was the Southern Pacific's standard "Two-Story Combination Depot No. 22" which was used between 1899 and 1910. The project includes similar features such as horizontal lap and shingle siding painted "Station Yellow" to match, trim painted "Station Brown" to match, and asphalt composition shingles with matching colors.

Since the design seeks to imitate a post-1900 building that is historic to Folsom, staff is supportive of the request for an exception to allow for the post-1900 design for the project. Based on staff's review of the proposed exterior materials, staff have determined that the project is consistent with the Building Materials Palette of the DDGs.

Future Demolition

Ordinance No. 1353 was adopted by City Council on 10/28/25, and will become effective on 1/1/26. This ordinance allows for demolitions of non-historic structures that are less than 50 years old to be exempt from Historic District Commission review. As such, future demolition of the proposed temporary storage shed upon the construction of the Sutter Row building will not be subject to Historic District Commission review.

Project-Specific Conditions of Approval

Staff have provided the following project-specific conditions of approval:

- Condition 9c requiring that the shed be used as a temporary structure that will be removed upon development of the Sutter Row building or if an alterative storage location has been found, whichever is earlier.
- Condition 9d stating that the applicant has permission to construct a concrete path on City-owned property to the shed with the understanding that the City reserves the right to request and require the removal of the pavement by the FHDA at their own cost. The applicant is also required to obtain an Encroachment Permit prior to construction of the pavement.

**Environmental Review**
The project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

**Public Comments**
No public comments have been received.

**Recommendation**
Staff recommends approval of the proposed project, subject to the attached conditions of approval.

**Historic District Commission Action**
Move to recommend approval of an application (DRCL25-00231) for design review for a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA) at 810 Sutter St., based on the (Findings A-H), and subject to the conditions of approval attached to this report (Conditions 1-10).

## GENERAL FINDINGS

A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

## CEQA FINDINGS

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

## DESIGN REVIEW FINDINGS

G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY THE CITY COUNCIL.

# Attachment 3
# Proposed Conditions of Approval

| CONDITIONS OF APPROVAL FOR FHDA TEMPORARY STORAGE SHED PROJECT (DRCL25-00231) | | | | |
|---|---|---|---|---|
| **Cond. No.** | **Mitigation Measure** | **GENERAL REQUIREMENTS** | **When Required** | **Responsible Department** |
| 1. | | The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below, as modified by these conditions of approval:<br><br>• Plan Set (Attachment 5)<br>• Color and Materials Board (Attachment 6)<br><br>This project approval is for the FHDA Temporary Storage Shed Project (DRCL25-00231) which includes the construction of a 240 square-foot temporary storage shed for use by the Folsom Historic District Association (FHDA) at 810 Sutter St. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. | B | CD (P)(E) |
| 2. | | Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom. | B | CD (P)(E)(B) |
| 3. | | The project approval granted under this staff report shall remain in effect for one year from final date of approval (**Expires December 9, 2026**). Failure to obtain the relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the Folsom Municipal Code. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, sign permit or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in FMC section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals. | B | CD (P) |

| | | | | |
|---|---|---|---|---|
| 4. | | The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:<br>• The City bears its own attorney's fees and costs; and<br>• The City defends the claim, action or proceeding in good faith.<br><br>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. | OG | CD (P)(E)(B) PW, PR, FD, PD |
| **DEVELOPMENT COSTS AND FEE REQUIREMENTS** | | | | |
| 5. | | The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable. | B | CD(P)(E) |
| 6. | | If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees. | B | CD(E) |
| 7. | | The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required. | B | CD(P)(E) |
| 8. | | If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans, or beginning inspection, whichever is applicable. | B | CD(P)(E) |

| | | | | |
|---|---|---|---|---|
| | | | | |
| | | **ARCHITECTURE DESIGN REQUIREMENTS** | | |
| 9. | | The project shall comply with the following architecture and design requirements:<br>a) The design, materials, and colors of the proposed FHDA Temporary Storage Shed Project (DRCL25-00231) shall be consistent with Attachments 5 and 6, to the satisfaction of the Community Development Department.<br>b) A Building Permit shall be required.<br>c) The shed may be used as a temporary structure until the Sutter Row building has been developed, or an alternative storage location has been found, whichever is earlier.<br>d) The applicant has permission from the City to construct a concrete pathway on City-owned property as shown in the Site Plan in Attachment 5. The City, in its sole discretion, may require that the concrete pathway be removed by the FHDA at FHDS's sole cost and expense. The applicant shall obtain an encroachment permit from the City before construction of the path.<br>All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. | OG | CD (P) |
| | | **NOISE REQUIREMENT** | | |
| 10. | | Compliance with the City of Folsom Noise Control Ordinance, General Plan Safety & Noise Element and Standard Construction Specifications and Details Section 7.23 is required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Request to work during days and times not permitted under these regulations may only occur with written permission from the City of Folsom Community Development Director or duly authorized deputy. | I, B | CD (P)(E) |

| RESPONSIBLE DEPARTMENT | | WHEN REQUIRED | |
|---|---|---|---|
| CD<br>(P)<br>(E)<br>(B)<br>(F) | Community Development Department<br>Planning Division<br>Engineering Division<br>Building Division<br>Fire Division | I | Prior to approval of Improvement Plans |
| | | M | Prior to approval of Final Map |
| | | B | Prior to issuance of first Building Permit |
| | | O | Prior to approval of Occupancy Permit |
| | | G | Prior to issuance of Grading Permit |
| PW | Public Works Department | DC | During construction |
| PR | Park and Recreation Department | OG | On-going requirement |
| PD | Police Department | | |

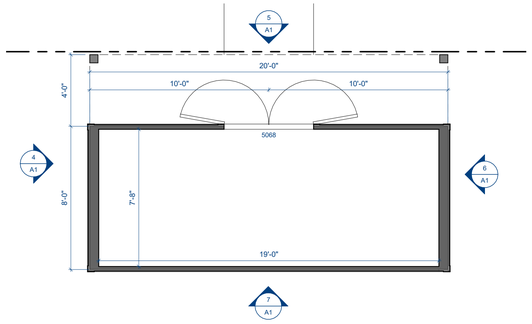
# Attachment 4
# Vicinity Map


Leidesdorff St
825
200
731 1/2
728
732
731
729
FOLSOM
810
Wool St
824
Sutter St
801
805
803
807
809
811
805 814
800 192
813
910
900
810
802

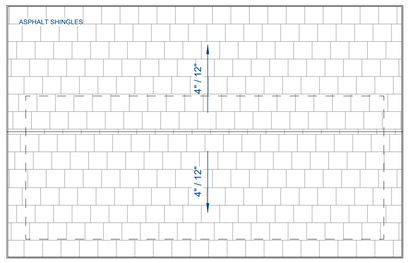
# Attachment 5
# Plan Set

COPYRIGHT ANTHONY MULL ARCHITECTS

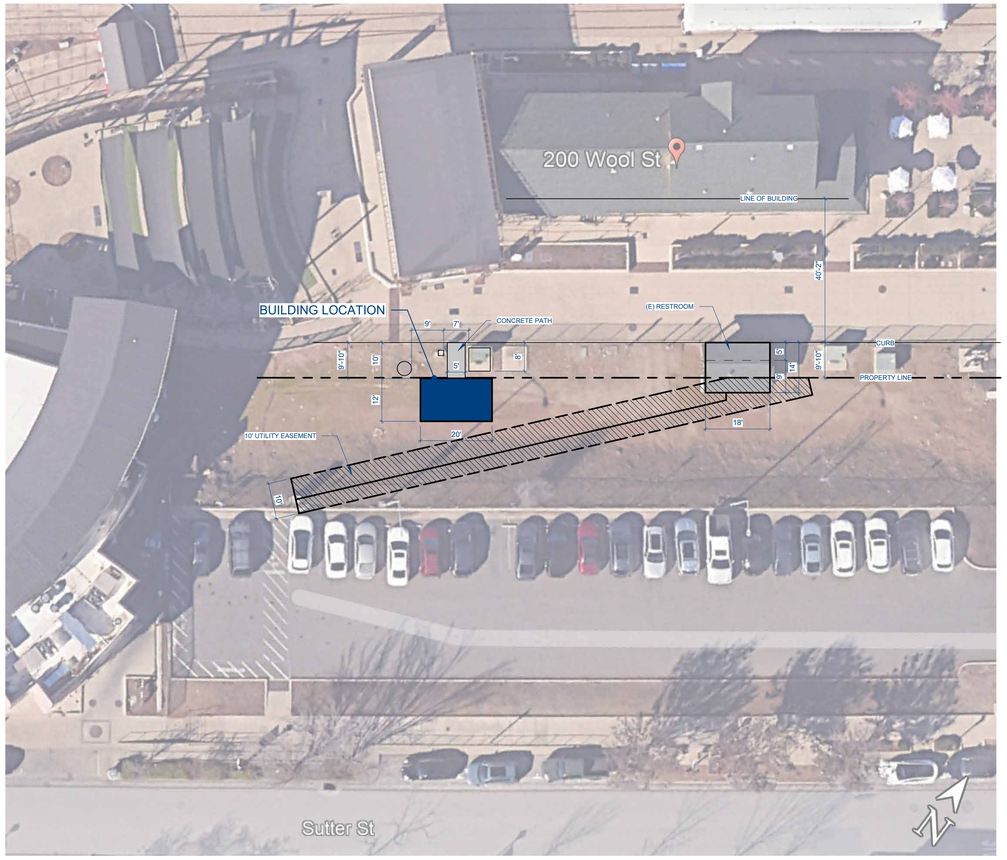




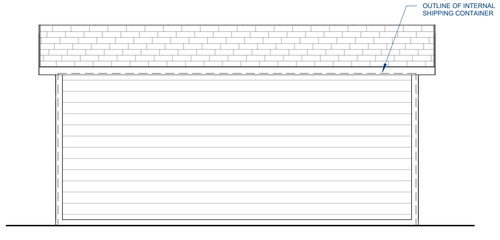

2 FLOOR PLAN
1/4" = 1'-0"



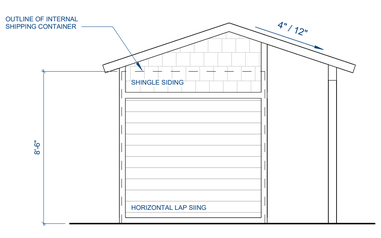

3 ROOF PLAN
1/4" = 1'-0"



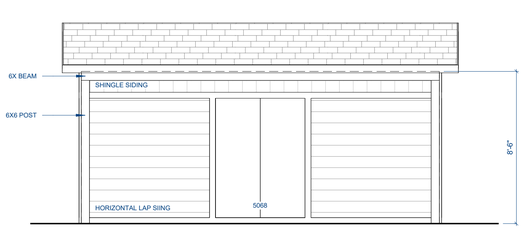

1 SITE PLAN
1" = 20'-0"



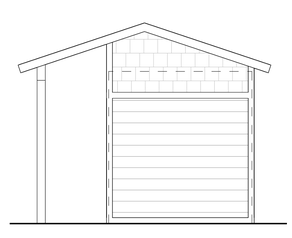

7 BACK ELEVATION
1/4" = 1'-0"




6 SIDE ELEVATION 2
1/4" = 1'-0"




5 FRONT ELEVATION
1/4" = 1'-0"



4 SIDE ELEVATION 1
1/4" = 1'-0"

ANTHONY MULL ARCHITECTS

JOB #
AMA_075

DATE
10/23/25

CLIENT

PROJECT ADDRESS
WOOL STREET,
FOLSOM CA. 95630

PROJECT NAME
FHDA STORAGE BUILDING

REVISIONS
# DATE DESCRIPTION

NOT FOR CONSTRUCTION

PHASE
SCHEMATIC DESIGN

SHEET NAME
PLANS

SHEET NUMBER
A1



PLOT DATE & TIME 10/23/2025 10:44:11 AM C:\Users\anmh\Dropbox\07\5_FHDA STORAGE\SHIPPING CONTAINER.rvt

# Attachment 6
# Color and Materials Board

810 Sutter Street
FHDA Temporary Storage Unit
Color Board

**Siding**
Sherwin Williams
Color: Custom- FCC23-0939 Station Yellow



**Trim**
Sherwin Willaims
Color: Custom- FCC23-0942 Station Brown



**Asphalt Roof Shingles**
Color to match existing public restroom roof shingles



**Horizontal Lap Siding 7” Showing**
Paint color: station yellow



**Shingle Siding**
Paint color: station yellow



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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Resolution No. 11511 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a New Custom Home Project Located at 294 Leidesdorff Street and Determination that the Project is Exempt from CEQA Under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines |
| **FROM:** | Community Development Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

The Historic District Commission held a public meeting for the project on December 3, 2025. Staff recommends that the City Council take the following action confirming the Commission's decision:

1. Approve Resolution No. 11511 for a Design Review for a New Custom Home Project Located at 294 Leidesdorff Street

**BACKGROUND / ISSUE**

The applicant is requesting approval for design review for a two-story, 1,623-square-foot single-family residence located at 294 Leidesdorff Street, as discussed in the attached HDC Staff Report.

**POLICY / RULE**

Folsom Municipal Code (FMC) Section 17.52.300 requires that all new office, industrial, commercial, and residential structures undergo design review by the Historic District Commission. Per the recent *Robert Delp v. City of Folsom et al.* decision, the Historic District Commission does not currently have approval authority and all entitlements in the Historic District require final approval by the City Council.

**ANALYSIS**

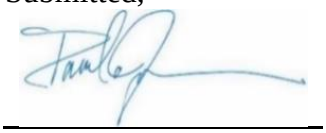
Staff have determined that the project complies with the Folsom Municipal Code and the Historic District Design and Development Guidelines, as discussed in the attached staff report.

**FINANCIAL IMPACT**
The project does not impact the General Fund.

**ENVIRONMENTAL REVIEW**
The project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemptions in this case.

**ATTACHMENTS**
1. Resolution No. 11511 – A Resolution Approving the Historic District Commission's Recommendation for Approval of a Design Review for a New Custom Home Project Located at 294 Leidesdorff Street and Determination that the Project is Exempt from CEQA Under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines
2. Historic District Commission Staff Report and Attachments, dated December 3, 2025

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

# RESOLUTION NO. 11511

## A RESOLUTION APPROVING THE HISTORIC DISTRICT COMMISSION'S RECOMMENDATION FOR APPROVAL OF A DESIGN REVIEW FOR A NEW CUSTOM HOME PROJECT LOCATED AT 294 LEIDESDORFF STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES

**WHEREAS**, the Historic District Commission on December 3, 2025, held a public meeting on the proposed design review for the 294 Leidesdorff St. New Custom Home project (DRCL25-00223), reviewed the staff report as well as the associated exhibits and attachments, considered public comment, and provided a recommendation to City Council; and

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

**WHEREAS** the proposed project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby confirms the recommendation of the Historic District Commission and approves a design review for the 294 Leidesdorff St. New Custom Home project.

This approval is subject to the conditions of approval included in the staff report presented to the City Council and this Resolution is based on the following findings:

**GENERAL FINDINGS**

A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.

**CEQA FINDINGS**

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

**DESIGN REVIEW FINDINGS**

H. THE PROJECT IS COMPLIANT WITH THE REQUIRED DESIGN STANDARDS OF FOLSOM MUNICIPAL CODE CHAPTER 17.52.

I. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

J. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

**PASSED AND ADOPTED** this 9th day of December, 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

**AGENDA ITE**
**Type: Public Meeting**
**December 3, 2025**

# Historic District Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

| | |
|---|---|
| **Project Name:** | 294 Leidesdorff St. New Custom Home |
| **File #:** | DRCL25-00223 |
| **Request:** | Design Review, Commission Level |
| **Location:** | 294 Leidesdorff St. Folsom, CA 95630 |
| **Parcel(s):** | APN 070-0020-013-0000 |
| **Staff Contact:** | Josh Kinkade, Senior Planner<br>jkinkade@folsom.ca.us, (916) 461-6209 |

**Property Owner**
Doug Scalzi
416 Sutter St.
Folsom, CA 95630

**Applicant**
Anthony Mull
108 Sombrero Wy.
Folsom, CA 95630

## Project Summary

The project includes a request for design review approval for a proposed new two-story, 1,623-square-foot single-family residence located at 294 Leidesdorff Street. The property is located in the Folsom Historic District within Central Subarea of the Historic Residencial Primary Area, and is not listed on the City of Folsom's Cultural Resources Inventory.

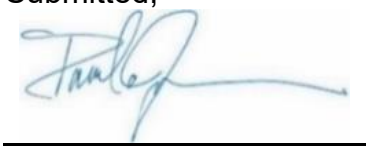
## Recommendation

Staff requests that the Commission recommend approval of an application (DRCL25-00223) for Design Review for a 1,623-square-foot single-family residence located at 294 Leidesdorff St., as shown in Attachments 5 and 6, based on the findings (Findings A-H) below and subject to the attached conditions of approval (Conditions 1-13).

## Table of Contents

1. Project Site Information
2. Description/Analysis
3. Proposed Conditions of Approval
4. Vicinity Map
5. Plan Set
6. Example Windows and Doors
7. American Foursquare Examples
8. Site Photograph
9. HPL Comment Letter, dated 10/28/25
10. HFRA Comment Letter, dated 11/4/25

Submitted,



PAM JOHNS
Community Development Director

**ATTACHMENT 1**
**PROJECT SITE INFORMATION**

| | |
|---|---|
| **GENERAL PLAN DESIGNATION** | Single-Family High Density (SFHD) |
| **ZONING** | Single-Family Residential Small Lot District (R-1-M) within the Central Subarea of the Historic Residential Primary Area of the Historic District (CEN) |
| **ADJACENT LAND USES/ZONING** | North: Folsom Lake State Recreation Area (OSC)<br>South: Single-family Residential (CEN/R-1-M PD)<br>East: SMUD Substation (CEN/R-1-M)<br>West: Single-family Residential (CEN/R-1-M) |
| **SITE CHARACTERISTICS** | The project site is a 9,148-square-foot (0.21-acre) undeveloped parcel with mature trees surrounding the property. |
| **APPLICABLE CODES** | FMC Chapter 17.02, Definitions<br>FMC Chapter 17.14, R-1-M, Residential, Single-Family Dwelling, Small Lot District<br>FMC Chapter 17.52, HD, Historic District<br>FMC Section 17.52.300, Design Review<br>FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards Historic District Design and Development Guidelines (DDGs) |
| **PUBLIC NOTICING** | A notice was posted on the project site five days prior to the Historic District Commission Meeting that met the requirements of FMC Section 17.52.320. |

**ATTACHMENT 2**
**DESCRIPTION/ANALYSIS**

## Background

The project site is undeveloped. It has been under the same ownership as the neighboring parcel at 302 Leidesdorff Street, which has a residence that County Assessor's data indicates was built in 1920 but has been modified and updated over the years since then. The project site has been used as additional yard space for that property. A photograph of the project site is provided in Attachment 8.

## Applicant's Proposal

The applicant is requesting Design Review approval for a new two-story, 1,623-square-foot single-family residence located at 294 Leidesdorff Street. The residence includes a second-story balcony facing Leidesdorff Street and a covered porch in the rear. Proposed exterior colors and materials include white horizontal composite lap siding, dark grey asphalt roof shingles, white columns, black wrought iron railings, and white-framed vinyl windows and wood doors with glass panels and black trim, all to match the colors and materials of the adjacent residence located at 302 Leidesdorff Street (also owned by the owner of the project site). Project plans are provided in Attachment 5 and images of the adjacent residence, including close-up images of the windows and doors, are provided in Attachment 6.

## Policy/Rule

Folsom Municipal Code (FMC) Section 17.52.300 states that the Historic District Commission shall have final authority relating to the design and architecture of all exterior renovations, remodeling, modification, addition, or demolition of existing structures within the Historic District. FMC Section 17.52.330 states that, in reviewing projects, the Commission shall consider the following criteria:

a) Project compliance with the General Plan and any applicable zoning ordinances;
b) Conformance with any city-wide design guidelines and historic district design and development guidelines adopted by the city council;
c) Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and
d) Compatibility of building materials, textures and colors with surrounding development and consistency with the general design theme of the neighborhood.

However, as a result of the recent *Robert Delp v. City of Folsom et al.* decision, the Historic District Commission does not currently have approval authority and all entitlements in the Historic District require final approval by the City Council.

## General Plan and Zoning Consistency

The project site is within the Single-Family Residential Small Lot District (R-1-M) Zoning District within the Central Subarea of the Historic Residential Primary Area of the Historic District. The General Plan land-use designation of the project site is Single-Family High-Density (SFHD).

The table on the following page shows how the project relates to the applicable development standards:

| Historic Residential Primary Area (FMC 17.52.540) and R-1-M Zoning District (FMC 17.13) Development Standards | | |
|---|---|---|
| | **Required** | **Proposed** |
| **Front Setback** | ≥20 Feet | 20 Feet |
| **Rear Setback** | ≥20 Feet | >20 Feet |
| **Side Setback** | ≥5 Feet | 13.5 Feet, 5.5 Feet |
| **Lot Coverage** | ≥45% Pervious Surface Required Minimum | ~79% Pervious Surface Proposed |
| **Maximum Building Height** | ≤35 Feet | ~30.3 Feet |
| **Maximum Number of Stories** | 2.5 Stories | 2 Stories |
| **Parking Requirement** | 2 On-Site Parking Spaces provided outside required front yard and street side yard setbacks | 2 On-Site Parking Spaces provided in side setback area |
| **Minimum Landscaping** | ≥60% of front 20 feet; and ≥50% of remaining open space area | ~88% of front 20 feet; ~95% of remaining open space area |

As shown in the above table, the proposed project meets all applicable development standards in the FMC. Staff also notes that the site plan shows two steps encroaching approximately 1.5 feet into the front setback. Per FMC Section 17.58.070(F), uncovered stairways may encroach up to six feet into a front setback. As such, the proposed staircase is allowed per the FMC.

Regarding the Single-Family High Density (SFHD) General Plan Designation, the density allowed for the property is between 4-7 dwelling units per acre (du/ac). Based on the size of the property, this density allows for one dwelling unit. The proposed single-residence project is therefore consistent with the allowable density of the SFHD General Plan Designation for the property.

Overall, the project has been determined to satisfy the development standards of the Historic Residential Primary Area and the R-1-M zoning district outlined in the Folsom Municipal Code, and the density for the SFHD General Plan Designation.

**Building Design and Architecture**

The Historic District Design and Development Guidelines (DDGs) provide guidance on design-related issues within the Historic District. Section 5.04.03(b) describes the desired design concepts for the Central Subarea and encourages that new construction be a style from the period between 1850 and 1950. Furthermore, Section C of Appendix D of the DDGs contains the Historic Residential Design Criteria for residential structures in the Historic Residential Primary Area, and generally encourages consistency with neighboring development in setbacks, massing and scale, as well as compatibility with the design period of the Subarea.

The residence is proposed to contain elements of the American Foursquare form, which

is a vernacular under the Arts and Crafts style that contains elements of the Prairie School and Craftsman styles, and was popular from the mid-1890's to the late 1930's. Features of this style include square, boxy design, two to two-and-a-half stories in height, a center dormer, a large front porch, large vertical front windows, and a hipped roof. Examples of the American Foursquare form are proivded in Attachment 7.

The proposed residence, shown in Attachment 5, includes elements of the American Foursquare form with elements of the Craftsman style, including two-story boxy massing, a hipped roof with a center dormer above the second story, horizontal lap siding, and a large front porch. The only major deviation from the American Foursquare form is the use of French doors on both stories of the front façade in place of large windows though this is similar in style to the adjacent residence. Staff concluded that the project is consistent with the 1850-1950 design period described for the Central Subarea.

Historic Residential Design Criteria (Section C of Appendix D of the DDGs)

Section C (the Historic Residential Design Criteria) of Appendix D of the DDGs provides guidance for specific design elements of the project.

Regarding windows, Section C.3 states that double hung or casement windows are preferred and may have a radius top if they are compatible with the building's design. Furthermore, windows are encouraged to be vertically proportioned, and the number of windowpanes will vary depending on the style. The project proposes to utilize vinyl windows that are predominantly vertically proportioned, consistent with this guideline.

Section C.4 encourages front porches in all new construction. The project includes a large front porch with a second-story balcony above. Section C.4 also calls for residentially scaled and detailed solid wood or glazed doors of many styles and types. The applicant is proposing a wood front door with glass panels and surrounds to match the front door of the residence at 302 Leidesdorff Street, as shown in Attachment 6. Finally, Section C.4 calls for placement of secondary entries on the building façade to be given careful consideration in order to complement the overall design. The applicant is proposing four French doors on the front elevation (two per floor). This is more entries than one typically sees on front façades of single-family residences. However, as shown in Attachment 7, several American Foursquare homes have elongated windows on the second story. Given the paneling and windows of the proposed French doors as shown in Attachment 6, staff concluded that they essentially act as large windows for architectural purposes and are therefore appropriate for the form of the American Foursquare. Staff notes that the applicant is proposing to match the French doors on the neighboring residence (as shown in Attachment 6) and that the French doors shown on the materials board in Attachment 5 are not accurate. For clarity, staff has proposed Condition 9a, which states that the types of French doors shown in Attachment 6 shall be used.

Overall, staff have determined that the project generally satisfies the design guidelines provided in the Historic Residential Design Criteria of the DDGs.

Materials and Colors

The Building Materials Palette, included as Attachment 2 of Appendix D of the DDGs, provides a list of what materials are considered appropriate or inappropriate for the

subareas of the Historic District. The Palette allows for the use of fiber board siding, asphalt shingle roofing, vinyl windows, wood doors, and painted metal railings for new construction. The adjacent residence at 302 Figueroa Street also utilizes these materials.

Regarding exterior colors, the DDGs state that bland color schemes where the values are all the same or very similar should be avoided. The applicant is proposing white siding with black doors, white vinyl windows, black trim around the doors and windows, and black railings. The mix of black and white provides good contrast consistent with this guideline. Staff notes that the color board provided in Attachment 5 shows black framed windows with white trim on all windows and doors, though the adjacent residence the applicant is looking to match has white framed windows with black trim on all windows and doors as shown in the images in Attachment 6. While staff is comfortable with both color options, the applicant verified that they prefer to match the adjacent residence. Staff therefore proposes Condition 9a to clarify that the colors of the windows, doors, and trim shall substantially match those shown in Attachment 6.

Based on staff's review of the proposed exterior materials and colors (as shown in Attachments 5 and 6), staff have determined that the project is consistent with the Building Materials Palette of the DDGs and compatible with the building materials, textures, and colors of the Central Subarea.

Neighborhood Compatibility

FMC 17.52.330(D) states that in reviewing projects, the Historic District Commission shall consider, among other criteria, the 'compatibility of building materials, textures, and colors with surrounding development and consistency with the general design theme of the neighborhood'. As discussed in the previous sections, staff have determined that the project is compatible with the materials, textures, and colors with surrounding development. Regarding compatibility with the general design theme of the neighborhood, staff evaluated the compatibility of the project's architectural style with the DDG guidelines for the Central Subarea and the compatibility of the project's architectural style with other residences in the Central Subarea. Staff determined that the American Foursquare architectural form and Craftsman style fall within the 1850-1950 timeframe of the Central Subarea, and that the proposed style closely follows that of the adjacent residence.

**Trees and Landscaping**

The project site includes mature trees along its borders, including oaks in the vicinity of where the residence is proposed. To address this, staff has proposed Condition No. 11, which requires that the applicant prepare an arborist report that identifies and evaluates each tree and assesses the impct and necessary arboricultural management actions based on the proposed development activity. Tree permits and a tree protection plan are also required to protect existing oak trees both onsite and with canopies extending into the project site. These requirements would need to be fulfilled prior to issuance of any grading or building permits.

Per FMC 17.52.540(G), at least 60% of the front yard area and 50% of the remaining lot is required to be landscaped. Based on staff's review of the project, the project provides

approximately 88 percent of landscaped area in the front yard and approximately 95 percent landscaped area in the remaining open space, thus satisfying the landscape requirement.

Additionally, after review by the City's Urban Forester, the following conditions of the project have been provided regarding trees and landscaping:

- Condition12 requiring that one street tree be planted along the front yard, in accordance with the Tree Preservation Ordinance (FMC 12.16.190)
- Condition 13 requiring adherence to the State's Model Water Efficient Landscape Ordinance (MWELO)

**Environmental Review**

The proposed new residence is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

**Public Outreach and Comments**

Staff provided application materials to the Folsom Heritage Preservation League (HPL) and the Historic Folsom Residents Association (HFRA) and placed a notice on the project site five days prior to the Historic District Commission meeting. HPL and HFRA submitted comment letters, provided in Attachments 9 and 10 respectively.

HPL's letter states that the next door residence at 302 Leidesdorff Street that the applicant is basing their design on is a house with an eclectic design style with Colonial Revival influences, and that they are questioning whether this design meets the design criteria for the Central Subarea. In staff's research and communication with the applicant, the proposed residence more resembles an American Foursquare form with elements of the Craftsman style, popular between the 1890s and 1930s. While the DDGs give examples of some potentially appropriate building styles (Craftsman, Queen Anne, etc.) they do not explicitly call for those specific styles as being the only ones appropriate for the Central Subarea. Based on the 1890s-1930s timeframe of the American Foursquare form, as well as the existence of other homes in the Central Subarea that utilize elements of this style (some of which were recently approved by the Commission), staff concluded that this style is appropriate in the Central Subarea.

HPL's letter goes on to state that the applicant did not include any building material details, and that proposed window and door glazing appears to be single pane while the adjacent residence has divided windowpanes. HPL recommends that the new house not match the adjacent house's architecture and materials based on the DDG language that states that diversity of expression is encouraged in the Central Subarea. Staff has since asked the applicant to provide images of the doors and windows on the adjacent house, and they have been included in Attachment 6. Regarding using the adjacent residence as inspiration for the proposed residence, staff notes that while the same colors, materials, and architectural style are proposed, the new residence has different forms and massing than the neighboring residence. The owner of the project site owns both properties and wants them to have the feel of one large property with no fence between

the parcels and residences that complement each other. Furthermore, while a diversity of expression is encouraged, design review findings also require architectural compatibility with the neighborhood. Staff found that given the unique situation the applicant is proposing with the two adjacent lots and the fact that the new residence is inspired by, but not a replica of, the adjacent residence, the proposed project strikes a balance between this goal and finding.

HFRA's letter asks whether French doors on the front elevation are allowed within the DDGs. The letter also states that this is the third Foursquare style house to be built in the last few years in the Historic District and that future design guidelines should address variety of architectural styles. Staff has addressed these concerns in the above analysis and response to the HPL comments.

**Conclusion**

Staff has determined that the overall design, colors, and materials of the proposed residence can be incorporated into quality residential design, that the proposed project is compatible with the existing residential character in the project vicinity, and that it is consistent with FMC 17.52 for the Figueroa Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Folsom Municipal Code and the design guidelines in the Historic District Design and Development Guidelines.

**Recommendation/Historic District Commission Action**

Move to recommend approval an application (DRCL25-00223) for Design Review of a 1,623-square-foot single-family residence at 294 Leidesdorff Street, as shown in Attachments 5 and 6, based on the attached findings (Findings A-H) and subject to the attached conditions of approval (Conditions 1-13).

**GENERAL FINDINGS**

A. NOTICE OF PUBLIC MEETING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

**CEQA FINDINGS**

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

## DESIGN REVIEW FINDINGS

G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY THE CITY COUNCIL.

# Attachment 3
# Proposed Conditions of Approval

| CONDITIONS OF APPROVAL FOR 294 LEIDESDORFF STREET NEW CUSTOM HOME PROJECT (DRCL25-00223) | | | | |
|---|---|---|---|---|
| **Cond. No.** | **Mitigation Measure** | **GENERAL REQUIREMENTS** | **When Required** | **Responsible Department** |
| 1. | | The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below, as modified by these conditions of approval:<br><br>• Plan Set (Attachment 5)<br><br>This project approval is for the 294 Leidesdorff Street New Custom Home Project (DRCL25-00223), which includes the construction of a new single-family residence located at 294 Leidesdorff Street. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. | B | CD (P)(E) |
| 2. | | Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom. | B | CD (P)(E)(B) |
| 3. | | The project approval granted under this staff report shall remain in effect for one year from final date of approval (**Expires December 9, 2026**). Failure to obtain the relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.52.350 of the Folsom Municipal Code. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, entitlement, demolition permit, sign permit or other construction permit required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the one year period for submitting a complete permit application referenced in FMC section 17.52.350(A) shall be tolled during the time that any litigation is pending, including any appeals. | B | CD (P) |

| | | | | |
|---|---|---|---|---|
| 4. | | The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:<br>• The City bears its own attorney's fees and costs; and<br>• The City defends the claim, action or proceeding in good faith.<br><br>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. | OG | CD (P)(E)(B) PW, PR, FD, PD |
| **DEVELOPMENT COSTS AND FEE REQUIREMENTS** | | | | |
| 5. | | The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable. | B | CD(P)(E) |
| 6. | | If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees. | B | CD(E) |
| 7. | | The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required. | B | CD(P)(E) |
| 8. | | If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans, or beginning inspection, whichever is applicable. | B | CD(P)(E) |

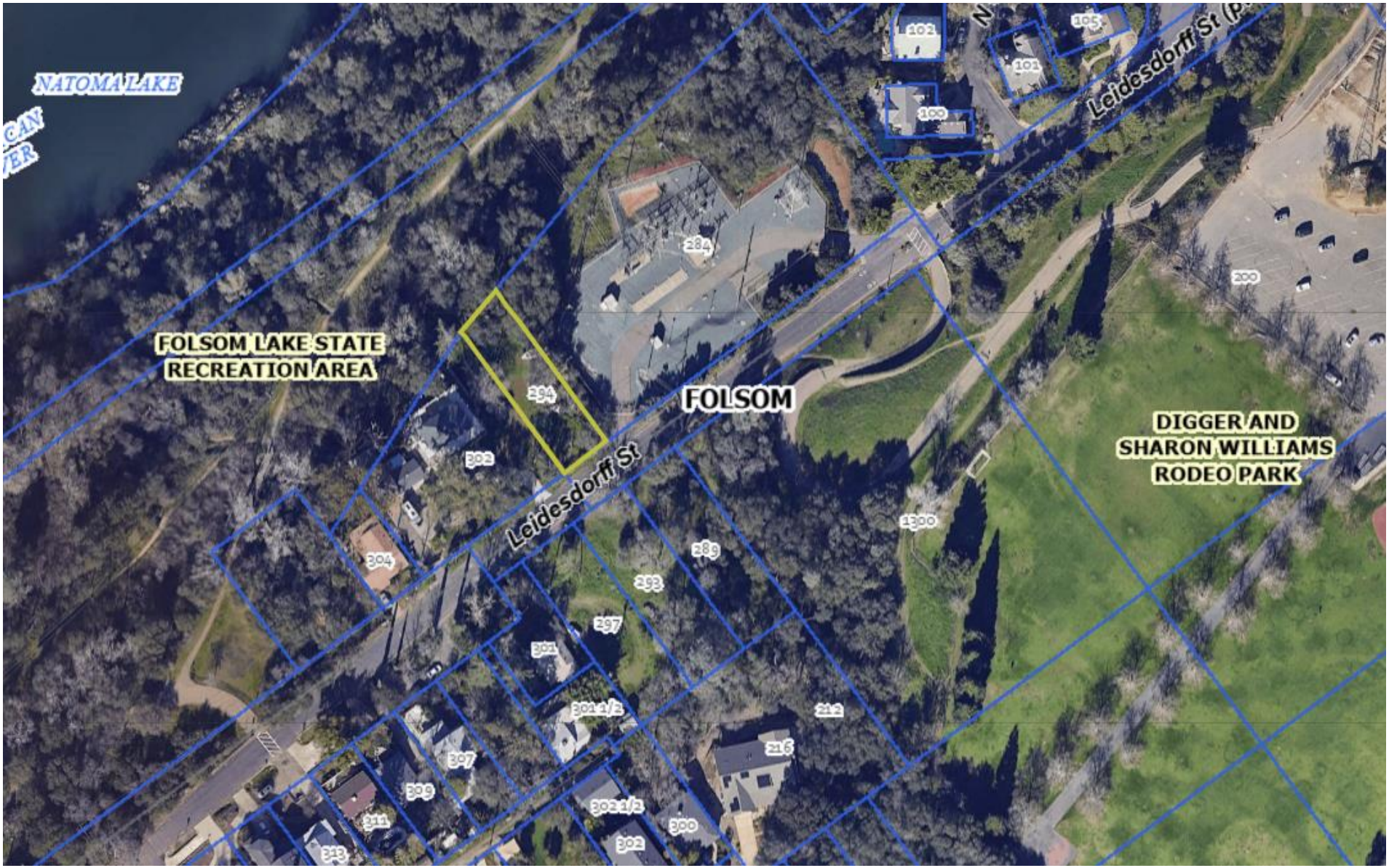
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|---|---|---|---|---|
| **ARCHITECTURE DESIGN REQUIREMENTS** | | | | |
| 9. | | The project shall comply with the following architecture and design requirements:<br>a) The design, materials, and colors of the proposed 294 Leidesdorff Street Project (DRCL25-00223) shall be consistent with those provided in Attachments 5 and 6, to the satisfaction of the Community Development Department. Windows shall be white vinyl with black trim, consistent with the windows shown in Attachment 6, and French doors shall be consistent with those shown in Attachment 6.<br>b) Any changes to the level of architectural detailing shown in Attachments 5 and 6, if not determined to be substantially consistent with the approved plans by the Community Development Department, shall be subject to Design Review.<br>c) A Building Permit shall be required.<br>d) Fencing shall not exceed 3.5 feet in height in the front yard area and shall not exceed 6 feet in height in the side and rear yard areas of the property.<br>All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings. | OG | CD (P) |
| **NOISE REQUIREMENT** | | | | |
| 10. | | Compliance with the City of Folsom Noise Control Ordinance, General Plan Safety & Noise Element and Standard Construction Specifications and Details Section 7.23 is required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Request to work during days and times not permitted under these regulations may only occur with written permission from the City of Folsom Community Development Director or duly authorized deputy. | I, B | CD (P)(E) |
| **ARBORIST/LANDSCAPING REQUIREMENTS** | | | | |
| 11. | | An arborist report which locates, identifies and evaluates each tree and assesses the impact and necessary arboricultural management actions based on the proposed development activities shall be required **prior to the issuance of any permits**. Tree permits and a tree protection plan shall be required to protect existing oak trees (both onsite and offsite) and account for tree impacts from the proposed development activities. The tree protection plan shall be prepared in collaboration with a qualified arborist and shall be subject to review and | B, I | CD(A) |

| | | | | |
|---|---|---|---|---|
| | | approval by the CDD. The tree protection plan shall contain the contact information of the project arborist and shall be included in all associated plan sets for the project. Tree permits and the tree protection plan shall be reviewed and approved by the Community Development Department prior to the issuance of any grading or building permits. | | |
| 12. | | Pursuant to Folsom Municipal Code Section 12.16.190, the owner/applicant shall plant a minimum of one (1) street tree in the front yard prior to the final building inspection for certificate of occupancy. The new street tree(s) shall be shown in the landscape plan to be included with the building plan set, subject to review and approval by the CDD. Street trees shall be a species listed on the Folsom Master Tree List and shall be a minimum 15-gallon container size located within 12.5' of the front property line. | B, O | CD(A) |
| 13. | | Pursuant to the state's Model Water Efficient Landscape Ordinance (MWELO), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. Landscape plans must be submitted with the building permit plan set. The landscape permit shall be applied and paid for prior to approval of the building permit plans.<br><br>Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may comply with either the Performance Approach requirements or the Prescriptive Approach requirements of the MWELO.<br><br>Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the Performance Approach Requirements of the MWELO.<br><br>Projects with an aggregate front yard landscape area of less than 500 square feet shall submit a preliminary landscape plan to the CDD for review and approval prior to, or at the time of, the issuance of a building permit. The preliminary landscape plan shall show all proposed front yard landscaping with irrigated planting areas, plant materials, street tree species and location, footprints of buildings or structures, sidewalks, driveways, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (such as open spaces and existing native vegetation). The preliminary landscape plan shall also include the calculation of front yard landscape area consistent with the definition herein.<br><br>The City-approved landscape plan shall be installed at the time of the final inspection for the | I, B | CD(A) |

| | | | | |
|---|---|---|---|---|
| | | building permit, prior to Certificate of Occupancy. Any significant modification to the City-approved landscaping shall comply with the State's Model Water Efficient Landscape Ordinance.<br><br>For purposes of this condition of approval, "landscape area" means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation). | | |

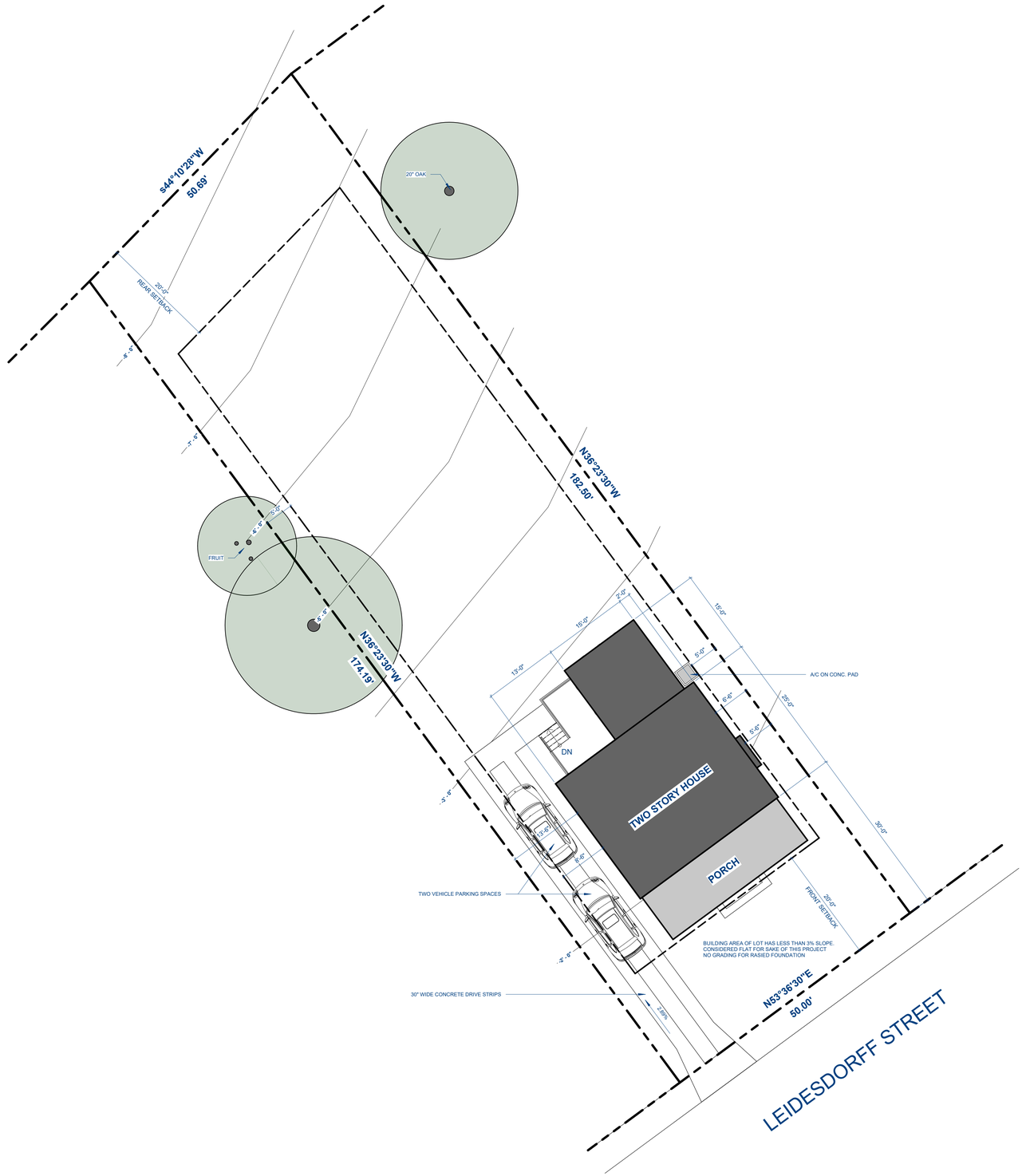
| **RESPONSIBLE DEPARTMENT** | | **WHEN REQUIRED** | |
|---|---|---|---|
| CD<br>(P)<br>(E)<br>(B)<br>(A) | Community Development Department<br>Planning Division<br>Engineering Division<br>Building Division<br>City Arborist/Urban Forester | I | Prior to approval of Improvement Plans |
| | | M | Prior to approval of Final Map |
| | | B | Prior to issuance of first Building Permit |
| | | O | Prior to approval of Occupancy Permit |
| | | G | Prior to issuance of Grading Permit |
| PW | Public Works Department | DC | During construction |
| U | Utilities Department | OG | On-going requirement |
| PR | Park and Recreation Department | | |
| PD | Police Department | | |
| FD | Fire Department | | |

# Attachment 4
# Vicinity Map


NATOMA LAKE
FOLSOM LAKE STATE RECREATION AREA
FOLSOM
Leidesdorff St
Leidesdorff St
DIGGER AND SHARON WILLIAMS RODEO PARK
101
105
100
284
200
294
302
304
289
293
297
301
301 1/2
212
216
307
309
311
313
302 1/2
300
302
1300

# Attachment 5
# Plan Set

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SITE PLAN
1" = 10'-0"

# PROJECT INFORMATION

**ADDRESS:**

LEIDESDORFF STREET
FOLSOM, CA. 95630

**APN:** 070-0020-013-0000

**DESCRIPTION:**

CENTRAL SUBAREA HISTORIC DISTRICT
CITY OF FOLSOM, CA.

| | |
|---|---|
| **ZONING:** | R-1-M |
| **GENERAL PLAN:** | SINGLE FAMILY |
| **OCCUPANCY GROUP:** | R3 |
| **CONSTRUCTION TYPE:** | VB |
| **SPRINKLERS:** | YES |

**FLOOR AREA:**

| | |
|---|---|
| FIRST FLOOR | = 981 SF |
| SECOND FLOOR | = 642 SF |
| **TOTAL** | **= 1,623 SF** |
| COVERED PORCH | = 240 SF |

**LOT COVERAGE:**

| | |
|---|---|
| LOT SIZE | = 8,930 SF |
| HOUSE + PORCH | = 981 SF |
| COVERED PORCH | = 240 SF |
| UNCOVERED PORCH | = 109 SF |
| CONCRETE AREA | = 446 SF |
| TOTAL COVERED | = 1,776 SF |
| **LOT COVERAGE** | **= 19.8%** |

**BUILDING CODE:**

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE

TITLE 24
2022 CAL GREEN

CITY ORDINANCES & STATE LAWS

# PROJECT TEAM

**OWNER:**

DOUG SCALZI
302 LEIDESDORFF STREET, FOLSOM CA. 95630
+1 (916) 220-6200
DOUG@SACPROP.COM

**ARCHITECT:**

ANTHONY MULL ARCHITECTS INC.
ANTHONY MULL
108 SOMBRERO WAY, FOLSOM CA. 95630
+1 (916) 770-0740
ANTHONY@ANTHONYMULLARCHITECTS.COM
LICENSE #: C 41408

# SHEET INDEX


| ID | SHEET NAME |
|---|---|
| A010 | SITE PLAN |
| A100 | MAIN HOUSE - FLOOR PLANS |
| A300 | MAIN HOUSE ROOF PLAN |
| A400 | MAIN HOUSE - ELEVATIONS |
| A900 | MATERIALS |




12/09/2025 Item No.7.

ANTHONY MULL ARCHITECTS

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JOB #
AMA_079

DATE
20250917

CLIENT
DOUG SCALZI

PROJECT ADDRESS
LEIDESDORFF STREET
FOLSOM, CA. 95630

PROJECT NAME
SCALZI RESIDENCE

NOT FOR CONSTRUCTION

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|

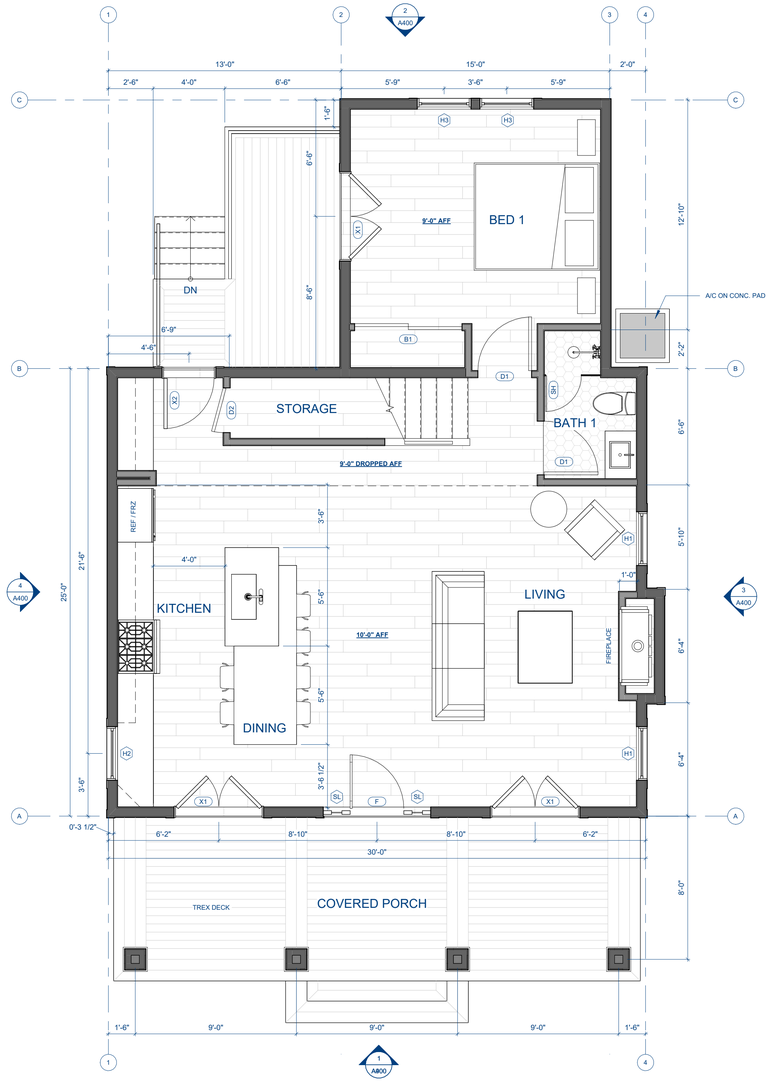
PHASE
DESIGN REVIEW

SHEET NAME
SITE PLAN

SHEET NUMBER
A010

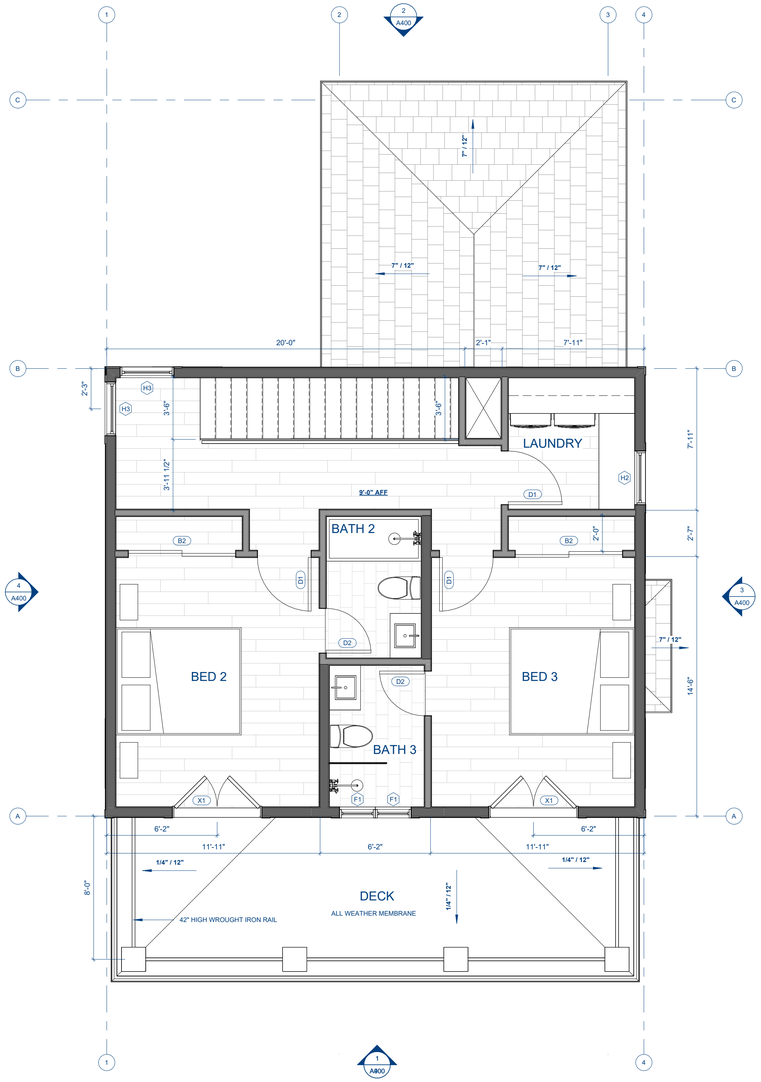
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## L1 - FLOOR PLAN

1/4" = 1'-0"




## L2 - SECOND FLOOR

1/4" = 1'-0"

| DOORS | | | | | | |
|---|---|---|---|---|---|---|
| ID | WIDTH | HEIGHT | LOCATION | TYPE | NOTES | COUNT |
| B1 | 6' - 0" | 8' - 0" | INTERIOR | BI-PASS | | 1 |
| B2 | 6' - 0" | 8' - 0" | INTERIOR | BI-PASS | | 2 |
| D1 | 3' - 0" | 8' - 0" | INTERIOR | SWING | | 5 |
| D2 | 2' - 6" | 8' - 0" | INTERIOR | SWING | | 3 |
| F | 3' - 0" | 8' - 0" | EXTERIOR | FRONT DOOR | W/ SIDELITES (SL) | 1 |
| SH | 2' - 0" | 8' - 0" | INTERIOR | GLASS SHOWER | | 1 |
| X1 | 5' - 0" | 8' - 0" | EXTERIOR | INSWING, DOUBLE PATIO DOORS | | 5 |
| X2 | 3' - 0" | 8' - 0" | EXTERIOR | INSWING, PATIO DOOR | | 1 |

| WINDOWS | | | | | | |
|---|---|---|---|---|---|---|
| ID | WIDTH | HEIGHT | SILL | TYPE | NOTES | COUNT |
| F1 | 2' - 0" | 4' - 0" | 4' - 0" | FIXED | | 2 |
| F2 | 2' - 0" | 2' - 0" | 2' - 0" | FIXED | | 1 |
| H1 | 3' - 0" | 7' - 0" | 1' - 0" | HUNG | | 2 |
| H2 | 3' - 0" | 4' - 6" | 3' - 6" | HUNG | | 2 |
| H3 | 3' - 0" | 5' - 0" | 3' - 0" | HUNG | | 4 |
| SL | 1' - 6" | 8' - 0" | 0' - 0" | SIDELITE | | 2 |

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JOB #
AMA_079

DATE
20250917

CLIENT
DOUG SCALZI

PROJECT ADDRESS
LEIDESDORFF STREET
FOLSOM, CA. 95630

PROJECT NAME
SCALZI RESIDENCE

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|

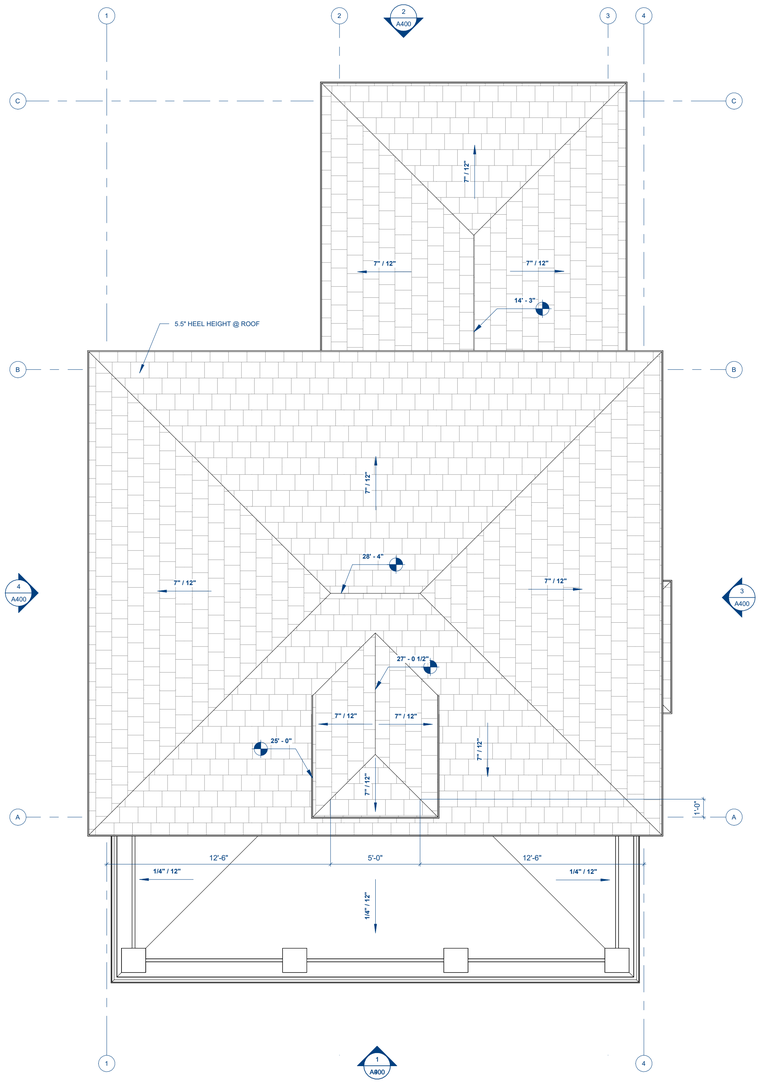
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PHASE
DESIGN REVIEW

SHEET NAME
MAIN HOUSE - FLOOR PLANS

SHEET NUMBER
A100

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# ROOF PLAN

1/4" = 1'-0"



12/09/2025 Item No.7.

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JOB #
AMA_079

DATE
20250917

CLIENT
DOUG SCALZI

PROJECT ADDRESS
LEIDESDORFF STREET
FOLSOM, CA. 95630

PROJECT NAME
SCALZI RESIDENCE

REVISIONS

| # | DATE | DESCRIPTION |
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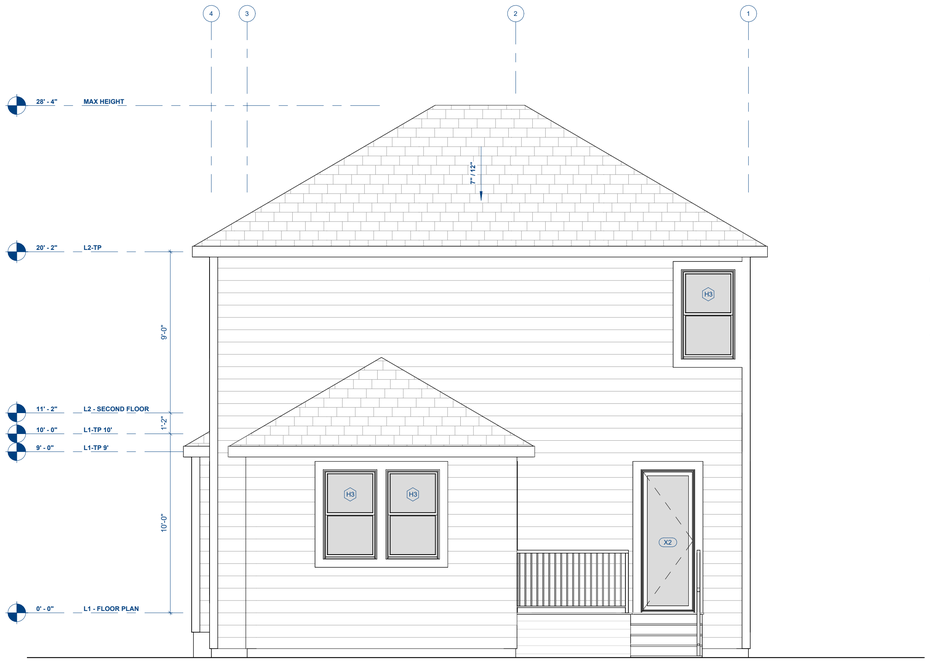
PHASE
DESIGN REVIEW

SHEET NAME
MAIN HOUSE ROOF PLAN

SHEET NUMBER
A300

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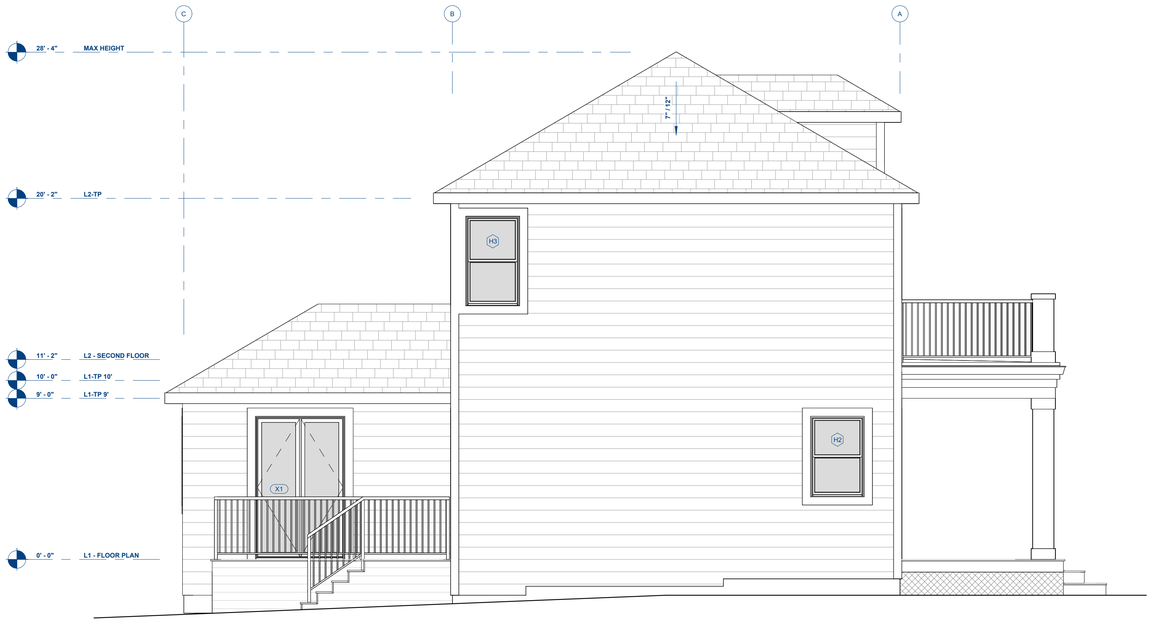

## 2 NORTH ELEVATION

1/4" = 1'-0"



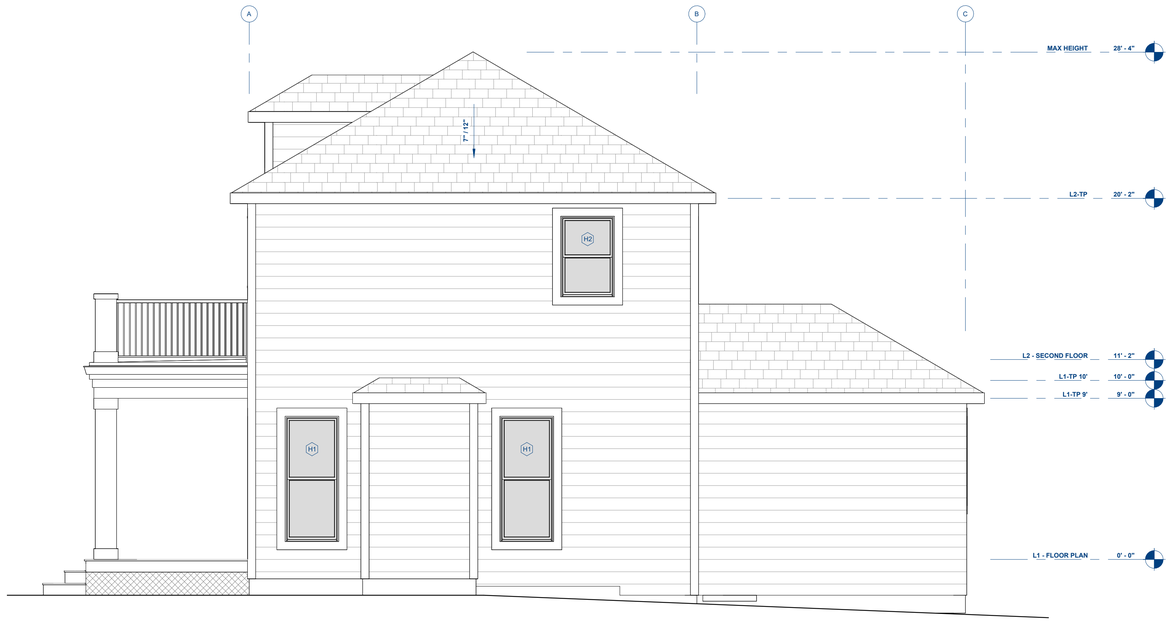

## 1 SOUTH ELEVATION

1/4" = 1'-0"




## 4 WEST ELEVATION

1/4" = 1'-0"




## 3 EAST ELEVATION

1/4" = 1'-0"



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12/09/2025 Item No.7.

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JOB #
AMA_079

DATE
20250917

CLIENT
DOUG SCALZI

PROJECT ADDRESS
LEIDESDORFF STREET
FOLSOM, CA. 95630

PROJECT NAME
SCALZI RESIDENCE

NOT FOR CONSTRUCTION

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|

PHASE
DESIGN REVIEW

SHEET NAME
MAIN HOUSE - ELEVATIONS

SHEET NUMBER
A400

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EXTERIOR MATERIALS TO MATCH NEIGHBORING PROPERTY @ 302 LEIDESDORFF



EXTERIOR MATERIALS TO MATCH
NEIGHBORING PROPERTY @ 302 LEIDESDORFF






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12/09/2025 Item No.7.

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JOB #
AMA_079

DATE
09/11/25

CLIENT
DOUG SCALZI

PROJECT ADDRESS
LEIDESDORFF STREET
FOLSOM, CA. 95630

PROJECT NAME
SCALZI RESIDENCE

REVISIONS

| # | DATE | DESCRIPTION |
|---|---|---|

NOT FOR CONSTRUCTION

PHASE
DESIGN REVIEW

SHEET NAME
MATERIALS

SHEET NUMBER
A900

# Attachment 6
# Example Windows and Doors







# Attachment 7
# American Foursquare Examples


• THE AMERICAN FOURSQUARE •








A.H. Voorhees Archt
Seattle Wn
123

# Attachment 8
# Site Photograph



# Attachment 9
# HPL Comments, dated 10/28/25

**HERITAGE PRESERVATION LEAGUE OF FOLSOM**
**PROJECT APPLICATION REVIEW**
October 28, 2025

**PROJECT SITE:** 294 Leidesdorff Street in the Central Subarea

**REQUEST:** Design Review of New Residential Home

**PROJECT HISTORY:** Application Circulated by the City on October 16, 2025
Feedback requested by October 31, 2025

**PROJECT SITE**
The project site is adjacent to Folsom Lake State Recreation Area and the north half of the lot is sloping towards the American River.

**ARCHITECTURE**
The applicant is proposing a design that will compliment the adjacent residence (at 302 Leidesdorff Street). According to the assessors records, this residence was built year 1920, but the building has later been remodeled. The current design style is eclectic, but the front wrap-around covered porch supported by columns appears to be influenced by Colonial Revival style. This design has not been identified as representative of the Historic District and HPL is questioning if it meets the design criteria for the Central Subarea ('styles from the 1850-1950 time frame').

Along the front façade of the new home, the applicant is proposing two glass doors on each floor and wrought iron railing for the top floor balcony. The application package does not include any details of the doors, windows, asphalt shingles or wrought iron railing, but instead refers to the existing home at 302 Leidesdorff Street. On the building elevations (Sheet 400), the glazing in windows and doors appears to be single panes, while the adjacent residence has divided windowpanes. Based on the guidelines for the Central Subarea (diversity of expression is encouraged'), it is HPL's impression that new development should not match adjacent residences.

Project Recommendation:
Encourage the applicant to select a design that sets the home apart from the adjacent residence at 302 Leidesdorff Street and that is consistent with the 1850-1950 time-period in Folsom.

General Observation:
The City's submittal process may run smoother if all applicants within the Historic District are required to select an architectural style, and to provide written justification why this style meets the design criteria.

# Attachment 10
# HFRA Comment Letter, dated 11/4/25

## Josh Kinkade

**From:** Robert Walter <robertwalter27@gmail.com>
**Sent:** Tuesday, November 4, 2025 9:28 AM
**To:** Josh Kinkade
**Cc:** mike sellitti; Michael Reynolds; Carrie Lane; Laura Fisher; kaleelledge@icloud.com; Robert Walter
**Subject:** Re: 294 Leidesdorff St. New Custom Home Design Review Request for Comments

**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.

Hi Josh,
Sorry this is late, I have been out of town. We have a question on this one. Are the french doors on the front elevation within the guidelines? It looks like he is trying to match a pattern from the house next door. Also, this looks like a Craftsman Four Square style house, this is the third Fours Square to be built in the last few years in the Historic District. Should the Guidelines address variety of architectural styles in the future?
Bob Walter

On Thu, Oct 16, 2025 at 5:15 PM Josh Kinkade <jkinkade@folsom.ca.us> wrote:

> All,
>
> Please find the attached Request for Comments for the 294 Leidesdorff St. New Custom Home Design Review. Please send me any comments or proposed conditions of approval by 10/31/25. Let me know if you have any questions.
>
> Thanks,

**Josh Kinkade**
*Associate Planner*

**City of Folsom**
50 Natoma Street, Folsom, CA 95630
jkinkade@folsom.ca.us
o:916-461-6209

**www.folsom.ca.us**

**ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eT through ProjectDox.**

**All permits submitted prior to October 20, 2025, will remain in ProjectDox until approved. Please visit the ePermit Center or see Forms B402, B403, and B404 for more information.**

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Resolution No. 11513 - A Resolution Authorizing the City Manager to Enter into a Renewal Agreement with Sun Ridge Systems, Inc. for Annual Software Support for FY 25-26 for $95,464 and Authorizing the City Manager to Renew the Agreement Annually Through FY 2030-31 with Annual Increases of Approximately 9% per Year Funded from the General Fund (Fund 010) |
| **FROM:** | Police Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends that the City Council pass and adopt Resolution No.11513 - A Resolution Authorizing the City Manager to Enter into a Renewal Agreement with Sun Ridge Systems, Inc. for Annual Software Support for FY 25-26 for $95,464 and Authorizing the City Manager to Renew the Agreement Annually Through FY 2030-31 with Annual Increases of Approximately 9% per Year Funded from the General Fund (Fund 010)

**BACKGROUND / ISSUE**

The Folsom Police department uses a Computer Aided Dispatch and Records Management System (“CAD”, “RMS”, or “CAD/RMS”) to document incoming calls for service, keep track of officer response and manage the reporting and record keeping, including reports and records used in criminal prosecution and liability defense for the City. The system is a fundamental component of our policing operations. After a competitive search, Sunridge, located in El Dorado County was chosen as our vendor for our system.

This system has been in use for over a decade and requires an annual software maintenance fee to update the system with call types, crime codes and features that evolve with changes to our operations, both due to preference and changes to the law. Accurate record keeping,

**POLICY / RULE**
Section 2.36.080 of the Folsom Municipal Code requires that contracts above $75,049 be awarded by the City Council.

**ANALYSIS**
Like many other large software systems, the CAD/RMS system requires an annual software update to continue functioning accurately. The historic price change from year-to-year for this service has fluctuated between 9% and -2%. We budget for a 6% increase on average to plan for this recurring cost. And believe planning on a maximum increase of 9% is prudent for the next 5 years, at which time we will re-evaluate our continuing use of this vendor for the needed CAD/RMS services.

**SOLE SOURCE**
Sunridge is the exclusive vendor for this specific system. There are no other providers who can give us software maintenance for the Sunridge CAD/RMS system we have in place.

There are other system providers; however, changing providers would require testing new systems, negotiating a new purchase contract, incurring not only the purchase price but also ancillary installation costs, IT costs to configure a new system, and training time and costs to train employees to use a new CAD/RMS system.

**FINANCIAL IMPACT**
The cost for Year 1 is $95,464, with annual increases estimated at 9%. Including the estimated annual increases, the total cost of six years of software support is approximately $718,000.

Funding for Year 1 is budgeted and available in the Police Department's FY 2025-26 operating budget in the General Fund (Fund 010). Future years will be programmed into subsequent budgets.

**ATTACHMENT**
Resolution No. 11513 - A Resolution Authorizing the City Manager to Enter into a Renewal Agreement with Sun Ridge Systems, Inc. for Annual Software Support for FY 25-26 for $95,464 and Authorizing the City Manager to Renew the Agreement Annually Through FY 2030-31 with Annual Increases of Approximately 9% per Year Funded from the General Fund (Fund 010)

Submitted,

_____
Adam Green, Chief of Police

Attachment 1

**RESOLUTION NO. 11513**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A RENEWAL AGREEMENT WITH SUN RIDGE SYSTEMS, INC FOR ANNUAL SOFTWARE SUPPORT FOR FY 25-26 FOR $95,464 AND AUTHORIZING THE CITY MANAGER TO RENEW THE AGREEMENT ANNUALLY THROUGH FY 2030-31 WITH ANNUAL INCREASES OF APPROXIMATELY 9% PER YEAR FUNDED FROM THE GENERAL FUND (FUND 010)**

**WHEREAS,** the City has elected to continue using Computer Aided Dispatch and Record Management System produced and supported by Sunridge systems; and

**WHEREAS,** sufficient funds are budgeted and available in the FY 2025-26 Police Department Budget in the General Fund (Fund 010) for Year 1 of this contract; and

**WHEREAS,** the City desires to continue to purchase annual software support services, on a year-by-year basis with an expected increase of 6%-9%; and

**WHEREAS,** this purchase is through Sunridge Systems, the sole source provider of the currently used Computer Aided Dispatch and Record Management System; and

**WHEREAS,** the agreement will be in a format acceptable to the City Attorney.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby authorizes the City Manager to execute a software support agreement with Sunridge Systems, Inc for annual software support services in the amount of $95,464 for FY 2025-26 and authorizes the City Manager to renew the agreement annually through FY 2030-31 with annual increases of approximately 9% per year funded from the General Fund (Fund 010);

**APPROVED AND ADOPTED** this 9th day of December 2025, by the following roll call vote:

**AYES:** Councilmembers(s)
**NOES:** Councilmembers(s)
**ABSENT:** Councilmembers(s)
**ABSTAIN:** Councilmembers (s)

_____
Sarah Aquino, MAYOR

**ATTEST:**

_____
Christa Freemantle, CITY CLERK

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Resolution No. 11514 – A Resolution Authorizing the City Manager to Execute a Certification Form for the Folsom Fire Department to Participate in a Medi-Cal Intergovernmental Transfer (IGT) Program with the Department of Health Care Services (DHCS) for Reimbursement of PP-GEMT IGT Services for the Service Period of January 1, 2026, through December 31, 2026, and Make Transfers Not to Exceed $588,963 and Appropriation of Funds in the General Fund (Fund 010) |
| **FROM:** | Fire Department |

## RECOMMENDATION / CITY COUNCIL ACTION

The Folsom Fire Department recommends that the City Council pass and approve Resolution No. 11514 – A Resolution Authorizing the City Manager to Execute a Certification Form for the Folsom Fire Department to Participate in a Medi-Cal Intergovernmental Transfer (IGT) Program with the Department of Health Care Services (DHCS) for Reimbursement of PP-GEMT IGT Services for the Service Period of January 1, 2026, through December 31, 2026, and Make Transfers not to Exceed $588,963 and Appropriation of Funds in the General Fund (Fund 010)

## BACKGROUND / ISSUE

In accordance with California Assembly Bill 1705 (Chapter 544, Statutes of 2019), the Department of Health Care Services developed the Public Provider Ground Emergency Medical Transportation Intergovernmental Transfer Program (PP-GEMT IGT) to provide reimbursements, by application of an add-on increase, to emergency medical transports provided by eligible public PP-GEMT IGT providers. This program started on January 1, 2023, and replaced the Ground Emergency Medical Transportation Program (GEMT), which ended on December 31, 2022. The City of Folsom has previously participated in the GEMT annually since 2009.

PP-GEMT IGT is a program to assist the City of Folsom in recovering costs associated with the provision of Emergency Medical Services (EMS) to individuals who are covered by Medi-Cal. PP-GEMT relies on Federal revenues potentially resulting in additional annual funding for the City of Folsom.

## 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 $75,049 or greater shall be awarded by City Council.

Provider Participation Agreement with the California Department of Health Care Services (DHCS) requires approval by the City Council.

## ANALYSIS

Participation in the PP-GEMT IGT program is mandatory for public provider agencies and provides a critical opportunity for the City of Folsom to collect additional ambulance transport fees that would otherwise be unavailable. Mandatory participation requires the City of Folsom to collect and receive these additional ambulance transport fees for each Medi-Cal transport the Fire Department provides.

While the PP-GEMT IGT program is mandatory, cities, counties, and other public providers in the State may optionally transfer funds to the State to support the program. This optional transfer, also referred to as an Intergovernmental Transfer (IGT), allows the PP-GEMT IGT program to secure Federal matching funds that are the basis for providing additional add-on revenues for each Medi-Cal patient transported. Without these matching funds from public providers, the State would not have adequate funds to receive the Federal match. While the IGT is optional, staff recommends the City of Folsom provide the IGT to ensure ongoing revenues associated with PP-GEMT IGT continue.

Yearly costs and benefits from the program to the City of Folsom are dependent on Medi-Cal transports the Fire Department provides. Participating in the PP-GEMT IGT program collected an estimated $950,000 in the fiscal year 2024-25. The additional add-on revenue this program provides significantly increased revenue collected that would not have been available.

| Fiscal Year | # of Medi-Cal Transports | Payments Collected | PP-GEMT IGT Participation Program Cost | Revenue Collected | Estimated Revenue Collected if no PP-GEMT IGT Participation |
|---|---|---|---|---|---|
| 2023-24 | 1192 | $939,876.90 | $297,792 | $642,085 | $140,894 |
| 2024-25 | 2101 | $1,237,441.62 | $287,625 | **$949,816** | $248,338 |

Using previous year Medi-Cal transport data, it is conservatively estimated that the City of Folsom's 2026 IGT to the State will be $535,421.

## FINANCIAL IMPACT

Staff recommends the Council authorize total transfers for calendar year 2026 not to exceed $588,963 which includes a 10% contingency of $53,542 in the event that fewer agencies participate, or the Fire Department transports additional Medi-Cal patients, both of which could lead to higher transfers than expected.

Staff is requesting an appropriation and revenue budget increase in the amount of $588,963 in the fiscal year 2025-26 Fire Department operating budget in the General Fund (Fund 010) to participate in the PP-GEMT IGT program.

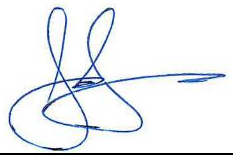
## ENVIRONMENTAL REVIEW

This report concerns administrative activities that do not constitute a "project" as defined by section 15378 of the California Environmental Quality Act (CEQA) Guidelines and is otherwise exempt pursuant to sections 15061(b)(3) and 15378(b)(2).

## ATTACHMENT

1. Resolution No. 11514 – A Resolution Authorizing the City Manager to Execute a Certification Form for the Folsom Fire Department to Participate in a Medi-Cal Intergovernmental Transfer (IGT) Program with the Department of Health Care Services (DHCS) for Reimbursement of PP-GEMT IGT Services for the Service Period of January 1, 2026, through December 31, 2026, and Make Transfers not to Exceed $588,963 and Appropriation of Funds in the General Fund (Fund 010)

Submitted,



Jason Solak, Fire Chief

Attachment 1

# RESOLUTION NO. 11514

## A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTIFICATION FORM FOR THE FOLSOM FIRE DEPARTMENT TO PARTICIPATE IN A MEDI-CAL INTERGOVERNMENTAL TRANSFER (IGT) PROGRAM WITH THE DEPARTMENT OF HEALTH CARE SERVICES (DHCS) FOR REIMBURSEMENT OF PP-GEMT IGT SERVICES FOR THE SERVICE PERIOD OF JANUARY 1, 2026, THROUGH DECEMBER 31, 2026, AND MAKE TRANSFERS NOT TO EXCEED $588,963 AND APPROPRIATION OF FUNDS IN THE GENERAL FUND (FUND 010)

**WHEREAS,** the City of Folsom, through its Fire Department, regularly provides emergency ambulance transport to persons who are Medi-Cal patients enrolled in managed care and fee-for-service plan; and

**WHEREAS,** the City of Folsom participates in various governmental programs that provide reimbursement of costs incurred in providing such emergency services to Medi-Cal patients; and

**WHEREAS,** pursuant to California Assembly Bill 1705 (Chapter 544, Statutes of 2019), the Department of Health Care Services developed the Public Provider Ground Emergency Medical Transportation Intergovernmental Transfer Program (PP-GEMT IGT) to provide reimbursements, by application of an add-on increase, to emergency medical transports provided by eligible public PP-GEMT IGT providers; and

**WHEREAS,** by participating in the Intergovernmental Transfer Program, the City of Folsom will continue to receive reimbursements for a larger proportion of its actual costs for providing emergency ambulance transport to Medi-Cal patients enrolled in managed care and fee-for-service plans; and

**WHEREAS,** staff is requesting an appropriation and revenue budget increase in the amount of $588,963 in the fiscal year 2025-26 Fire Department operating budget in the General Fund (Fund 010) to participate in the PP-GEMT IGT program; and

**WHEREAS,** under the Intergovernmental Transfer Program certification form, the funds shall be transferred in accordance with a mutually agreed-upon schedule between the City of Folsom and DHCS, and 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 the Department of Health Care Services regarding participation in the Medi-Cal Ground Emergency Medical Transportation Services Public Provider Intergovernmental Transfer Program for the amount of $535,421 with the budgeted amount to include a 10% contingency of $53,542 for a total of $588,963.

**BE IT FURTHER RESOLVED** that the Finance Director is authorized to increase the revenue budget and appropriate $588,963 in the General Fund (Fund 010).

**PASSED AND ADOPTED** this 9th day of December 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Resolution No. 11515 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding with the Capital SouthEast Connector Joint Powers Authority Related to Construction Administration and Transfer of Funding for the White Rock Road Class 1 Trail Project |
| **FROM:** | Public Works Department |

## RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends the City Council pass and adopt Resolution No. 11515 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding with the Capital SouthEast Connector Joint Powers Authority related to Construction Administration and Transfer of Funding for the White Rock Road Class 1 Trail Project.

## BACKGROUND / ISSUE

The Capital SouthEast Connector is a planned 34-mile limited-access roadway spanning from U.S. 50 at the Silva Valley Parkway interchange in El Dorado County to Interstate 5 at the Hood-Franklin Interchange in Elk Grove. The Connector is planned to be constructed in segments as funding and priorities allow. Segment D3, referred to as the "Folsom segment," includes the length of the Connector that borders the City of Folsom and Sacramento County from Prairie City Road to the El Dorado County Line. Segment E1 is the El Dorado County Segment that Segment D3 ties into.

Segment D3 has been further segmented into two sections identified as D3(A) and D3(B). Construction of Segment D3(A) was completed in March 2023, and the project consisted of upgrading White Rock Road to a four-lane expressway beginning near the intersection of Prairie City Road and continuing through the intersection of East Bidwell Street. The project included a Class I Trail and bridge over Alder Creek adjacent to the expressway, with the Class I trail ending approximately ½ mile east of East Bidwell Street.

In 2023, the Capital SouthEast Connector Joint Powers Authority (JPA) received $4 Million of Congressionally Directed Spending (FY23 Appropriations Act) to advance design, environmental clearance, right of way acquisitions, and construction of additional Class I Trail along White Rock Road, specifically adjacent to portions of the future D3(B) expressway within Folsom and the future E1 segment in El Dorado County. The specific project limits extend along White Rock Road from East Bidwell Street to just west of Savannah Parkway, and from Empire Ranch Road to Stonebriar Drive.

The JPA led the design and right of way acquisition phases of the project in close collaboration with staff from the City of Folsom, Sacramento County, and El Dorado County. Regular project development team meetings were held with City and County staff to provide input and maintain multi-jurisdictional alignment. Final design and right of way acquisitions are complete, and the right of way certification package was submitted to Caltrans in November for approval. Upon receipt of the of right of way certification approval, the project will be ready to submit for Request for Authorization to initiate the construction phase.

Much of the project footprint lies within City limits, and staff from Folsom, the JPA, Sacramento County, and El Dorado County have agreed that it is in the best interest of the project for the City of Folsom to administer construction. The City has previously successfully administered two Connector construction projects, including the D3(A) segment and the Scott Road Realignment project and City staff time costs will be recovered from the project's funding source.

## POLICY / RULE

Execution of a Memorandum of Understanding Agreement between Agencies requires City Council approval.

## ANALYSIS

Staff from the City and JPA have collaborated on a Memorandum of Understanding that designates the City as the implementing agency for construction and provides for the transfer of construction funding to the City. The obligations of each party, as outlined in the MOU, are summarized as follows:

JPA Obligations:

- Formally designate the City as the Implementing Agency and transfer authorization to invoice for reimbursement of the construction funds.
- Providing bidding support.
- Reviewing proposals for construction management services and providing input on consultant selection.
- Attending construction meetings and providing support and input as needed.

City Obligations:

- Publicly advertising the final bid package and soliciting construction bids.
- Procuring construction management services with JPA participation.
- Administering construction of the project.

- Invoicing Caltrans directly in accordance with Caltrans federal-aid requirements.

The MOU term extends through December 1, 2027, or upon completion of the project, whichever occurs first.

The JPA Board approved execution of the MOU at the November 14, 2025, JPA Board Meeting.

## FINANCIAL IMPACT

There is no financial impact directly tied to execution of this MOU.

Construction of the White Rock Road Class 1 Trail Project is fully funded by the Congressionally Directed Spending Federal Grant received by the JPA. The grant requires an 11.47% local match that will be partially provided by the JPA. Language within the MOU states that the City shall only award the project and execute a contract for construction management services if the total costs do not exceed the construction funds available.

The estimates for the construction phase of the project are summarized in the table below.

| | |
|---|---|
| Construction | $1,680,000 |
| Contingency (10%) | $168,000 |
| Construction Management (15%) | $252,000 |
| Construction Engineering & Staff Time (5%) | $84,000 |
| Total | $2,184,000 |

Staff will return to City Council once contract solicitation for the construction and construction management contracts have been completed.

## ENVIRONMENTAL REVIEW

As part of the design process, both a California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) environmental review were undertaken. The project was deemed categorically exempt under CEQA and met categorical exclusions under NEPA. NEPA revalidation was completed in November 2025.

## ATTACHMENTS

1. Resolution No. 11515 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding with the Capital SouthEast Connector Joint Powers Authority related to Construction Administration and Transfer of Funding for the White Rock Road Class 1 Trail Project
2. Memorandum of Understanding between the Capital SouthEast Connector Joint Powers Authority and the City of Folsom
3. Project Location Map

Submitted,

Rebecca Neves, Public Works Director

Attachment 1

**RESOLUTION NO. 11515**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE CAPITAL SOUTHEAST CONNECTOR JOINT POWERS AUTHORITY RELATED TO CONSTRUCTION ADMINISTRATION AND TRANSFER OF FUNDING FOR THE WHITE ROCK ROAD CLASS 1 TRAIL PROJECT**

**WHEREAS**, the Capital SouthEast Connector Project is the Sacramento region's largest single transportation project, ultimately extending over 34 miles from Elk Grove to El Dorado County; and

**WHEREAS,** the City of Folsom desires to complete trail connections between existing trail segments located along White Rock Road east of East Bidwell Street and construct the White Rock Road Class I trail; and

**WHEREAS,** in 2023, the Capital SouthEast Connector Joint Powers Authority received $4M of Congressionally Directed Spending (FY23 Appropriations Act) to advance design, environmental clearance, right of way acquisitions, and construction of additional Class I Trail along White Rock Road; and

**WHEREAS,** the JPA has completed the design and right of way acquisition phases of the project in close collaboration with staff from the City of Folsom, Sacramento County, and El Dorado County; and

**WHEREAS,** the City of Folsom will be the Implementing Agency for the construction phase of the project, and staff will administer the construction and invoice directly to Caltrans for construction expenses; and

**WHEREAS,** the memorandum of understanding has been reviewed by staff from the JPA and the City of Folsom.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby authorizes the City Manager to execute a Memorandum of Understanding with the Capital SouthEast Connector Joint Powers Authority related to construction administration and transfer of funding for the White Rock Road Class 1 Trail Project.

**PASSED AND ADOPTED** this 9th day of December 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

# MEMORANDUM OF UNDERSTANDING

## BETWEEN THE CAPITAL SOUTHEAST CONNECTOR JPA AND THE CITY OF FOLSOM RELATED TO A PORTION OF SEGMENT D3/E1 OF THE CAPITAL SOUTHEAST CONNECTOR EXPRESSWAY

This Memorandum of Understanding ("MOU") is made and entered into on this __ day of November, 2025 by and between the Capital SouthEast Connector Joint Powers Authority, a joint powers authority, ("JPA") and the City of Folsom, a Municipal Corporation ("City").

This MOU shall document the agreement between the JPA and the City regarding construction of the White Rock Road Class I Multi-Use Path (the "Project"), which is a portion of Segment D3/E1 of the Capital SouthEast Connector Expressway. The JPA completed design of the Project using federal Congressionally Directed Spending appropriated by Congress and suballocated through the Federal Highway Administration and Caltrans. The JPA now desires to designate the City as the Implementing Agency for the Construction Phase of the Project so the City may publicly advertise, award, and administer construction of the Project in accordance with applicable federal, state, and local requirements.

## RECITALS

**WHEREAS,** the Capital SouthEast Connector Project is the Sacramento region's largest single transportation project; and

**WHEREAS,** the City of Folsom is a Member Jurisdiction of the Capital SouthEast Connector Joint Powers Authority and will implement the Project; and

**WHEREAS**, the City and JPA have collaborated on the design of a portion of Segment D3/E1 of the Capital SouthEast Connector titled the White Rock Road Class 1 Trail beginning at the intersection of East Bidwell Street and continuing to the intersection of Stonebriar Drive (the "Project"); and

**WHEREAS**, the Project involves the construction of a separated class 1 path and pedestrian facilities adjacent to White Rock Road from East Bidwell Street to west of Savannah Parkway and from Empire Ranch Road to Stonebriar Drive; and

**WHEREAS**, the JPA received $4 million of Congressionally Directed Spending for design, right of way, and construction (the "Construction Funds") of the Project and entered into Program Supplement Agreements with Caltrans for engineering and design and right of way, Caltrans Project Number CPFL-6498(004). The JPA now desires to transfer its interest in the remaining Construction Funds to the City and designate the City as Implementing Agency for construction of the Project; and

**NOW, THEREFORE**, the parties hereto, in consideration of the mutual covenants, promises, and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, do hereby agree as follows:

1) Recitals. The above recitals are true and correct and are hereby made a part of this MOU.

2) Term. This MOU shall terminate on December 1, 2027, or upon completion of the Project, whichever is sooner.

3) JPA Obligations.

   a) The JPA will formally designate the City as Implementing Agency for the Construction Phase and will transfer authorization to invoice and receive reimbursement of the Construction Funds in accordance with the approved E-76(s) and all applicable requirements.

   b) The JPA will provide bidding support during the period when the Project is publicly advertised for bids.

   c) The JPA will review proposals and provide input on consultant selection for construction management services for the Project.

   d) During construction of the Project the JPA will attend construction meetings and provide support and input as necessary.

4) City Obligations.

   a) The City will publicly advertise for bids the final bid package, as approved by JPA's Executive Director, for construction of the Project to allow for construction to commence in Spring of 2026.

   b) The City will administer construction of the Project and will release a request for proposals for construction management services for the Project. The City will include the JPA in the request for proposal response review, evaluation, and selection process.

   c) The City shall only award the Project and execute a contract for construction management services if the total costs do not exceed the Construction Funds available. The City agrees to include the JPA in Project related decisions affecting construction cost, including those related to any Project design revisions or contract change order requests. In the event bids for the Project and the cost of construction management services exceed the amount of Construction Funds, the parties may agree in writing to provide additional funding to address any shortfall.

   d) The City as Implementing Agency shall submit invoices related to construction of the Project to Caltrans for reimbursement in accordance with Caltrans requirements.

5) Amendment. This MOU and all of the covenants and conditions set forth herein, may be modified, amended or terminated only by a writing duly authorized and executed by both the City and the JPA.

6) Construction and Interpretation. It is agreed and acknowledged by the parties hereto that

the provisions of this MOU have been arrived at through negotiation, and that each of the parties has had a full and fair opportunity to revise the provisions of this MOU and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this MOU.

7) Venue. This MOU and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this MOU shall be held exclusively in a state court in Sacramento County.

8) Severability. If any provision of this MOU is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of this MOU shall not be affected, except as necessarily required by the invalid provisions, and shall remain in full force and effect unless amended or modified by mutual consent of the parties.

9) Notices. All notices, requests, certifications or other correspondence required to be provided by the parties to this MOU shall be in writing and shall be personally delivered or delivered by first class mail to the respective parties at the following addresses:

CITY
City of Folsom
Attn: City Manager
50 Natoma Street
Folsom, CA 95630

JPA
Capital SouthEast Connector JPA
Attn: Executive Director
10640 Mather Blvd., Ste. 120
Mather, CA 95655

Notice by personal delivery shall be effective immediately upon delivery. Notice by mail shall be effective upon receipt or three days after mailing, whichever is earlier.

10) Counterparts. This MOU may be executed in multiple counterparts, each of which shall constitute an original, and all of which taken together shall constitute one and the same instrument. Documents executed, scanned, and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such scanned and electronic signatures having the same legal effect as original signatures.

11) Federal Requirements. The Parties recognize the Project is funded with federal Congressionally Directed Spending and agree the Project shall be administered in accordance with all applicable federal laws, regulations, and requirements for federally

funded projects, including but not limited to 23 CFR, the Uniform Act and the Caltrans Local Assistance Procedures Manual (LAPM). Nothing in this MOU relieves either Party from complying with such requirements.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this MOU in the County of Sacramento, State of California, on the date set forth above.

CITY OF FOLSOM

_____
Bryan Whitemyer, City Manager

Approved as to Form:

_____
Steven Wang, City Attorney

Attest:

_____
Rebecca Neves, Public Works Director

_____
Stacey Tamagni, Finance Director

_____
Christa Freemantle, City Clerk

CAPITAL SOUTHEAST CONNECTOR JOINT POWERS AUTHORITY

_____
Derek Minnema, Executive Director

Approved as to Form:

_____
Sloan Sakai Yeung & Wong, LLP
Legal Counsel to JPA

Attachment 3






ATTACHMENT 3 - PROJE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Highway 50 Class I Undercrossing and Trail Improvements Capital Improvement Project<br><br>i. Resolution No. 11516 - A Resolution Approving the Highway 50 Class I Undercrossing and Trail Improvements Capital Improvement Project and Appropriation of Funds in the Amount of $572,312 from the Folsom Plan Area Impact Fees $337,879 (Fund 472), the Transportation Development Act Fund $117,584 (Fund 248), and the Measure A Fund $116,849 (Fund 276)<br><br>ii. Resolution No. 11517 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with Wood Rodgers, Inc. for the Highway 50 Class I Undercrossing and Trail Improvements Project for a Not-to-Exceed Amount of $497,312, from the Folsom Plan Area Impact Fees $292,879 (Fund 472), the Transportation Development Act Fund $102,584 (Fund 248), and the Measure A Fund $101,849 (Fund 276) |
| **FROM:** | Parks and Recreation Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

The Parks & Recreation Department recommends the City Council approve the following resolutions:

Highway 50 Class I Undercrossing and Trail Improvements Capital Improvement Project

**i.** Resolution No. 11516 – A Resolution Approving the Highway 50 Class I Undercrossing and Trail Improvements Capital Improvement Project and Appropriation of Funds in the Amount of $572,312 from the Folsom Plan Area Impact Fees $337,879 (Fund 472), the Transportation Development Act Fund $117,584 (Fund 248), and the Measure A Fund $116,849 (Fund 276)

**ii.** Resolution No. 11517 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with Wood Rodgers, Inc. for the Highway 50 Class I Undercrossing and Trail Improvements Project for a Not-to-Exceed Amount of $497,312, from the Folsom Plan Area Impact Fees $292,879 (Fund 472), the Transportation Development Act Fund $102,584 (Fund 248), and the Measure A Fund $101,849 (Fund 276)

**BACKGROUND / ISSUE**

The Highway 50 Class 1 Trail Undercrossing and Trail Improvements project is located parallel to Old Placerville Road and within the Sacramento Placerville Transportation Corridor Joint Powers Authority (SPTC JPA) railroad corridor, from Iron Point Road south, connecting to the existing Class I trail on the south side of Highway 50. Currently, there is no trail connection between north of Highway 50 and south of Highway 50 within the City of Folsom.

The Active Transportation Plan (ATP) lists the Project as a "Phase One – High-Priority" project that would complete the critical gap in Folsom's only planned Class I trail connection to the FPA. The Project would be the only Class I connection between the 55 miles of Class I trails north of Highway 50 to the existing and planned 30 miles of Class I trails south of Highway 50.

On April 22, 2025, the City Council approved Resolution No. 11369 to authorize staff to submit a State Transportation Improvement Program (STIP) grant application to the Sacramento Area Council of Governments (SACOG) for the Highway 50 Class I Trail Undercrossing and Trail Improvements Project.

At the August 21, 2025, SACOG Board of Directors meeting, SACOG approved the STIP project funding award recommendations, including awarding the City of Folsom $1,274,000 in STIP grant funding for this project. The city intends to use the grant award for the construction phase of the project, and staff are working with Caltrans and SACOG to ensure the project is programmed and approved by the California Transportation Commission (CTC) at an upcoming meeting in early 2026. Staff will return to the City Council at a future date, following CTC approval, to accept the grant award. To avoid unnecessary delays in delivering this project to Folsom residents and trail users, staff desire to proceed with completing the design phase of the project using local funds in order to move directly to construction once the STIP grant funds have been programmed.

**POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, Public Works projects or purchases costing $75,049 or greater shall be awarded by the City Council.

In accordance with Folsom Municipal Code §3.02.030(H), the City Council may authorize supplemental appropriations during the fiscal year if the City Manager certifies that sufficient funds are available. Such appropriations must be adopted by resolution and are limited to the amount certified by the City Manager as available.

**ANALYSIS**

On September 17, 2025, Parks and Recreation staff prepared and released a Request for Proposal (RFP) for engineering design and environmental clearance services for the Highway 50 Class I Undercrossing and Trail Improvements Project. The project includes three segments comprised of the following:

- Segment 1 - Construct a Class I Highway 50 trail undercrossing and connect to the existing trails north and south of Highway 50
- Segment 2 – Improve the existing trail north of Highway 50 to Iron Point Road and improve the intersection queuing area at the East Bidwell/Iron Point intersection crosswalks for safety
- Segment 3 – Pavement rehabilitation of Placerville Road from south of the Hampton Inn to McCarthy Way

Four proposals were received in response to the RFP. A review panel consisting of city staff from the Public Works and Parks and Recreation departments separately evaluated and scored the proposals based on criteria including relevant experience, qualifications of the proposed team, understanding of the project scope, and approach to the work. The methods of analysis are consistent with the requirements of Chapter 10 of the Caltrans Local Assistance Project Manual for consultant selection. The results of the independent scoring are summarized below:

| Firm Name | Total Average Score |
|---|---|
| Wood Rodgers, Inc. | 88 |
| Dokken Engineering, Inc. | 86 |
| Kimley Horn and Associates, Inc. | 70 |
| BKF | 64 |

Staff elected to hold consultant interviews with the top two-ranked firms. Following the interviews, Wood Rodgers, Inc. was unanimously selected as the highest-ranked firm from the selection panel. Their proposal and interview demonstrated a superior understanding of the project constraints. They identified innovative approaches to addressing Caltrans coordination for both the trail undercrossing and pavement rehabilitation components of the project. Additionally, they presented a well-rounded team with strong technical expertise and a proven track record of success on similar types of projects. As a result, staff recommend awarding the contract to Wood Rodgers, Inc.

In accordance with California Public Contract Code § 4526, which mandates a qualifications-based selection process for professional services such as engineering and construction management, the City is prohibited from opening or considering sealed cost proposals during the evaluation phase, except for the firm ranked highest based on qualifications. Only after Wood Rodgers was identified as the top-ranked proposer was cost considered during contract negotiations. Staff will use the City's standard agreement in a form acceptable to the City Attorney.

For Fiscal Year 2025-26, staff is requesting $575,312 to cover the project design, including the consultant contract and staff time.

The contract with Wood Rodgers, Inc. would be authorized in the amount of $497,312. The current project budget is summarized as follows:

| | Segment 1 | Segment 2 | Segment 3 | Total |
|---|---|---|---|---|
| **Design** | | | | |
| Wood Rodgers Contract | $292,879 | $102,584 | $101,849 | $497,312 |
| Staff Time (Design) | $45,000 | $15,000 | $15,000 | $75,000 |
| **Design Subtotal** | $337,879 | $117,584 | $116,849 | **$572,312** |

Staff is estimating construction costs, and this will come back to City Council for approval at a later date once design services are complete.

| | | | | |
|---|---|---|---|---|
| **Construction (Estimated)** | | | | |
| Construction Contract | $504,000 | $248,000 | $468,000 | $1,220,000 |
| Contingency (15%) | $75,000 | $37,000 | $70,000 | $182,000 |
| CM and CE (15%) | $75,000 | $37,000 | $70,000 | $182,000 |
| Staff Time (Construction) | $50,000 | $25,000 | $47,000 | $122,000 |
| **Construction Subtotal** | $704,000 | $347,000 | $655,000 | **$1,706,000** |

Total project costs are estimated at $2,278,312. Staff will have a more accurate construction cost once design services are complete.

The project funding breakdown is anticipated to be as follows:

| | Project Cost Estimate | FPA Impact Fees (Fund 472) | TDA Funds (Fund 248) | Measure A (Fund 276) | STIP Grant Funds |
|---|---|---|---|---|---|
| **Design** | $572,312.00 | $337,879.00 | $117,584.00 | $116,849.00 | $0.00 |
| **Construction** | $1,706,000.00 | $0.00 | $0.00 | $432,000.00 | $1,274,000.00 |
| **Total** | **$2,278,312.00** | **$337,879.00** | **$117,584.00** | **$548,849.00** | **$1,274,000.00** |

## FINANCIAL IMPACT

Staff is requesting appropriations totaling **$572,312** for design services and staff time. The requested appropriations include:

- $337,879 from the Folsom Plan Area Impact Fees (Fund 472)
- $117,584 from the Transportation Development Act Fund (Fund 248)
- $116,849 from Measure A (Fund 276).

Sufficient funds are available in the stated funds to cover the requested appropriations.

## ENVIRONMENTAL REVIEW

Part of this project's scope of services includes performing both a California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) environmental review,

which would provide environmental clearance for the project's construction. Staff will seek City Council certification of the environmental documents at a later date.

**ATTACHMENTS**

1. Resolution No. 11516 – A Resolution Approving the Highway 50 Class I Undercrossing and Trail Improvements Capital Improvement Project and Appropriation of Funds in the Amount of $572,312 from the Folsom Plan Area Impact Fees $337,879 (Fund 472), the Transportation Development Act Fund $117,584 (Fund 248), and the Measure A Fund $116,849 (Fund 276)
2. Resolution No. 11517 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with Wood Rodgers, Inc. for the Highway 50 Class I Undercrossing and Trail Improvements Project for a Not-to-Exceed Amount of $497,312, from the Folsom Plan Area Impact Fees $292,879 (Fund 472), the Transportation Development Act Fund $102,584 (Fund 248), and the Measure A Fund $101,849 (Fund 276)
3. Project Exhibit

Submitted,

Kelly Gonzalez, Parks and Recreation Director

Attachment 1

# RESOLUTION NO. 11516

## A RESOLUTION APPROVING THE HIGHWAY 50 CLASS I UNDERCROSSING AND TRAIL IMPROVEMENTS CAPITAL IMPROVEMENT PROJECT AND APPROPRIATION OF FUNDS IN THE AMOUNT OF $572,312 FROM THE FOLSOM PLAN AREA IMPACT FEES $337,879 (FUND 472), THE TRANSPORTATION DEVELOPMENT ACT FUND $117,584 (FUND 248), AND THE MEASURE A FUND $116,849 (FUND 276)

**WHEREAS,** the City Council of the City of Folsom approved Resolution No. 11369 at the April 22, 2025, City Council meeting, authorizing staff to submit a State Transportation Improvement Program (STIP) grant application to the Sacramento Area Council of Governments (SACOG) for the Highway 50 Class I Undercrossing and Trail Improvements Project.; and

**WHEREAS,** in August 2025, SACOG approved STIP project funding award recommendations, including awarding the City of Folsom $1,274,000 in STIP grant funding for this project, which the city intends to use for the construction phase of the project; and

**WHEREAS,** the City desires to proceed with design and environmental clearance of the project using local funds; and

**WHEREAS,** Folsom Municipal Code Section 3.02.030(H) authorizes the City Council to approve supplemental appropriations during the fiscal year if the City Manager certifies that sufficient funds are available; and

**WHEREAS,** sufficient funds are available in the Folsom Plan Area Impact Fees (Fund 472) in the amount of $337,879, the Transportation Development Act Fund (Fund 248 ) in the amount of $117,584, and the Measure A Fund (Fund 276) in the amount of $116,849.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby approves the Highway 50 Class I Undercrossing and Trail Improvements Capital Improvement Project; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council of the City of Folsom hereby authorizes the Chief Financial Officer to appropriate funds in the Folsom Plan Area Impact Fees Fund for $337,879 (Fund 472), the Transportation Development Act Fund $117,584 (Fund 248), and the Measure A Fund $116,849 (Fund 276) for the project.

**PASSED AND ADOPTED** this 9th day of December 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

# RESOLUTION NO. 11517

## A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DESIGN AND ENGINEERING CONSULTANT SERVICES AGREEMENT WITH WOOD RODGERS, INC. FOR THE HIGHWAY 50 CLASS I UNDERCROSSING AND TRAIL IMPROVEMENTS PROJECT FOR A NOT-TO-EXCEED AMOUNT OF $497,312, FROM THE FOLSOM PLAN AREA IMPACT FEES $292,879 (FUND 472), THE TRANSPORTATION DEVELOPMENT ACT FUND $102,584 (FUND 248), AND THE MEASURE A FUND $101,849 (FUND 276)

**WHEREAS,** the City desires to complete a critical trail connection between north and south of Highway 50 by constructing the Highway 50 Class I Undercrossing and Trail Improvements Project along Old Placerville Road; and

**WHEREAS,** on September 17, 2025, Parks and Recreation staff prepared and released a Request for Proposal (RFP) for engineering design and environmental clearance services for the Highway 50 Class I Undercrossing and Trail Improvements Project.; and

**WHEREAS,** on October 15, 2025, staff received four qualified proposals; and

**WHEREAS,** following evaluation and ranking of the proposals and subsequent interviews, Wood Rodgers, Inc. was selected based on their project understanding, qualifications, approach to the scope of work, and extensive experience with similar projects in the past; and

**WHEREAS,** staff reviewed and negotiated the scope and work and fee proposal with Wood Rodgers, and both sides have agreed to complete the work for a not-to-exceed amount of $497,312; and

**WHEREAS,** the Design and Consulting Services 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 hereby authorizes the City Manager to execute a Design and Engineering Consultant Services Agreement with Wood Rodgers, Inc. for the Highway 50 Class I Undercrossing and Trail Improvements Project for a Not-to-Exceed Amount of $497,312, in the Folsom Plan Area Impact Fees Fund $292,879 (Fund 472), the Transportation Development Act Fund $102,584 (Fund 248), and the Measure A Fund $101,849 (Fund 276).

**PASSED AND ADOPTED** this 9th day of December 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

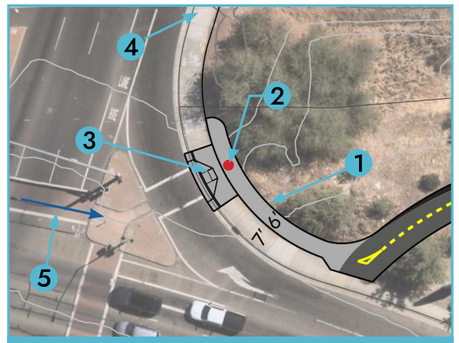
_____
Christa Freemantle, CITY CLERK

Attachment 3

# Design Approach | Project Overview

Removed from Scope of Work per City's Direction

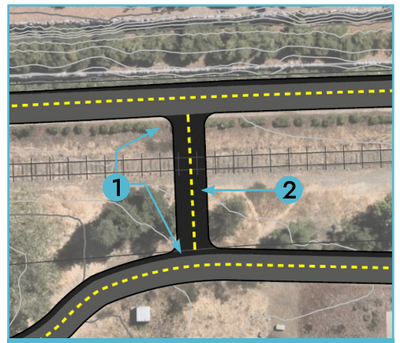



## 1 | Widen Queuing Area

The is proposing widening this corner to accommodate increased pedestrian and bicycle queuing. This feature will improve safety when the planned Class I trails connecting the trail networks north and south of Highway 50 are completed. The concept above shows our proposed improvements that will provide the additional area desired while keeping construction costs low. **The notes below describe the key features:**

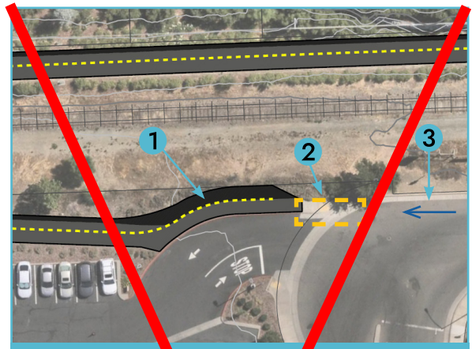
1. We propose widening the existing 7 foot wide sidewalk by approximately 6 feet to provide the additional queuing area. This can be accomplished without removal of vegetation or impacts to utilities.
2. Existing Storm Drain Manhole - Adjust to Frame and Cover to Grade.
3. Recommend the existing curb ramp be replaced with a "Case A" curb ramp per Caltrans Standard Plans. This will improve accessibility and provide flexibility for a multi-use facility.
4. Recommend using existing 7 foot sidewalk to cross tracks to avoid unnecessary construction costs and utility relocations.
5. Future Class I Connection from the north will be completed concurrently with development projects along E. Bidwell Street.




## 2 | Trail Connection Point

The feature provides access to both trails whether they entered from E. Bidwell Street intersection or the existing Class I trail on Iron Point Road. Providing this crossing also improves safety, as it encourages pedestrians to use a formal crossing instead of traversing the tracks at any location. **The notes below describe the key features:**

1. The location shown is optimal due to the flat grade between the two trails and across the tracks. Based on preliminary observation, the connection point can be constructed under 5% longitudinal slope, which meets ADA accessible pathway requirements without the use of handrails or landings.
2. It is critical for the trail connection to cross perpendicular to the tracks and avoid bike tires getting stuck between the asphalt and the rail.

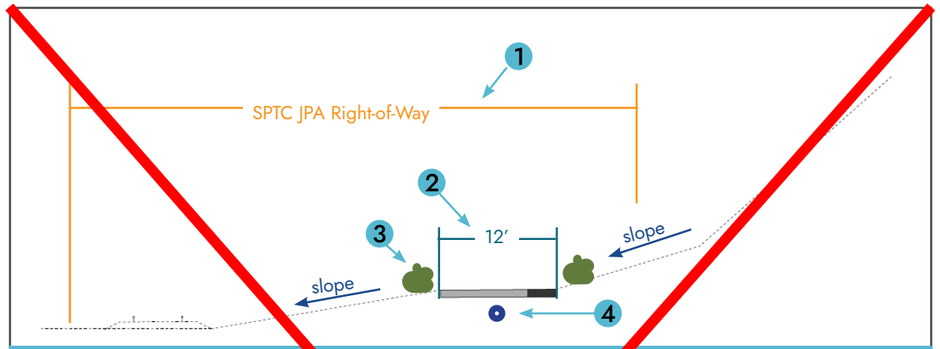



## 3 | In-N-Out Driveway

This concept shows ending the Class I trail near the In n' Out driveway entrance. The improvements shown are low cost and avoid impacts to existing vegetation. **The notes below describe the key features:**

1. Existing pathway shall be widened to 12 feet. Portions of the existing pathway can be preserved.
2. Existing curb ramp is in good condition and can be preserved.
3. Connection from existing northbound Class II bike lane along Placerville Road.

Removed from Scope of Work per City's Direction




## Section A-A (Segment 2)

This cross-section shows the trail improvement within segment 2. **The notes below describe the key features:**

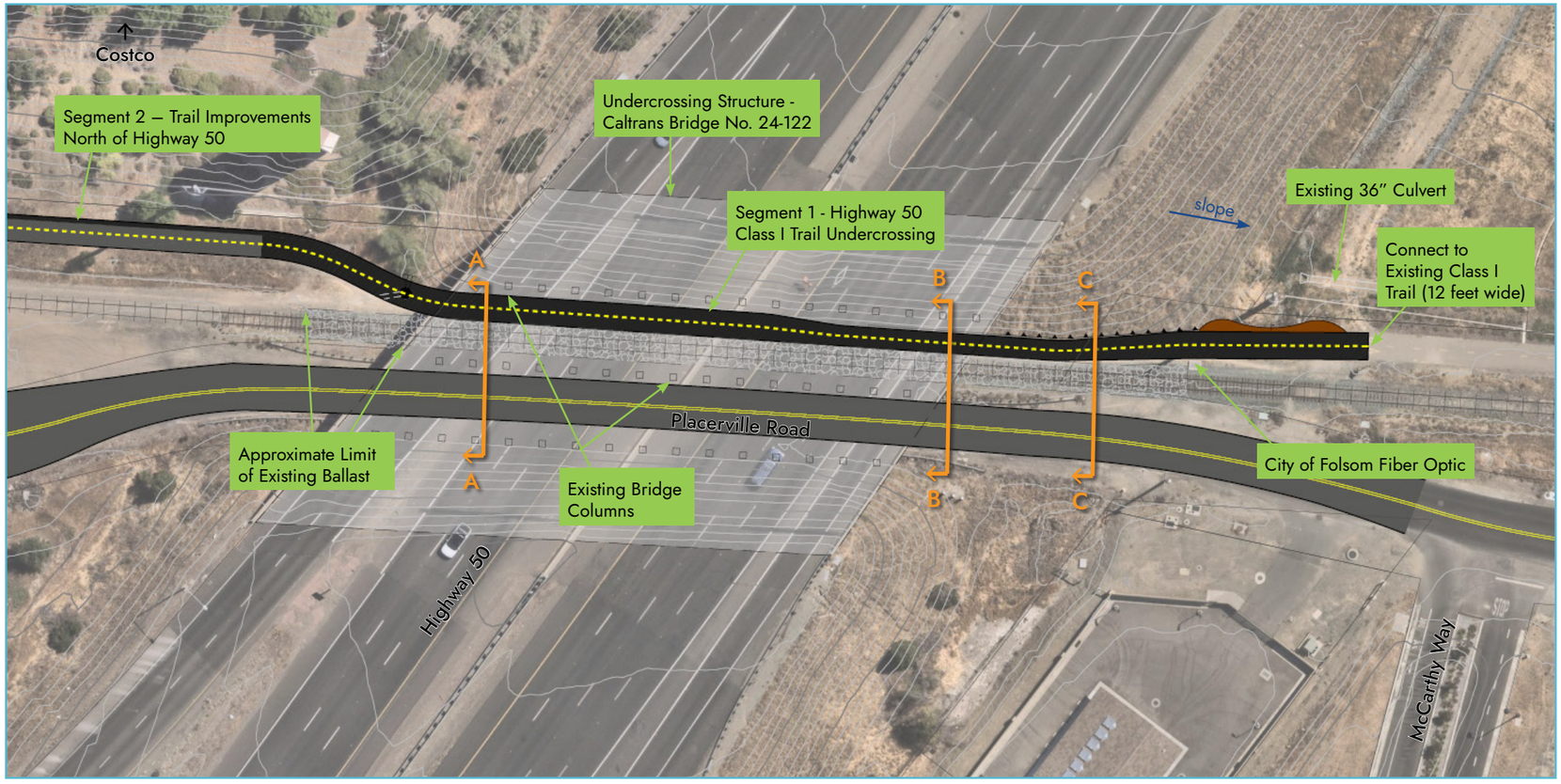
1. All construction will be within the existing SPTC JPA right of way. No new easements will be required from private properties.
2. Existing 10 foot trail will be widened to 12 feet. The concept indicated a "sliver widening" to the east, which will eliminate the need to grade new slopes toward the tracks.
3. Existing ornamental landscaping is in good condition. Reconfiguration or replacement of planted materials or irrigation lanes may be required to accommodate the widened trail.
4. Existing water line follows the existing trail. Adjustments to waterline appurtenances may be required. **Future 24" transmission main is also planned in this location.**

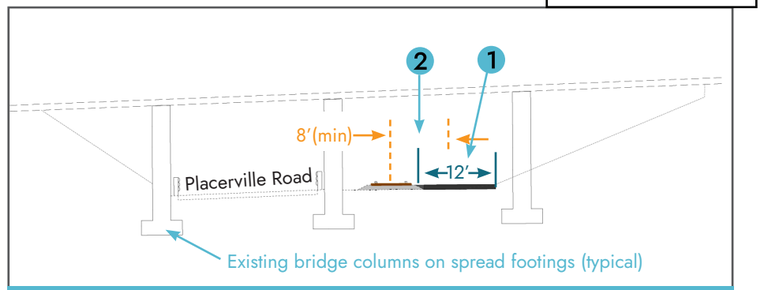


*Existing Trail Within Segment 2 - Looking North*

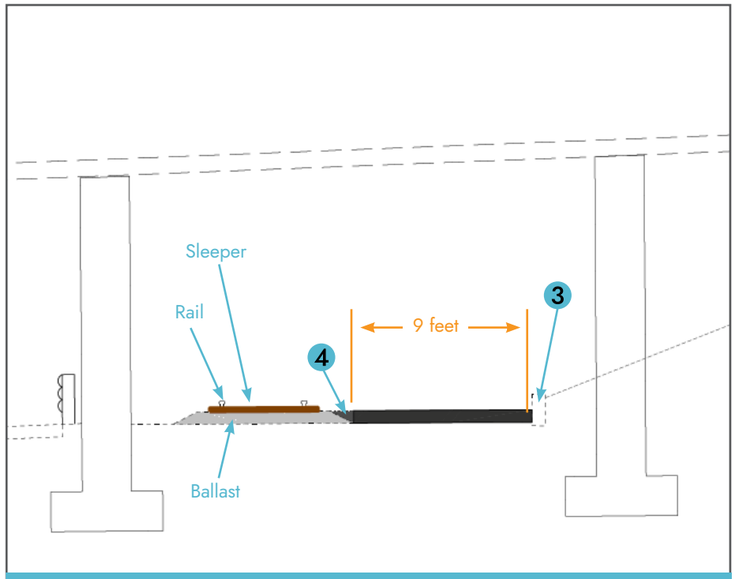
Removed from Scope of Work per City's Direction

# Design Approach | Undercrossing Design Approach

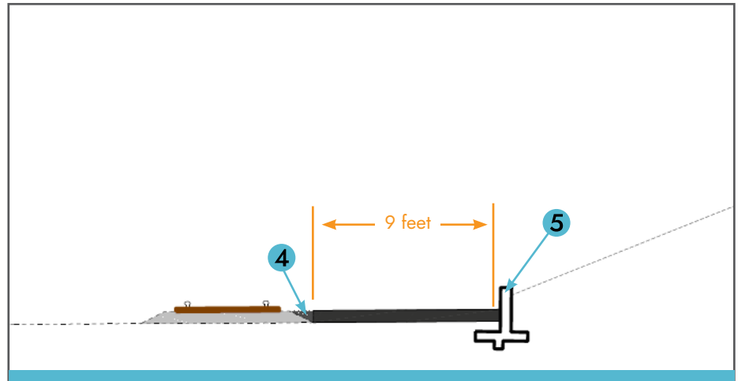



Section A-A



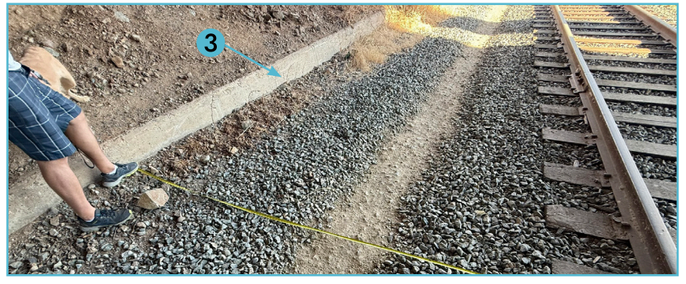

Section B-B




Section C-C

## KEY DESIGN NOTES – SEGMENT 1

1. A 12 foot-wide trail can be accommodated for approximately 50% of the undercrossing without major modifications to the existing structure or tracks.
2. California Public Utilities Commission GO 26-D requires 8-feet minimum to trail edges. This project will require an exception request.
3. An existing retaining curb with a US Coast and Geodetic Survey Benchmark is approximately 11 feet from the railroad ties. We recommend keeping this curb in place, as it may be considered a historic resource. The curb also provides function by retaining the embankment soils, so keeping will reduce construction and design costs.
4. For all proposed conditions, we propose setting the new trail edge of pavement approximately 2 feet from the existing sleeper, then adding ballast material to fill in the shoulder. This allows the trail to be constructed without any of the track structure being touched.
5. A small retaining wall is needed on approach to the undercrossing. It is important to note the retaining wall alignment will not impact the existing columns. A Type 6A retaining wall can be placed per the standard plans. Due to the lack of complexity, this wall can be installed under the Caltrans Encroachment Permit Process, and no further oversight is required.
6. Modification to existing drainage facilities is required on both sides of the freeway. On the north side, the existing headwall would be reconstructed and a new pipe would connect to existing with a junction structure. On the south side, the outlet feeding from the west would be extended into the small depression. Runoff would continue to be fed through the existing 36" culvert heading south.









# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Resolution No. 11523 - A Resolution Authorizing the City Manager to execute an agreement with Long Beach BMW for the purchase of two police motorcycles in the amount of $84,000 funded by the CHP Cannabis Tax Fund Grant (Resolution No. 11440) in the General Grants Fund (Fund 012) and $199.32 from the Police Capital Vehicle Fund (Fund 607) |
| **FROM:** | Police Department |

## RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council pass and adopt Resolution No. 11523 – A Resolution Authorizing the City Manager to execute an agreement with Long Beach BMW for the purchase of two police motorcycles in the amount of $84,000 funded by the CHP Cannabis Tax Fund Grant (Resolution No. 11440) in the General Grants Fund (Fund 012) and $199.32 funded from the Police Capital Vehicle Fund (Fund 607).

## BACKGROUND / ISSUE

On August 26, 2025, the City Council passed and adopted Resolution No. 11440, a resolution authorizing the City Manager to accept a Cannabis Tax Fund Grant Program offered by the California Highway Patrol, in the amount of $248,391.30 to reduce and mitigate the impacts of impaired driving, provide DUI enforcement and training, police vehicles and appropriation of funds.

## POLICY / RULE

Section 2.36.080 of the Folsom Municipal Code requires that the City Council award contracts above $75,049.

## ANALYSIS

In June 2025, the Police Department was awarded a Cannabis Tax Fund Grant Program from the State of California, Department of the California Highway Patrol in the amount of $248,391.30. The police department agreed to purchase two BMW police motorcycles under the terms of the grant.

**FINANCIAL IMPACT**

This grant award increased revenue estimates and appropriations by $248,391.30 in the General Grants Fund (Fund 012). Costs are funded initially through the General Grants Fund (Fund 012) and reimbursed by the State of California, Department of California Highway Patrol.

Staff recommends that the City Council authorize the City Manager to execute an agreement with Long Beach BMW for the purchase of two police motorcycles for a total amount of $84,199.32

Sufficient funds are budgeted and available in the General Grants Fund (Fund 012) and the Police Capital Vehicle Fund (Fund 607) to support the motorcycle purchase, in the amounts of $84,000 and $199.32 respectively, for a total purchase cost of $84,199.32.

**ATTACHMENTS**

1. Resolution No. 11523 - A Resolution Authorizing the City Manager to execute an agreement with Long Beach BMW for the purchase of two police motorcycles in the amount of $84,000 funded by the CHP Cannabis Tax Fund Grant (Resolution No. 11440) in the General Grants Fund (Fund 012) and $199.32 from the Police Capital Vehicle Fund (Fund 607)

2. Quote from Long Beach BMW

Submitted,

_____

Adam Green, Chief of Police

Attachment 1

# RESOLUTION NO. 11523

## A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH LONG BEACH BMW FOR THE PURCHASE OF TWO POLICE MOTORCYCLES IN THE AMOUNT OF $84,000 FUNDED BY THE CHP CANNABIS TAX FUND GRANT (RESOLUTION NO. 11440) IN THE GENERAL GRANTS FUND (FUND 012)AND $199.32 FROM THE POLICE CAPITAL VEHICLE FUND (FUND 607)

**WHEREAS,** the City of Folsom Police Department was awarded a grant titled "FY25/26 CTFGP Law Enforcement - Folsom Police Department" for the Period of July 1, 2025, through June 30, 2026, from the State of California, Department of California Highway Patrol, in the amount of $248,391.30; and,

**WHEREAS,** the City Council of the City of Folsom passed and adopted Resolution No. 11440 on August 26, 2025, authorizing acceptance of this grant; and,

**WHEREAS,** the City Council of the City of Folsom granted the City Manager or his designee authority to accept and execute in the name of the City of Folsom all necessary contracts, agreements, amendments, and payment requests hereto for the purposes of accepting and fulfilling the requirements of the grant titled "FY25/26 CTFGP Law Enforcement - Folsom Police Department."; and

**WHEREAS,** the grant monies will be used to purchase two BMW police motorcycles; 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 Long Beach BMW for the purchase of two police motorcycles in the amount of $84,199.32 funded by $84,000 in the CHP Cannabis Tax Fund Grant (Resolution No. 11440) in the General Grants Fund (Fund 012) and $199.32 from the Police Capital Vehicle Fund (Fund 607).

**PASSED AND ADOPTED** this 9th day of December 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

# BMW RT-P Motor Pricing Form

(2026 Model Year)

BMW MOTORRAD

| | Color | Option Code | | |
|---|---|---|---|---|
| 1 | Night Black & Alpine White III | 753 | | |
| 0 | Night Black | 716 | | |
| 0 | Alpine White III (special order) | 751 | | |
| 0 | Black Blue (special order +60 days) $119.60 | 999 | (see below) | |
| 0 | Saphir Blue (special order + 60 days) $119.60 | 999 | (see below) | |
| 0 | Violet Blue (special order +60 days) | 756 | | Revised: July 21, 2025 |
| 0 | Glacier Silver Metallic (special order) | N99 | | |

**Quotation:** **Motorcycle**

**City of Folsom**

| | | Option Code | Retail Price | |
|---|---|---|---|---|
| | **Factory Special-Order Options - Plan 90-120 Days for Delivery** | | | |
| 0 | Headlight Pro (includes 134) | 219 | $560.23 | $0.00 |
| 0 | Gear Shift Assist Pro | 222 | $304.55 | $0.00 |
| 1 | GPS Prep | 272 | $179.55 | $179.55 |
| 0 | Chrome Exhaust (Includes 340) | 19F | $229.55 | $0.00 |
| 0 | Dark Chrome Exhaust (Includes 34A) | 19J | $359.09 | $0.00 |
| 0 | Additional LED Headlights (driving lights) | 562 | $470.45 | $0.00 |
| 0 | High Seat Black | 77E | $0.00 | $0.00 |
| 0 | Low Seat Black | 77D | $0.00 | $0.00 |
| 1 | Dynamic Package | 235 | $2,114.77 | $2,114.77 |
| 0 | Dynamic Package with **Auto Shift 22A** | 235 | $3,055.68 | $0.00 |
| 0 | Rider Assistant Safety Package | 5AS | $825.00 | $0.00 |
| 0 | Black Blue | 999 | $119.60 | $0.00 |
| 0 | Sapphire Blue | 999 | $119.60 | $0.00 |
| | **The Features Below Denote Standard Order Deck** | | | $0.00 |
| | US Authority Package | | | $339.77 |
| | BMW Electronic Siren | | | $1,220.45 |
| | Weather Protection, Tire Pressure Monitors, Heated Seat, Cruise Control | | | |

**Additional Labor Operations Provided by Dealer**

| | |
|---|---|
| Install agency supplied radio/comm | $730.00 |
| Shipping | $350.00 |
| Clearwater Darla lights | $1,117.00 |
| | $0.00 |
| | $0.00 |
| Doc. Fee | $85.00 |
| CVR Fee | $34.00 |
| Tire Fee | $3.50 |
| | $0.00 |
| | $0.00 |
| | $0.00 |
| | $0.00 |
| | $0.00 |

| Units | | | |
|---|---|---|---|
| 1 | Quotation valid for 60 days from date noted below. | **Total Price - Page 1** | **$30,439.31** |
| | | **Total Price - Page 2** | **$0.00** |
| | | **Total Price - Page 3** | **$523.98** |
| | **Date of Quote: 11/25/25** | **Parts From Other Suppliers - Page 4** | **$6,890.02** |

**Long Beach BMW Motorcycles**
2125 E. Spring St. Long Beach, CA. 90806

| | | |
|---|---|---|
| | **Dealer Basic Assembly / Preparation** | **$526.00** |
| | **Motorcycle Freight** | **$695.00** |
| | **Total Retail Price per Unit with Options** | **$39,074.31** |
| 7.75% | **State Sales Tax (if applicable)** | **$3,025.35** |
| | **Total Retail Price per Unit with Options** | **$42,099.66** |

Note: Prices subject to change without notice. Final price is always determined by the selling authorized BMW Motorcycle dealer.

# BMW RT-P Motor Pricing Form - Page 2

BMW MOTORRAD

See Special Notation Comment

**Quotation for:**
**City of Folsom**

| Per | Dealer Installed Options / Retrofits | BMW P/N | Order # | Retail | Total Retail |
|---|---|---|---|---|---|
| 0 | Shift Assistant Pro (hardware) | 23 00 1 543 107 | 0 | $90.15 | $0.00 |
| 0 | Screw Torx drive (order two) | 07 12 9 904 977 | 0 | $1.45 | $0.00 |
| 0 | Enabling Code | 77 15 8 395 839 | 0 | $45.00 | $0.00 |
| 0 | LED Additional Headlight (order 2) | 63 17 9 898 785 | 0 | $183.65 | $0.00 |
| 0 | Fillister Head Screw (order 2) | 07 12 9 907 398 | 0 | $2.99 | $0.00 |
| 0 | Fillister Head Screw (order 2) | 07 12 9 907 377 | 0 | $8.33 | $0.00 |
| 0 | Hex Nut With Plate (order 2) | 07 11 9 905 544 | 0 | $0.65 | $0.00 |
| 0 | Bracket, Left (order 1) | 77 51 5 A89 145 | 0 | $87.42 | $0.00 |
| 0 | Bracket, Right (order 1) | 77 51 5 A89 146 | 0 | $87.42 | $0.00 |
| 0 | Extra Ignition Key - Keyless Fob Transmitter | 66 12 5 A94 F18 | 0 | $418.29 | $0.00 |
| 0 | Heated Seat - Low TBD | 52 53 5 A78 7B8 | 0 | $695.62 | $0.00 |
| 0 | Heated Seat - High TBD | 52 53 5 A78 7C0 | 0 | $695.62 | $0.00 |
| 0 | Tire Pressure Gauge | 82 12 0 140 377 | 0 | $32.12 | $0.00 |
| 0 | BMW Battery Charger | 61 43 2 408 594 | 0 | $134.24 | $0.00 |
| 0 | Motorcycle Charging Plug | 61 43 2 411 680 | 0 | $22.64 | $0.00 |

Note: Prices subject to change without notice. Always verify accuracy of part pricing before submitting quotations.
Final price is always determined by the selling authorized BMW Motorcycle dealer.

# Additional Accessories - Page 3

| Qty Per | Item Description<br>Additional Accessories | BMW P/N | Order # | Retail | Total Retail |
|---|---|---|---|---|---|
| | **Storage Options** | | | | |
| 0 | Tank Top Bag TBD | | 0 | $0.00 | $0.00 |
| | **Engine Protection** | | | | |
| 0 | Rocker Cover Protection Left Side (order 1) | 77 14 5 A6E 645 | 0 | $68.33 | $0.00 |
| 0 | Rocker Cover Protection Right Side (order 1) | 78 14 5 A6E 646 | 0 | $68.33 | $0.00 |
| 0 | Body Screw W/O collar (order 4) | 46 63 8 568 780 | 0 | $5.15 | $0.00 |
| 0 | Body Screw W/collar (order 4) | 46 63 8 550 994 | 0 | $6.88 | $0.00 |
| 0 | Gromet (order 4) | 11 84 5 B38 938 | 0 | $3.61 | $0.00 |
| 0 | Bush | 11 84 8 544 832 | 0 | $6.28 | $0.00 |
| 1 | Large Skid Plate (order 1) | 11 84 7 914 425 | 1 | $342.42 | $342.42 |
| 2 | Fillister Head Screws (order 2) | 07 12 9 907 402 | 2 | $2.74 | $5.48 |
| 1 | Engine Guard Holder (order 1) | 11 84 8 829 202 | 1 | $27.18 | $27.18 |
| 1 | Skid Plate Holder Front (order 1) | 11 84 5 A64 A34 | 1 | $37.42 | $37.42 |
| 1 | Skid Plate Holder Rear (order 1) | 12 84 5 A64 A35 | 1 | $37.42 | $37.42 |
| 4 | Fillister Head Screw (order 4) | 07 12 9 907 383 | 4 | $3.20 | $12.80 |
| 2 | Spacer Bush (order 2) | 11 84 5 A6A 026 | 2 | $4.27 | $8.54 |
| 4 | Clip Nut (order 4) | 07 14 7 693 887 | 4 | $3.21 | $12.85 |
| 4 | Grommet (order 4) | 13 53 1 341 283 | 4 | $3.68 | $14.73 |
| 4 | Bush (order 4) | 11 84 8 544 832 | 4 | $6.28 | $25.13 |
| | **Adjustable Footrest System** | | | | |
| 0 | Rider Foot Peg Left | 46 71 5 A73 D11 | 0 | $72.80 | $0.00 |
| 0 | Rider Foot Peg Right | 47 71 5 A73 D12 | 0 | $72.80 | $0.00 |
| 0 | Footbrake Lever, adjustable | 77 23 5 A73 F61 | 0 | $212.80 | $0.00 |
| 0 | Gearshift Lever, adjustable | 77 25 5 A73 C87 | 0 | $212.80 | $0.00 |
| 0 | Pin (order 2) | 46 717 675 691 | 0 | $16.75 | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 0 | Circlip (order 2) | 07 11 9 909 941 | 0 | $2.46 | $0.00 |

Note: Prices subject to change without notice. Always verify accuracy of part pricing before submitting quotations.
Final price is always determined by the selling authorized BMW Motorcycle dealer.

# Additional Accessories From Other Suppliers - Page 4

| Qty | Description | PN | Price Each | Total Price |
|---|---|---|---|---|
| 1 | FMS Standard Emergency Lighting Package | | $ 4,405.00 | $ 4,405.00 |
| 1 | FMS Parts | | $ 2,070.85 | $ 2,070.85 |
| 1 | FMS Parts increase 20% | | $ 414.17 | $ 414.17 |
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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Resolution No. 11524 – A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year ended June 30, 2025 |
| **FROM:** | Finance Department |

## RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11524 – A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year ended June 30, 2025.

## BACKGROUND / ISSUE

Following the passage of Proposition 13 in 1978, many cities began charging fees on new development to fund public improvements and services such as streets, transit facilities, sewers, and storm drains. These fees are commonly known as development impact fees. In order to ensure that these fees were spent in a timely manner and on projects for which they were being collected, the State Legislature passed a bill known as AB 1600 (Mitigation Fee Act). This bill applies to developer fees, increased, or imposed on or after January 1, 1989. AB 1600 enacts Government Code Sections 66000-66008 that generally contain four requirements:

1. A local jurisdiction must follow the process set forth in the bill and make certain determinations regarding the purpose and use of the fees, and establish a "nexus" or connection between a development project or class of project and the public improvement being financed with the fee.

2. The revenue fee must be segregated from the general fund in order to avoid commingling of public improvement fees and the general fund.

3. If a local jurisdiction has had possession of a developer fee for five years or more and has not committed that money to a project or actually spent that money, then it must make findings describing the continuing need for that money. In addition, an annual report must be made of fees collected, interest earned, projects on which fees were expended, and any transfers or loans from the fee account. This report is to be reviewed by the local agency assessing the fees.

4. If a local jurisdiction cannot make the findings required under paragraph 3, the city or county must refund the fees collected.

The attached report provides the information required by Government Code for the development fees that fall under this disclosure requirement. In some instances, the ending fund balance amount is less than the remaining appropriation because outstanding advances and loans are not included in the fund balance. Cash balances are sufficient for the remaining appropriations. No refunds have been made nor are any required. More information on these funds and all other capital project funds is available in the annual budget adopted by Council in June 2025 and in the Annual Comprehensive Financial Report (ACFR).

This report was compiled with the unaudited City financial records. The audited ACFR will be available at the end of the current calendar year.

This report has been on file with the City Clerk's office as of November 24, 2025.

## POLICY / RULE

Policy 11.6 of the General Plan states:

> *It is the Policy of the City of Folsom to require new development to bear the cost of its increased demand/effect on municipal services and facilities so as not to create a greater burden on existing residents. Development contributes to the need for the expansion and extension of the City's circulation, water, sewer, storm drainage, and parks systems and other capital improvements, facilities, and equipment to adequately serve the development area. Service expansion and extension is not necessarily site-specific; rather, it is generally related to a larger area and the City as a whole. In order to accommodate the new development, maintain an acceptable level of service, and alleviate the effects of the increased demand on City services, it is the policy of the City of Folsom to require certain necessary improvements as a part of the development and/or the payment of municipal services and facilities fees consistent with the proportional effect of the development on such services. . .*

## ANALYSIS

For fiscal year ended June 30, 2025 development impact fee funds for all revenues totaled $31,097,754. Of the $31.10 million, $19,683,640 are impact fees, the remaining $11,414,114

are grants, reimbursements, interest, and miscellaneous revenue. Expenditures totaled $11,702,910.

Upon review, it is determined that all fees have been spent or committed within 5 years of receipt, and thus no refunds are required.

**ATTACHMENTS**

1. Resolution No. 11524 - A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year Ended June 30, 2025
2. The Development Fees Annual Report for the City of Folsom for the Fiscal Year Ended June 30, 2025

Submitted,

Stacey Tamagni, Finance Director

Attachment 1

**RESOLUTION NO. 11524**

**A RESOLUTION ACCEPTING THE AB1600 DEVELOPMENT FEES ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

**WHEREAS,** Policy 11.6 of the General Plan requires new development to bear the cost of its increased demand/effect on municipal services and facilities so as not to create a greater burden on existing residents; and

**WHEREAS,** the City of Folsom has imposed and collected the Development Impact Fees based upon several adopted Nexus Reports that were completed in accordance with Government Code Section 66000, et. al.; and

**WHEREAS,** Section 66006(b) 2 of the Government Code of the State of California mandates that the "local agency shall review the information (concerning local agency improvement fees) made available to the public...at the next regularly scheduled public meeting..."

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby accepts the Development Fees Annual Report for the Fiscal Year Ended June 30, 2025 on file in the City Clerk's office.

**PASSED AND ADOPTED** this 9th day of December 2025, by the following roll-call vote:

**AYES:** Councilmember(s):

**NOES:** Councilmember(s):

**ABSTAIN:** Councilmember(s):

**ABSENT:** Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

# Development Impact Fee Report

## Fiscal Year Ended June 30, 2025

City of Folsom

Introduction ..... 1
Housing Trust Fee Fund..... 2
Humbug Willow Creek Fee Fund..... 4
Tree Planting and Replacement Fee Fund..... 6
Folsom Housing Fee Fund..... 8
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Park Improvement Fee Fund..... 12
Police Capital Fee Fund ..... 14
Fire Capital Fee Fund..... 16
General Capital Fee Fund..... 18
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Folsom Plan Area Solid Waste Capital Fee Fund ..... 52

**Annual Report**
**Development Impact Fees**
**For the City of Folsom**
**For the Fiscal Year Ended June 30, 2025**

Government Code Section 66006 requires local agencies to submit annual and five year reports detailing the status of development impact fees. The annual report must be made available to the public and presented to the public agency (City Council) at least fifteen days after it is made available to the public.

This report summarizes the following information for each of the development fee programs:

1. A brief description of the fee program.
2. Schedule of fees.
3. Beginning and ending balances of the fee program.
4. Amount of fees collected and the interest earned.
5. Disbursement information, including operating transfers.

**ANALYSIS**

For the fiscal year ended June 30, 2025 all fund revenues totaled $31,097,754 while expenditures totaled $11,702,910

The table below summarizes, by program, the impact fees collected in FY 2024-2025

| | Fiscal Year End June 30, 2025 |
|---|---|
| Housing Trust Fund | $ 170,963 |
| Humbug-Willow Creek Fee Fund | $ 14,367 |
| Tree Planting and Replacement Fee | $ 264,293 |
| Folsom Housing Fee Fund | $ 3,845,010 |
| Supplemental Park Fee Fund | $ - |
| Park Improvements Fee Fund | $ 421,616 |
| Police Capital Fee Fund | $ 49,935 |
| Fire Capital Fee Fund | $ 223,113 |
| General Capital Fee Fund | $ 144,375 |
| Transportation Improvement Fee Fund | $ 1,349,543 |
| Drainage Capital Fee Fund | $ 80,467 |
| Light Rail Impact Fee Fund | $ 61,457 |
| General Park Equipment Fee Fund | $ 59,827 |
| Water Impact Fee Fund | $ 26,510 |
| Water Capital Improvement Fee Fund | $ 177,908 |
| Sewer Capital Improvement Fee Fund | $ 75,036 |
| Facilities Augmentation Critical Fee Fund | $ - |
| Facilities Augmentation General Fee Fund | $ - |
| Solid Waste Capital Improvement Fee Fund | $ 48,351 |
| Folsom Plan Area Highway 50 Improvement Fee Fund | $ 826,977 |
| Folsom Plan Area Highway 50 Interchange Fee Fund | $ 1,681,199 |
| Folsom Plan Area Transit Impact Fee Fund | $ 853,807 |
| Folsom Plan Area Corporation Yard Fee Fund | $ 519,206 |
| Folsom Plan Area Specific Plan Capital Fee Fund | $ 8,470,208 |
| Folsom Plan Area Solid Waste Capital Fee Fund | $ 319,474 |
| Total Impact Fees Collected | $ 19,683,640 |

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Housing Trust Fund**

**Fund 221**

Section 3.90.010 of the Folsom Municipal Code establishes the provision for collection of a Housing Trust Fund impact fee. The housing trust fund is intended to be utilized with other sources of funding including, but not limited to, fee deferrals, fee waivers, federal tax credits, tax-exempt mortgage revenue bonds, community development block grants, and HOME funds. The purpose of this fee is to further the policies, goals and programs of the housing element of the City's general plan and to help facilitate the development of affordable housing within the City.

Monies in the housing trust fund shall be used to promote the goals and policies of the housing element of the general plan; to implement any housing assistance plan, program, or guidelines adopted by the City Council; and to increase and improve the supply of housing affordable to low and very low income households, with priority given to residential projects which include very low income units, as well as other housing related purposes. Housing trust funds may be used for loans, grants, equity participation or other funding mechanisms to accomplish these purposes. The housing trust fund may be used to cover reasonable administrative, legal, consulting, or other housing related expenses, which are not reimbursed to the City through processing fees.

**HOUSING TRUST FUND FEE SCHEDULE**

| Use Category | Fee per Gross Square Foot |
|---|---|
| Office | $ 2.05 |
| Retail | $ 2.05 |
| Light Industrial | $ 2.05 |
| Heavy Industrial/Manufacturing | $ 2.05 |
| Light Industrial/Manufacturing | $ 2.05 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 11,443 | $ 36,080 | $ 46,405 | $ 214,995 | $ 170,963 |
| Interest | $ 27,568 | $ 21,916 | $ 19,446 | $ 31,936 | $ 74,085 |
| Other Revenues | $ 6,000 | $ - | $ 6,000 | $ 12,000 | $ - |
| Total Revenues | $ 45,011 | $ 57,996 | $ 71,851 | $ 258,931 | $ 245,049 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 1,310 | $ 475 | $ - | $ - | $ - |
| AB 1600 Transfers Out | $ 1,956 | $ 1,954 | $ 1,753 | $ 428 | $ 738 |
| | $ 3,266 | $ 2,429 | $ 1,753 | $ 428 | $ 738 |
| Revenues less Expenditures | $ 41,745 | $ 55,567 | $ 70,098 | $ 258,503 | $ 244,311 |
| Fund Balance, Beginning of Year | $ 2,106,422 | $ 2,148,167 | $ 2,203,734 | $ 2,273,832 | $ 2,532,336 |
| Fund Balance, End of Year | $ 2,148,167 | $ 2,203,734 | $ 2,273,832 | $ 2,532,336 | $ 2,776,646 |
| [1] Loan Receivable | $ 841,289 | $ 1,826,410 | $ 1,826,410 | $ 1,826,410 | $ 1,797,837 |
| Available Fund Balance | $ 1,306,878 | $ 377,324 | $ 447,422 | $ 705,926 | $ 978,809 |

**Notes:**

[1] Loan Receivable are loans issued for development of affordable housing projects.

**Housing Trust**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 45,011 | $ 57,996 | $ 71,851 | $ 258,931 | $ 245,049 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 223,872 | $ 45,011 | $ 57,996 | $ 71,851 | $ 258,931 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 90,188 | $ 223,872 | $ 45,011 | $ 57,996 | $ 71,851 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 103,462 | $ 50,445 | $ 223,872 | $ 45,011 | $ 57,996 |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | $ 279,328 | $ - | $ 48,692 | $ 223,872 | $ 45,011 |
| Available Revenue Greater than Five Prior Fiscal Years | $ 565,017 | $ - | $ - | $ 48,264 | $ 299,971 |
| **Total Revenue Available** | $ 1,306,878 | $ 377,324 | $ 447,422 | $ 705,926 | $ 978,809 |

**Notes:**

Result: The Housing Trust Fee Fund reports funds being held beyond the five-years as described by AB1600. The funds will be reserved until sufficient funds are accumulated to support future affordable housing projects.

**Capital Improvement Projects**

| **FY 2024-25 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 738 | 100% | $ 738 | $ - | [1] |
| | $ 738 | | $ 738 | $ - | |

| **FY 2023-24 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 428 | 100% | $ 428 | $ - | [1] |
| | $ 428 | | $ 428 | $ - | |

| **FY 2022-23 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 1,753 | 100% | $ 1,753 | $ - | [1] |
| | $ 1,753 | | $ 1,753 | $ - | |

| **FY 2021-22 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 475 | 100% | $ 475 | $ - | |
| Administrative Overhead (interfund transfer) | 1,954 | 100% | 1,954 | - | [1] |
| | $ 2,429 | | $ 2,429 | $ - | |

| **FY 2020-21 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 1,310 | 100% | $ 1,310 | $ - | |
| Administrative Overhead (interfund transfer) | 1,956 | 100% | 1,956 | - | [1] |
| | $ 3,266 | | $ 3,266 | $ - | |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Humbug-Willow Creek Fee Fund**

**Fund 223**

Section 4.12.010 of the Folsom Municipal Code establishes the provision for collection of a Humbug-Willow Creek Parkway impact fee. The Humbug-Willow Creek Parkway fund is intended to be utilized with other sources of funding including, but not limited to, the residential construction tax, capital improvement-new construction service charge, drainage fees, Quimby Act fees, major road fees and park Improvement Fee. The purpose of this fee is to further the long-range planning efforts of the General Plan to develop the Humbug-Willow Creek Parkway. New development, and the expansion of existing development within the city, generates the need for financing the planning and construction of recreational trail, and passive recreational amenities along the Humbug-Willow Creek Parkway.

**HUMBUG-WILLOW CREEK FUND FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Residential, Single Family | Per Unit | $ 322 |
| Residential, Multiple Family | Per Unit | $ 203 |
| Mobile Dwellings | Per Unit | $ 176 |
| Commercial/Industrial Development | Sq. Ft. | $ 0.078 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 17,265 | $ 42,365 | $ 52,035 | $ 102,379 | $ 14,367 |
| Grant Reimbursements | $ 40,000 | $ 985,000 | $ - | $ - | $ - |
| Other Revenues | $ 74,160 | $ 80 | $ - | $ - | $ - |
| Total Revenues | $ 131,424 | $ 1,027,445 | $ 52,035 | $ 102,379 | $ 14,367 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 30,308 | $ 30,202 | $ 21,550 | $ 35,547 | $ 21,176 |
| AB 1600 Transfers Out | $ 79,472 | $ 18,637 | $ 866 | $ 915 | $ 278 |
| | $ 109,780 | $ 48,839 | $ 22,416 | $ 36,462 | $ 21,454 |
| Revenues less Expenditures | $ 21,644 | $ 978,606 | $ 29,620 | $ 65,917 | $ (7,087) |
| Fund Balance, Beginning of Year | $ (1,165,191) | $ (1,143,546) | $ (164,940) | $ (135,320) | $ (69,403) |
| Fund Balance, End of Year | $ (1,143,546) | $ (164,940) | $ (135,320) | $ (69,403) | $ (76,490) |
| Available Fund Balance | $ (1,143,546) | $ (164,940) | $ (135,320) | $ (69,403) | $ (76,490) |

**Humbug-Willow Creek Fee Fund**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Prior Fiscal Year (5-yrs and beyond) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ - | $ - |
| **Total Revenue Available** | $ - | $ - | $ - | $ - | $ - |

**Notes:**

Result: Five Year Revenue test met in accordance with Government Code 66001

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Placerville Rail Trail | $ 21,176 | 100% | $ 21,176 | $ - |
| Administrative Overhead (interfund transfer) | 278 | 100% | 278 | - |
| | $ 21,454 | | $ 21,454 | $ - |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Placerville Rail Trail | $ 35,547 | 100% | $ 35,547 | $ - |
| Administrative Overhead (interfund transfer) | 915 | 100% | 915 | - [1] |
| | $ 36,462 | | $ 36,462 | $ - |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Placerville Rail Trail | $ 21,550 | 100% | $ 21,550 | $ - |
| Administrative Overhead (interfund transfer) | 866 | 100% | 866 | - [1] |
| | $ 22,416 | | $ 22,416 | $ - |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Placerville Rail Trail | $ 30,202 | 100% | $ 30,202 | $ - |
| Administrative Overhead (interfund transfer) | 18,637 | 100% | 18,637 | - [1] |
| | $ 48,839 | | $ 48,839 | $ - |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Placerville Rail Trail | $ 30,308 | 100% | $ 30,308 | $ - |
| Administrative Overhead (interfund transfer) | 79,472 | 100% | 79,472 | - [1] |
| | $ 109,780 | | $ 109,780 | $ - |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Tree Planting and Replacement Fee Fund**

**Fund 226**

Section 12.16.160 of the Folsom Municipal Code establishes the provision for collection of a tree planting and replacement fund fee. Mitigation fees and penalty assessments under this section shall be deposited into the tree planting and replacement fund. The tree planting and replacement fund may be used for tree planting and revegetation projects such as parkways, parks, planting of trees along public trails and beautification projects, to purchase property for tree mitigation sites, or beautification projects, for the retention of a city arborist, or for the development, staffing or implementation of an urban forestry program. Funds shall not be made available for mitigation or planting on private property, with the following exceptions: (A) private property that is maintained by the city under the terms of a maintenance agreement; or (B) maintenance of landmark trees at the recommendation of the city arborist. This fund shall be administered by the community development department. (Ord. 1299 § 2 (part), 2020).

**TREE PLANTING AND REPLACEMENT FUND FEE SCHEDULE**

| Use Category | Fee Per Inch |
|---|---|
| Mitigation in-lieu | $ 250.00 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 177,797 | $ 292,433 | $ 146,888 | $ 132,267 | $ 264,293 |
| Interest | $ 13,246 | $ 9,851 | $ 32,013 | $ 51,586 | $ 58,321 |
| Other Revenues | $ 280 | $ - | $ - | $ 861 | $ - |
| Total Revenues | $ 191,323 | $ 302,284 | $ 178,901 | $ 184,714 | $ 322,614 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 31,122 | $ 115,938 | $ 123,875 | $ 221,988 | $ 104,871 |
| AB 1600 Transfers Out | $ 161,983 | $ 27,700 | $ 16,536 | $ 4,913 | $ 4,229 |
| | $ 193,106 | $ 143,638 | $ 140,411 | $ 226,901 | $ 109,100 |
| Revenues less Expenditures | $ (1,783) | $ 158,646 | $ 38,490 | $ (42,187) | $ 213,514 |
| Fund Balance, Beginning of Year | $ 1,037,658 | $ 1,035,875 | $ 1,194,521 | $ 1,233,011 | $ 1,190,824 |
| Fund Balance, End of Year | $ 1,035,875 | $ 1,194,521 | $ 1,233,011 | $ 1,190,824 | $ 1,404,337 |
| Available Fund Balance | $ 1,035,875 | $ 1,194,521 | $ 1,233,011 | $ 1,190,824 | $ 1,404,337 |

**Tree Planting and Replacement Fund**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 191,323 | $ 302,284 | $ 178,901 | $ 184,714 | $ 322,614 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 155,500 | $ 191,323 | $ 302,284 | $ 178,901 | $ 184,714 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 101,150 | $ 155,500 | $ 191,323 | $ 302,284 | $ 178,901 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 225,385 | $ 101,150 | $ 155,500 | $ 191,323 | $ 302,284 |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | $ 217,358 | $ 225,385 | $ 101,150 | $ 155,500 | $ 191,323 |
| Available Revenue Greater than Five Prior Fiscal Years | $ 145,159 | $ 218,879 | $ 303,853 | $ 178,102 | $ 224,502 |
| **Total Revenue Available** | $ 1,035,875 | $ 1,194,521 | $ 1,233,011 | $ 1,190,824 | $ 1,404,337 |

**Notes:**

Result: The Tree Planting and Replacement Fund fee reports funds being held beyond the five-years as described by AB1600. The City has an agreement with the Sacramento Tree Foundation for Tree Programs and Tree Planting and Maintenance. The Tree Planting and Replacement Fund will be utilized for a total of $215,000 for this agreement over the next year.

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Operations | $ 101,215 | 100% | $ 101,215 | $ - |
| Landscape Enhancements | 15,656 | 23% | 3,656 | 12,000 |
| Administrative Overhead (interfund transfer) | 4,229 | 100% | 4,229 | - [1] |
| | $ 121,100 | | $ 109,100 | $ 12,000 |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Operations | $ 193,742 | 100% | $ 193,742 | $ - |
| Landscape Enhancements | 73,639 | 38% | 28,245 | 45,394 |
| Administrative Overhead (interfund transfer) | 4,913 | 100% | 4,913 | - [1] |
| | $ 272,295 | | $ 226,901 | $ 45,394 |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Operations | $ 123,875 | 100% | $ 123,875 | $ - |
| Landscape Enhancements | 75,530 | 19% | 14,250 | 61,280 |
| Administrative Overhead (interfund transfer) | 2,286 | 100% | 2,286 | - [1] |
| | $ 201,691 | | $ 140,411 | $ 61,280 |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Operations | $ 115,938 | 100% | $ 115,938 | $ - |
| Landscape Enhancements | 93,624 | 26% | 24,145 | 69,478 |
| Administrative Overhead (interfund transfer) | 3,555 | 100% | 3,555 | - [1] |
| | $ 213,117 | | $ 143,638 | $ 69,478 |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Operations | $ 31,122 | 100% | $ 31,122 | $ - |
| Landscape Enhancements | 102,838 | 26% | 26,521 | 76,316 |
| Administrative Overhead (interfund transfer) | 135,462 | 100% | 135,462 | - [1] |
| | $ 269,422 | | $ 193,106 | $ 76,316 |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Folsom Housing Fee Fund**

**Fund 238**

Section 17.104.030 of the Folsom Municipal Code establishes that all for-sale development projects consisting of ten or more units, including condominium conversion projects, as well as residential rental projects of ten or more units receiving funding assistance from the city or that are otherwise subject to a voluntary affordable housing agreement with the city, shall include inclusionary housing units equal to ten percent of the total number of units in the project, excluding density bonus units. The ten percent shall consist of three percent very low income units and seven percent low income units. The inclusionary housing requirement may be satisfied by: including the units within the development project; providing an alternative as set forth in Section 17.104.060; providing the units off site; dedicating land for other affordable development projects; acquisition, rehabilitation, and conversion of existing market rate units; conversion of existing market rate units; paying an in-lieu fee; other methods as approved by the city council that meet the intent of this chapter; or a combination of these methods or other alternatives set forth in this chapter.

Section 17.104.060 G of the Folsom Municipal Code establishes the provision for an In-Lieu Fee. A developer may pay an in-lieu fee calculated as follows to satisfy all of the **inclusionary** housing requirements: multiply one percent of the lowest priced for-sale residential unit in the proposed subdivision by the total number of for-sale residential units in the proposed subdivision. For custom lot subdivisions where only lots will be sold, multiply one-half percent of the estimated cost of the least expensive homes anticipated for the proposed subdivision by the total number of for-sale lots in the proposed subdivision. The in-lieu fee is payable at the time of the building permit on a per-unit basis, and may be deferred upon application by the developer and approval in the city's sole and complete discretion pursuant to Section 16.80.030. Once the in-lieu fee has been set for an initial twelve months, the amount of the fee shall be evaluated on January 1st of each following year. In the event the lowest priced for-sale residential unit or anticipated home in the subdivision changes by ten percent or more, the amount of the in-lieu fee shall be adjusted to the new amount using the formula set forth above, applicable prospectively to the remaining units or lots in the subdivision.

**INCLUSIONARY HOUSING FEE SCHEDULE**

An in-lieu inclusionary housing fee is calculated as follows to satisfy all of the inclusionary housing requirements: multiply one percent of the lowest priced for-sale residential unit in the proposed subdivision by the total number of for-sale residential units in the proposed subdivision. For custom lot subdivisions where only lots will be sold, multiply one-half percent of the estimated cost of the least expensive homes anticipated for the proposed subdivision by the total number of for-sale lots in the proposed subdivision.

***Statement of Revenues Expenditures and Changes in Fund Balance***
***for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 4,733,226 | $ 6,625,814 | $ 4,176,929 | $ 6,051,162 | $ 3,845,010 |
| Interest | $ 172,446 | $ (207,997) | $ 252,934 | $ 646,863 | $ 1,030,341 |
| Grant Reimbursements | $ 2,500,000 | $ - | $ - | $ 12,012 | $ 1,500,622 |
| Other Revenues | $ 179,658 | $ 2,291,094 | $ 17,310 | $ 11,019 | $ 41,687 |
| Total Revenues | $ 7,585,330 | $ 8,708,911 | $ 4,447,173 | $ 6,721,057 | $ 6,417,661 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 3,580,990 | $ 62,516 | $ 88,418 | $ 485,602 | $ 492,919 |
| AB 1600 Transfers Out | $ 112,360 | $ 25,085 | $ 115,529 | $ 11,102 | $ 12,063 |
| | $ 3,693,350 | $ 87,601 | $ 203,947 | $ 496,704 | $ 504,982 |
| Revenues less Expenditures | $ 3,891,980 | $ 8,621,310 | $ 4,243,226 | $ 6,224,353 | $ 5,912,679 |
| Fund Balance, Beginning of Year | $ 25,275,751 | $ 29,167,731 | $ 37,789,041 | $ 42,032,267 | $ 48,256,620 |
| Fund Balance, End of Year | $ 29,167,731 | $ 37,789,041 | $ 42,032,267 | $ 48,256,620 | $ 54,169,299 |
| [1] Loan Receivable | $ 21,447,812 | $ 30,015,044 | $ 30,574,821 | $ 29,688,192 | $ 29,681,328 |
| Available Fund Balance | $ 7,719,919 | $ 7,773,997 | $ 11,457,447 | $ 18,568,428 | $ 24,487,971 |

**Notes:**

[1] Loan Receivable are loans issued for development of affordable housing projects and down payment assistance.

**Folsom Housing**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 7,585,330 | $ 7,773,997 | $ 4,447,173 | $ 6,721,057 | $ 6,417,661 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 134,589 | $ - | $ 7,010,274 | $ 4,447,173 | $ 6,721,057 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ - | $ - | $ - | $ 7,010,274 | $ 4,447,173 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ - | $ - | $ - | $ 389,924 | $ 6,902,080 |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ - | $ - |
| **Total Revenue Available** | $ 7,719,919 | $ 7,773,997 | $ 11,457,447 | $ 18,568,428 | $ 24,487,971 |

**Notes:**

Result: Five Year Revenue test met in accordance with Government Code 66001

**Capital Improvement Projects**

| **FY 2024-25 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 67,918 | 100% | $ 67,918 | $ - | |
| Housing Element Program H-2 Implementation | 64,479 | 100% | 64,479 | - | |
| 300 Persifer Street Project | 360,522 | 100% | 360,522 | - | |
| Administrative Overhead (interfund transfer) | 12,063 | 100% | 12,063 | - | [1] |
| | $ 504,982 | | $ 504,982 | $ - | |

| **FY 2023-24 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 41,075 | 100% | $ 41,075 | $ - | |
| Housing Element Program H-2 Implementation | 436,017 | 0% | - | 436,017 | |
| 300 Persifer Street Project | 8,510 | 0% | - | 8,510 | |
| Administrative Overhead (interfund transfer) | 11,102 | 100% | 11,102 | - | [1] |
| | $ 496,704 | | $ 52,177 | $ 444,527 | |

| **FY 2022-23 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 88,418 | 100% | $ 88,418 | $ - | |
| Administrative Overhead (interfund transfer) | 115,529 | 100% | 115,529 | - | [1] |
| | $ 203,947 | | $ 203,947 | $ - | |

| **FY 2021-22 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 62,516 | 100% | $ 62,516 | $ - | |
| Administrative Overhead (interfund transfer) | 25,085 | 100% | 25,085 | - | [1] |
| | $ 87,601 | | $ 87,601 | $ - | |

| **FY 2020-21 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 300,990 | 100% | $ 300,990 | $ - | |
| Bidwell Street Studios | 2,500,000 | 0% | - | 2,500,000 | |
| Broadstone Apartments | 780,000 | 0% | - | 780,000 | |
| Administrative Overhead (interfund transfer) | 112,360 | 100% | 112,360 | - | [1] |
| | $ 3,693,350 | | $ 413,350 | $ 3,280,000 | |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Supplemental Park Fee Fund**

**Fund 411**

Section 4.10.010 of the Folsom Municipal Code establishes the provision for collection of a Park Improvement impact fee. The fee established by this chapter is in addition to any other fees or charges, or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, capital improvement—new construction service charge levied by Chapter 17.92, drainage fees levied by Chapter 17.95, Quimby Act fees levied by Chapter 16.32 and major road fees levied by Chapter 12.04. The fee established by this chapter is to be collected for park and recreation facilities for which an account shall be established and funds appropriated, and for which a proposed construction schedule shall be adopted. The fee imposed by this chapter is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for park and recreation infrastructure which is needed to serve such development.

**SUPPLEMENTAL PARK IMPROVEMENT FUND FEE SCHEDULE**

This fee is no longer charged

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ - | $ - | $ - | $ - | $ - |
| Interest | $ 3,276 | $ 2,508 | $ 7,342 | $ 12,033 | $ 13,610 |
| Total Revenues | $ 3,276 | $ 2,508 | $ 7,342 | $ 12,033 | $ 13,610 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ - | $ - | $ - | $ - | $ - |
| AB 1600 Transfers Out | $ - | $ - | $ - | $ - | $ - |
| | $ - | $ - | $ - | $ - | $ - |
| Revenues less Expenditures | $ 3,276 | $ 2,508 | $ 7,342 | $ 12,033 | $ 13,610 |
| Fund Balance, Beginning of Year | $ 280,643 | $ 283,919 | $ 286,427 | $ 293,768 | $ 305,801 |
| Fund Balance, End of Year | $ 283,919 | $ 286,427 | $ 293,768 | $ 305,801 | $ 319,412 |
| Available Fund Balance | $ 283,919 | $ 286,427 | $ 293,768 | $ 305,801 | $ 319,412 |

**Supplemental Park Fee**

| Five Year Revenue Test Using First In First Out Method | | | | | | |
|---|---|---|---|---|---|---|
| Available Revenue Current Year | $ 3,276 | $ 2,508 | $ 7,342 | $ 12,033 | $ 13,610 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 5,703 | $ 3,276 | $ 2,508 | $ 7,342 | $ 12,033 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 5,912 | $ 5,703 | $ 3,276 | $ 2,508 | $ 7,342 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 3,938 | $ 5,912 | $ 5,703 | $ 3,276 | $ 2,508 |
| Available Revenue Prior Fiscal Year (5-yrs and beyond) | $ 3,962 | $ 3,938 | $ 5,912 | $ 5,703 | $ 3,276 |
| Available Revenue Greater than Five Prior Fiscal Years [1] | $ 261,128 | $ 265,090 | $ 269,028 | $ 274,940 | $ 280,643 |
| **Total Revenue Available** | $ 283,919 | $ 286,427 | $ 293,768 | $ 305,801 | $ 319,412 |

**Notes:**

Result: The Supplemental Park Improvement Fund reports funds being held beyond the five-years as described by AB1600. Per the 2025 Capital Improvement Plan funds are reserved for the Benevento Family Park project. The Supplemental Park Improvement Fund will be utilized for a total of $319,000 for this project.

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ - | 100% | $ - | $ - | [1] |
| | $ - | | $ - | $ - | |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ - | 100% | $ - | $ - | [1] |
| | $ - | | $ - | $ - | |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ - | 100% | $ - | $ - | [1] |
| | $ - | | $ - | $ - | |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ - | 100% | $ - | $ - | [1] |
| | $ - | | $ - | $ - | |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ - | 100% | $ - | $ - | [1] |
| | $ - | | $ - | $ - | |

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Park Improvement Fund**

**Fund 412**

Section 4.10.010 of the Folsom Municipal Code establishes the provision for collection of a Park Improvement impact fee. The fee established by this chapter is in addition to any other fees or charges, or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, capital improvement—new construction service charge levied by Chapter 17.92, drainage fees levied by Chapter 17.95, Quimby Act fees levied by Chapter 16.32 and major road fees levied by Chapter 12.04. The fee established by this chapter is to be collected for park and recreation facilities for which an account shall be established and funds appropriated, and for which a proposed construction schedule shall be adopted. The fee imposed by this chapter is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for park and recreation infrastructure which is needed to serve such development.

**CITY-WIDE PARK IMPROVEMENT FUND FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Residential, Single Family | Per Unit | $ 8,199 |
| Residential, Multiple Family | Per Unit | $ 5,446 |
| Residential Senior dwelling | Per Unit | $ 4,210 |
| Mobile Dwellings | Per Unit | $ 3,146 |
| Commercial/Industrial Development | Sq. Ft. | $ 0.555 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 446,419 | $ 1,010,323 | $ 1,213,251 | $ 2,805,440 | $ 421,616 |
| Interest | $ 19,163 | $ (119,283) | $ 103,407 | $ 428,356 | $ 754,161 |
| Other Revenues | $ 1,488 | $ - | $ - | $ 2,672 | $ 2,302 |
| Total Revenues | $ 467,070 | $ 891,040 | $ 1,316,658 | $ 3,236,468 | $ 1,178,079 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 152,101 | $ 165,512 | $ 223,757 | $ 222,673 | $ 167,203 |
| AB 1600 Transfers Out | $ 21,528 | $ 9,943 | $ 8,307 | $ 8,861 | $ 8,953 |
| | $ 173,629 | $ 175,455 | $ 232,064 | $ 231,534 | $ 176,156 |
| Revenues less Expenditures | $ 293,441 | $ 715,585 | $ 1,084,594 | $ 3,004,935 | $ 1,001,923 |
| Fund Balance, Beginning of Year | $ 3,932,562 | $ 4,226,003 | $ 4,941,588 | $ 6,026,181 | $ 9,031,116 |
| Fund Balance, End of Year | $ 4,226,003 | $ 4,941,588 | $ 6,026,181 | $ 9,031,116 | $ 10,033,039 |
| Available Fund Balance | $ 4,226,003 | $ 4,941,588 | $ 6,026,181 | $ 9,031,116 | $ 10,033,039 |

**Park Improvement Fund**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 467,070 | $ 891,040 | $ 1,316,658 | $ 3,236,468 | $ 1,178,079 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 2,183,421 | $ 467,070 | $ 891,040 | $ 1,316,658 | $ 3,236,468 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 1,575,511 | $ 2,183,421 | $ 467,070 | $ 891,040 | $ 1,316,658 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ - | $ 1,400,057 | $ 2,183,421 | $ 467,070 | $ 891,040 |
| Available Revenue Prior Fiscal Year (5-yrs and beyond) | $ - | $ - | $ 1,167,992 | $ 2,183,421 | $ 467,070 |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ 936,459 | $ 2,943,723 |
| **Total Revenue Available** | $ 4,226,003 | $ 4,941,588 | $ 6,026,181 | $ 9,031,116 | $ 10,033,039 |

**Notes:**

Result: The City-Wide Park Improvement Fund reports funds being held beyond the five-years as described by AB1600. Per the 2026 Capital Improvement Plan funds are reserved for the Benevento Family Park project , which will utilize $8M for this project. Construction is anticipated to start in Spring 2027.

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 17,762 | 100% | $ 17,762 | $ - | |
| Benevento Park (Empire Ranch Site 51) | 49,442 | 100% | 49,442 | - | |
| Sutter Middle School Gym | 100,000 | 100% | 100,000 | - | |
| Administrative Overhead (interfund transfer) | 8,953 | 100% | 8,953 | - | [1] |
| | $ 176,156 | | $ 176,156 | $ - | |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 17,351 | 100% | $ 17,351 | $ - | |
| Benevento Park (Empire Ranch Site 51) | 105,322 | 100% | 105,322 | - | |
| Sutter Middle School Gym | 100,000 | 100% | 100,000 | - | |
| Administrative Overhead (interfund transfer) | 8,861 | 100% | 8,861 | - | [1] |
| | $ 231,534 | | $ 231,534 | $ - | |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 71,027 | 100% | $ 71,027 | $ - | |
| Livermore Park | 6,535 | 100% | 6,535 | - | |
| Benevento Park (Empire Ranch Site 51) | 46,195 | 100% | 46,195 | - | |
| Sutter Middle School Gym | 100,000 | 100% | 100,000 | - | |
| Administrative Overhead (interfund transfer) | 8,307 | 100% | 8,307 | - | [1] |
| | $ 232,064 | | $ 232,064 | $ - | |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 32,305 | 100% | $ 32,305 | $ - | |
| Livermore Park | 6,239 | 100% | 6,239 | - | |
| Benevento Park (Empire Ranch Site 51) | 26,968 | 100% | 26,968 | - | |
| Sutter Middle School Gym | 100,000 | 100% | 100,000 | - | |
| Administrative Overhead (interfund transfer) | 9,943 | 100% | 9,943 | - | [1] |
| | $ 175,455 | | $ 175,455 | $ - | |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Operations | $ 30,727 | 100% | $ 30,727 | $ - | |
| Davies Park | 4,650 | 100% | 4,650 | - | |
| Benevento Park (Empire Ranch Site 51) | 15,236 | 100% | 15,236 | - | |
| Sutter Middle School Gym | 100,000 | 100% | 100,000 | - | |
| Memorial/Celebratory Benches | 1,488 | 0% | - | 1,488 | |
| Administrative Overhead (interfund transfer) | 21,528 | 100% | 21,528 | - | [1] |
| | $ 173,629 | | $ 172,141 | $ 1,488 | |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Police Capital Fund**

**Fund 428**

Section 3.80.010 of the Folsom Municipal Code establishes the provision to implement the City General Plan, Urban Development Policy No. 11.6, and to provide for adequate police, fire and general governmental services and facilities to serve new residential, industrial and commercial development throughout the City. The City Council determined that the existing police, fire and general governmental services and facilities would be inadequate to accommodate the needs generated by projected new residential, industrial and commercial growth in the City, and additional services and facilities were needed to protect and promote the health, safety and welfare of Folsom residents and businesses. Under this section of the City's Municipal Charter the City established three improvement funds entitled the police improvement fund, the fire improvement fund and the general government improvement fund. The amount of the capital improvement new construction fee shall be established by resolution adopted by the City Council of the City, and shall be based upon the determination in the Nexus Studies of: (1) the use of the fee and the type of development on which the fee is imposed; (2) the need for the facilities and/or services created by the new residential and commercial development; and (3) the reasonable cost of the facilities and/or services attributable to new development. (Ord. 871 § 1 (part), 1997) All fees collected pursuant to this chapter shall be deposited in these improvement funds and shall be expended solely to finance the planning, construction and development of the facilities and services identified in the Nexus Studies.

**POLICE CAPITAL FUND FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 700 |
| Multi-Family Residential | Per Unit | $ 794 |
| Mobile Dwellings | Per Unit | $ 182 |
| Commercial Lodging | Per Unit | $ 40 |
| Commercial Development | Sq. Ft. | $ 1.179 |
| Industrial Development | Sq. Ft. | $ 1.019 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 48,085 | $ 169,303 | $ 195,297 | $ 506,128 | $ 49,935 |
| Interest | $ 13,505 | $ 9,302 | $ 31,345 | $ 68,610 | $ 88,016 |
| Total Revenues | $ 61,590 | $ 178,606 | $ 226,643 | $ 574,738 | $ 137,951 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 43,185 | $ 137,633 | $ - | $ - | $ 270,248 |
| AB 1600 Transfers Out | $ - | $ - | $ 2,643 | $ 5,604 | $ 1,163 |
| | $ 43,185 | $ 137,633 | $ 2,643 | $ 5,604 | $ 271,411 |
| Revenues less Expenditures | $ 18,405 | $ 40,973 | $ 224,000 | $ 569,134 | $ (133,460) |
| Fund Balance, Beginning of Year | $ 1,042,184 | $ 1,060,589 | $ 1,101,562 | $ 1,325,561 | $ 1,894,695 |
| Fund Balance, End of Year | $ 1,060,589 | $ 1,101,562 | $ 1,325,561 | $ 1,894,695 | $ 1,761,235 |
| Available Fund Balance | $ 1,060,589 | $ 1,101,562 | $ 1,325,561 | $ 1,894,695 | $ 1,761,235 |

**Police Capital**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 61,590 | $ 178,606 | $ 226,643 | $ 574,738 | $ 137,951 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 396,098 | $ 61,590 | $ 178,606 | $ 226,643 | $ 574,738 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 321,033 | $ 396,098 | $ 61,590 | $ 178,606 | $ 226,643 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 281,867 | $ 321,033 | $ 396,098 | $ 61,590 | $ 178,606 |
| Available Revenue Prior Fiscal Year (5-yrs Old Funds) | $ - | $ 144,235 | $ 321,033 | $ 396,098 | $ 61,590 |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ 141,592 | $ 457,021 | $ 581,708 |
| **Total Revenue Available** | $ 1,060,589 | $ 1,101,562 | $ 1,325,561 | $ 1,894,695 | $ 1,761,235 |

**Notes:**

The Police Capital Fund reports funds being held beyond the five-years as described by AB1600. Per the 2026 Capital Improvement Plan funds are reserved for the Police Station Remodel project. The Police Capital Fund will utilize $830,000 for this project.

**Capital Improvement Projects**

| **FY 2024-25 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Purchase of Police Building | $ 270,248 | 100% | $ 270,248 | $ - | |
| Administrative Overhead (interfund transfer) | $ 1,163 | 100% | $ 1,163 | $ - | 1 |
| | $ 271,411 | | $ 271,411 | $ - | |

| **FY 2023-24 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 5,604 | 100% | $ 5,604 | $ - | 1 |
| | $ 5,604 | | $ 5,604 | $ - | |

| **FY 2022-23 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 2,643 | 100% | $ 2,643 | $ - | 1 |
| | $ 2,643 | | $ 2,643 | $ - | |

| **FY 2021-22 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Police HQ Remodel | $ 137,633 | 100% | $ 137,633 | $ - | |
| Administrative Overhead (interfund transfer) | - | 0% | - | - | 1 |
| | $ 137,633 | | $ 137,633 | $ - | |

| **FY 2020-21 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Police HQ Remodel | $ 43,185 | 100% | $ 43,185 | $ - | |
| Administrative Overhead (interfund transfer) | - | 0% | - | - | 1 |
| | $ 43,185 | | $ 43,185 | $ - | |

**Notes:**

1 Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Fire Capital Fund**

**Fund 441**

Section 3.80.010 of the Folsom Municipal Code establishes the provision to implement the City General Plan, Urban Development Policy No. 11.6, and to provide for adequate police, fire and general governmental services and facilities to serve new residential, industrial and commercial development throughout the City. The City Council determined that the existing police, fire and general governmental services and facilities would be inadequate to accommodate the needs generated by projected new residential, industrial and commercial growth in the City, and additional services and facilities were needed to protect and promote the health, safety and welfare of Folsom residents and businesses. Under this section of the City's Municipal Charter the City established three improvement funds entitled the police improvement fund, the fire improvement fund and the general government improvement fund. The amount of the capital improvement new construction fee shall be established by resolution adopted by the City Council of the City, and shall be based upon the determination in the Nexus Studies of: (1) the use of the fee and the type of development on which the fee is imposed; (2) the need for the facilities and/or services created by the new residential and commercial development; and (3) the reasonable cost of the facilities and/or services attributable to new development. (Ord. 871 § 1 (part), 1997) All fees collected pursuant to this chapter shall be deposited in these improvement funds and shall be expended solely to finance the planning, construction and development of the facilities and services identified in the Nexus Studies.

**FIRE CAPITAL FUND FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 1,265 |
| Multi-Family Residential | Per Unit | $ 1,223 |
| Mobile Dwellings | Per Unit | $ 1,261 |
| Commercial Lodging | Per Unit | $ 1,095 |
| Commercial Development | Sq. Ft. | $ 0.74 |
| Industrial Development | Sq. Ft. | $ 0.32 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 77,107 | $ 247,787 | $ 296,683 | $ 680,652 | $ 223,113 |
| Interest | $ (12,922) | $ (2,412) | $ (736) | $ 11,445 | $ 30,160 |
| Total Revenues | $ 64,185 | $ 245,374 | $ 295,947 | $ 692,098 | $ 253,273 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 2,008,060 | $ - | $ 12,432 | $ - | $ - |
| Debt Service - interfund transfer | $ - | $ 157,800 | $ 78,947 | $ 78,583 | $ - |
| AB 1600 Transfers Out | $ 52,861 | $ 2,323 | $ 57,383 | $ - | $ - |
| | $ 2,060,921 | $ 160,123 | $ 148,762 | $ 78,583 | $ - |
| Revenues less Expenditures | $ (1,996,736) | $ 85,251 | $ 147,185 | $ 613,515 | $ 253,273 |
| Fund Balance, Beginning of Year | $ 1,599,857 | $ (396,879) | $ (311,627) | $ (164,442) | $ 449,072 |
| Fund Balance, End of Year | $ (396,879) | $ (311,627) | $ (164,442) | $ 449,072 | $ 702,346 |
| Available Fund Balance | $ (396,879) | $ (311,627) | $ (164,442) | $ 449,072 | $ 702,346 |

**Fire Capital**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ - | $ - | $ - | $ 449,072 | $ 253,273 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ - | $ - | $ - | $ - | $ 449,072 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Prior Fiscal Year (5-yrs Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ - | $ - |
| **Total Available Revenue** | $ - | $ - | $ - | $ 449,072 | $ 702,346 |

**Notes:**

Result: Five Year Revenue test met in accordance with Government Code 66001

**Capital Improvement Projects**

| **FY 2024-25 Projects** | Amount Expended | Funded by Impact Fees | Impact Fee Expenditures | Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ - | 100% | $ - | $ - | 1 |
| | $ - | | $ - | $ - | |

| **FY 2023-24 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Debt Service on Fire Station 35 (interfund transfer) | $ 218,285 | 36% | $ 78,583 | $ 139,702 | 1 |
| | $ 218,285 | | $ 78,583 | $ 139,702 | |

| **FY 2022-23 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Debt Service on Fire Station 35 (interfund transfer) | $ 219,047 | 36% | $ 78,947 | $ 140,100 | 1 |
| Capital Equipment | 12,432 | 100% | 12,432 | - | |
| Administrative Overhead (interfund transfer) | 57,383 | 100% | 57,383 | - | 2 |
| | $ 288,862 | | $ 148,762 | $ 140,100 | |

| **FY 2021-22 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Debt Service on Fire Station 35 (interfund transfer) | $ 223,947 | 70% | $ 157,800 | $ 66,147 | 1 |
| Administrative Overhead (interfund transfer) | 2,323 | 100% | 2,323 | - | 2 |
| | $ 226,270 | | $ 160,123 | $ 66,147 | |

| **FY 2020-21 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Station 38 Remodel | $ 2,430,715 | 83% | $ 2,008,060 | $ 422,655 | |
| Administrative Overhead (interfund transfer) | 52,861 | 100% | 52,861 | - | 2 |
| | $ 2,483,576 | | $ 2,060,921 | $ 422,655 | |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for the impact fee portion of the debt service payments and capital expenses.

[2] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**General Capital Fee Fund**

**Fund 445**

Section 3.80.010 of the Folsom Municipal Code establishes the provision to implement the City General Plan, Urban Development Policy No. 11.6, and to provide for adequate police, fire and general governmental services and facilities to serve new residential, industrial and commercial development throughout the City. The City Council determined that the existing police, fire and general governmental services and facilities would be inadequate to accommodate the needs generated by projected new residential, industrial and commercial growth in the City, and additional services and facilities were needed to protect and promote the health, safety and welfare of Folsom residents and businesses. Under this section of the City's Municipal Charter the City established three improvement funds entitled the police improvement fund, the fire improvement fund and the general government improvement fund. The amount of the capital improvement new construction fee shall be established by resolution adopted by the City Council of the City, and shall be based upon the determination in the Nexus Studies of: (1) the use of the fee and the type of development on which the fee is imposed; (2) the need for the facilities and/or services created by the new residential and commercial development; and (3) the reasonable cost of the facilities and/or services attributable to new development. (Ord. 871 § 1 (part), 1997) All fees collected pursuant to this chapter shall be deposited in these improvement funds and shall be expended solely to finance the planning, construction and development of the facilities and services identified in the Nexus Studies.

**GENERAL CAPITAL FUND FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 1,860 |
| Multi-Family Residential | Per Unit | $ 1,860 |
| Mobile Dwellings | Per Unit | $ 1,851 |
| Commercial Lodging | Per Unit | $ 265 |
| Commercial Development | Sq. Ft. | $ 0.58 |
| Industrial Development | Sq. Ft. | $ 0.58 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 117,263 | $ 365,120 | $ 450,067 | $ 983,687 | $ 144,375 |
| Interest | $ 10,224 | $ 9,921 | $ 41,152 | $ 100,174 | $ 134,726 |
| Total Revenues | $ 127,487 | $ 375,040 | $ 491,219 | $ 1,083,861 | $ 279,101 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 1,582 | $ - | $ - | $ - | $ - |
| AB 1600 Transfers Out | $ - | $ 1,211 | $ 51,187 | $ 1,457 | $ 1,409 |
| | $ 1,582 | $ 1,211 | $ 51,187 | $ 1,457 | $ 1,409 |
| Revenues less Expenditures | $ 125,905 | $ 373,829 | $ 440,032 | $ 1,082,404 | $ 277,692 |
| Fund Balance, Beginning of Year | $ 767,865 | $ 893,770 | $ 1,267,599 | $ 1,707,631 | $ 2,790,035 |
| Fund Balance, End of Year | $ 893,770 | $ 1,267,599 | $ 1,707,631 | $ 2,790,035 | $ 3,067,727 |
| Available Fund Balance | $ 893,770 | $ 1,267,599 | $ 1,707,631 | $ 2,790,035 | $ 3,067,727 |

**General Capital**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 127,487 | $ 375,040 | $ 491,219 | $ 1,083,861 | $ 279,101 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 718,041 | $ 127,487 | $ 375,040 | $ 491,219 | $ 1,083,861 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 48,242 | $ 718,041 | $ 127,487 | $ 375,040 | $ 491,219 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ - | $ 47,031 | $ 713,885 | $ 127,487 | $ 375,040 |
| Available Revenue Prior Fiscal Year (5-yrs Old Funds) | $ - | $ - | $ - | $ 712,428 | $ 127,487 |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ - | $ 711,019 |
| **Total Revenue Available** | $ 893,770 | $ 1,267,599 | $ 1,707,631 | $ 2,790,035 | $ 3,067,727 |

**Notes:**

Result: The General Capital Fee Fund reports funds being held beyond the five-years as described by AB1600. The funds will be reserved until sufficient funds are accumulated to support future projects.

**Capital Improvement Projects**

| **FY 2024-25 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 1,409 | 100% | $ 1,409 | $ - | 1 |
| | $ 1,409 | | $ 1,409 | $ - | |

| **FY 2023-24 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 1,457 | 100% | $ 1,457 | $ - | 1 |
| | $ 1,457 | | $ 1,457 | $ - | |

| **FY 2022-23 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Capital Equipment | $ 59,994 | 83% | $ 50,000 | $ 9,994 | |
| Administrative Overhead (interfund transfer) | 1,187 | 100% | 1,187 | - | 1 |
| | $ 61,181 | | $ 51,187 | $ 9,994 | |

| **FY 2021-22 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 1,211 | 100% | $ 1,211 | $ - | 1 |
| | $ 1,211 | | $ 1,211 | $ - | |

| **FY 2020-21 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 1,582 | 100% | $ 1,582 | $ - | 1 |
| | $ 1,582 | | $ 1,582 | $ - | |

**Notes:**

1 Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Transportation Improvement Fee Fund**

**Fund 446**

Section 12.04.060 of the Folsom Municipal Code establishes the provision for a transportation improvement fee. The purpose of the fee is to establish a fund for financing transportation facilities as identified in the circulation element of the city general plan and those studies which identify specific transportation facility improvements called for in the circulation element and the estimated costs thereof. Improvements include construction of new transportation facilities where there are none and reconstruction of existing transportation facilities which are not sufficient to accommodate increased traffic caused by new development. The area of benefit of the transportation facilities is the entire corporate limits of the City.

**TRANSPORTATION IMPROVEMENT FUND FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 9,516 |
| Multi-Family Residential | Per Unit | $ 6,661 |
| Mobile Dwellings | Per Unit | $ 6,661 |
| Commercial / Retail | Sq. Ft. | $ 14.29 |
| Industrial / Office | Sq. Ft. | $ 6.21 |
| Hospital | Sq. Ft. | $ 14.29 |
| Hotel / Motel | Sq. Ft. | $ 14.29 |
| Other | Sq. Ft. | $ 6.21 |
| **Additional Land Uses** | | |
| High Trip Commercial | Sq. Ft. | $ 56.70 |
| Gas Stations | Per Fueling Station | $ 12,715 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 547,306 | $ 1,323,716 | $ 1,494,674 | $ 3,054,400 | $ 1,349,543 |
| Interest | $ (61,334) | $ (129,933) | $ 23,257 | $ 469,411 | $ 1,155,665 |
| Other Revenues | $ 5,911,747 | $ 14,329,002 | $ 11,509,051 | $ 6,802,058 | $ 251,158 |
| Total Revenues | $ 6,397,720 | $ 15,522,785 | $ 13,026,982 | $ 10,325,870 | $ 2,756,366 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 8,993,579 | $ 17,548,721 | $ 7,647,824 | $ 4,038,078 | $ 926,674 |
| Other Expenses | $ 117,918 | $ 118,234 | $ 2,208,939 | $ 17,573 | $ 376,980 |
| AB 1600 Transfers Out | $ 100,682 | $ 152,910 | $ 135,251 | $ 273,644 | $ 167,069 |
| | $ 9,212,179 | $ 17,819,865 | $ 9,992,014 | $ 4,329,295 | $ 1,470,723 |
| Revenues less Expenditures | $ (2,814,459) | $ (2,297,080) | $ 3,034,968 | $ 5,996,575 | $ 1,285,643 |
| Fund Balance, Beginning of Year | $ 9,130,173 | $ 6,315,714 | $ 4,018,633 | $ 7,053,601 | $ 13,050,176 |
| Fund Balance, End of Year | $ 6,315,714 | $ 4,018,633 | $ 7,053,601 | $ 13,050,176 | $ 14,335,819 |
| Available Fund Balance | $ 6,315,714 | $ 4,018,633 | $ 7,053,601 | $ 13,050,176 | $ 14,335,819 |

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 6,315,714 | $ 4,018,633 | $ 7,053,601 | $ 10,325,870 | $ 2,756,366 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ - | $ - | $ - | $ 2,724,306 | $ 10,325,870 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ - | $ - | $ - | $ - | $ 1,253,584 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Prior Fiscal Year (5-yrs Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ - | $ - |
| **Total Revenue Available** | $ 6,315,714 | $ 4,018,633 | $ 7,053,601 | $ 13,050,176 | $ 14,335,819 |

**Notes:**

Result: Five Year Revenue test met in accordance with Government Code 66001

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| East Bidwell/ Iron Pt US50 Onramp | 465,309 | 100% | 465,309 | - | |
| Intelligent Transportation System | 77,329 | 0% | 77,329 | - | |
| Intelligent Transportation Sys Master Plan | 92,882 | 100% | 92,882 | - | |
| Hwy50 / Empire Ranch Rd Interchange | 174,466 | 100% | 174,466 | - | |
| Historic District Connectivity | 6,589 | 100% | 6,589 | - | |
| Roadside Safety Project | 184,200 | 100% | 184,200 | - | |
| Traffic Services | 3,228 | 100% | 3,228 | - | |
| Street Overlay | 11,206 | 100% | 11,206 | - | |
| Traffic Signal System Upgrade | 182,153 | 53% | 96,399 | 85,754 | |
| Engineering Overhead (interfund transfer) | 192,046 | 100% | 192,046 | - | 2 |
| Administrative Overhead (interfund transfer) | 167,069 | 100% | 167,069 | - | 1 |
| | $ 1,556,477 | | $ 1,470,723 | $ 85,754 | |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Capital SE Connect Seg D3 | $ 912,668 | 0% | $ - | $ 912,668 | |
| East Bidwell/ Iron Pt US50 Onramp | 283,537 | 100% | 283,537 | - | |
| Intelligent Transportation System | 119,133 | 100% | 119,133 | - | |
| Intelligent Transportation Sys Master Plan | 457,853 | 0% | - | 457,853 | |
| Hwy50 / Empire Ranch Rd Interchange | 41,424 | 0% | - | 41,424 | |
| Folsom Lake Crossing Satety Improvement | 694,201 | 0% | - | 694,201 | |
| Green Valley Road Widening | 2,035 | 100% | 2,035 | - | |
| Historic District Connectivity | 4,511 | 100% | 4,511 | - | |
| HSIP Safety Improvements | 1,355,138 | 50% | 677,569 | 677,569 | |
| Iron Point Median | 148,904 | 51% | 76,585 | 72,319 | |
| Roadside Safety Project | 7,066 | 100% | 7,066 | - | |
| Scott Road Realignment | 21,985 | 0% | - | 21,985 | |
| Traffic Services | 38,763 | 0% | - | 38,763 | |
| Traffic Safety | 5,740 | 23% | 1,300 | 4,440 | |
| Traffic Signal System Upgrade | 137,079 | 81% | 111,016 | 26,063 | |
| Engineering Overhead (interfund transfer) | 273,644 | 100% | 273,644 | - | 2 |
| Administrative Overhead (interfund transfer) | 17,573 | 100% | 17,573 | - | 1 |
| | $ 4,521,253 | | $ 1,573,969 | $ 2,947,284 | |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Capital SE Connect Seg D3 | $ 3,751,618 | 0% | $ - | $ 3,751,618 | |
| Empire Ranch Rd Interchange | 113,985 | 100% | 113,985 | - | |
| East Bidwell/ Iron Pt US50 Onramp | 185,545 | 100% | 185,545 | - | |
| Green Valley Road Widening | 11,540 | 42% | 4,840 | 6,700 | |
| Intelligent Transportation System | 71,943 | 100% | 71,943 | - | |
| Intelligent Transportation Sys Master Plan | 147,761 | 0% | - | 147,761 | |
| New Traffic Signal Improvement | 1,166 | 100% | 1,166 | - | |
| Folsom Lake Crossing Satety Improvement | 92,196 | 0% | - | 92,196 | |
| Historic District Connectiviity | 34,577 | 100% | 34,577 | - | |
| HSIP Safety Improvements | 71,305 | 100% | 71,305 | - | |
| Iron Point Median | 484,760 | 75% | 364,934 | 119,826 | |
| Scott Road Realignment | 2,775,634 | 100% | 2,775,634 | - | |
| Traffic Signal System Upgrade | 47,335 | 100% | 47,335 | - | |
| Engineering Overhead (interfund transfer) | 135,251 | 100% | 135,251 | - | 2 |
| Administrative Overhead (interfund transfer) | 8,939 | 100% | 8,939 | - | 1 |
| | $ 7,933,556 | | $ 3,815,454 | $ 4,118,102 | |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| East Bidwell Frontage Improvements | $ 77,328 | 100% | $ 77,328 | $ - | |
| Capital SE Connect Seg D3 | 16,554,198 | 0% | - | 16,554,198 | |
| Empire Ranch Rd Interchange | 198,636 | 100% | 198,636 | - | |
| East Bidwell Widening | 74,740 | 100% | 74,740 | - | |
| East Bidwell / Iron Pt Signal Delineation | 49,704 | 100% | 49,704 | - | |
| East Bidwell/ Iron Pt US50 Onramp | 7,101 | 100% | 7,101 | - | |
| Green Valley Road Widening | 23,507 | 100% | 23,507 | - | |
| Intelligent Transportation System | 10,942 | 96% | 10,520 | 421 | |
| Median Improvement Program | 25,084 | 100% | 25,084 | - | |
| Folsom Lake Crossing Satety Improvement | 32,902 | 0% | - | 32,902 | |
| Greenback/ Madison Paving | 2,361 | 100% | 2,361 | - | |
| Orangevale Bridge | 25,673 | 100% | 25,673 | - | |
| Historic District Connectiviity | 46,726 | 100% | 46,726 | - | |
| HSIP Safety Improvements | 17,555 | 100% | 17,555 | - | |
| Iron Point Median | 3,600 | 100% | 3,600 | - | |
| Scott Road Realignment | 383,683 | 100% | 383,683 | - | |
| Traffic Signal System Upgrade | 69,657 | 22% | 15,404 | 54,253 | |
| Engineering Overhead (interfund transfer) | 152,910 | 100% | 152,910 | - | 2 |
| Administrative Overhead (interfund transfer) | 118,234 | 100% | 118,234 | - | 1 |
| | $ 17,874,539 | | $ 1,232,765 | $ 16,641,774 | |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| East Bidwell Frontage Improvements | $ 251,712 | 100% | $ 251,712 | $ - | |
| Capital SE Connect Seg D3 | 6,322,280 | 0% | - | 6,322,280 | |
| Empire Ranch Rd Interchange | 230,580 | 100% | 230,580 | - | |
| East Bidwell Widening | 563,324 | 100% | 563,324 | - | |
| East Bidwell / Iron Pt Signal Delineation | 34,040 | 100% | 34,040 | - | |
| Green Valley Road Widening | 830,339 | 100% | 830,339 | - | |
| Intelligent Transportation System | 174,992 | 95% | 166,019 | 8,973 | |
| Median Improvement Program | 15,723 | 100% | 15,723 | - | |
| Local Streets & Roads Program | 34,754 | 100% | 34,754 | - | |
| New Traffic Signal Improvement | 84,430 | 100% | 84,430 | - | |
| Orangevale Bridge | 6,367 | 100% | 6,367 | - | |
| Prairie City / Blue Ravine | 342,415 | 100% | 342,415 | - | |
| Rainbow Bridge Repair | 10,306 | 100% | 10,306 | - | |
| Riley Street Feasability Study | 72,412 | 100% | 72,412 | - | |
| Traffic Signal System Upgrade | 62,098 | 43% | 26,653 | 35,445 | |
| Engineering Overhead (interfund transfer) | 100,682 | 100% | 100,682 | - | 2 |
| Administrative Overhead (interfund transfer) | 120,144 | 100% | 120,144 | - | 1 |
| | $ 9,256,597 | | $ 2,889,899 | $ 6,366,698 | |

**Notes:**

1 Interfund transfers are used to reimburse the General Fund for providing General

2 Interfund transfers are used to reimburse the General Fund for providing Engineering support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Drainage Capital Fee Fund**

**Fund 448**

Section 17.95.030 of the Folsom Municipal Code establishes the provision for collection of a fee to establish a drainage fund. The City Council declares and finds that it is necessary to adopt and establish the entire City as a zone for the improvement and construction of trunk and collection drainage facilities, including waterways, pumping plants, levees and other facilities utilized for controlling drainage and storm waters within the City in order to promote and protect the public health, safety, comfort, convenience and general welfare from uncontrolled drainage and storm water. (Ord. 620 § 1, 1988: Ord. 368 (part), 1978)

For any residential structure, residential subdivision or parcel map, whether for single-family or multiple-family use, the fee shall be $832 per dwelling unit. For commercial or industrial buildings, commercial or industrial subdivision and all other land uses not otherwise provided for in this chapter or improvements appurtenant thereto, the fee shall be $5,055 per acre. When only a portion of a site is being developed, the city engineer may, by written agreement with the property owner, defer that portion of the fees due on the undeveloped portion of the site. (Ord. 620 § 1, 1988)

**DRAINAGE CAPITAL FUND FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 1,208 |
| Multi-Family Residential | Per Unit | $ 1,208 |
| Mobile Dwellings | Per Unit | $ 1,208 |
| Commercial Development | Per Acre | $ 7,342 |
| Industrial Development | Per Acre | $ 7,342 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 71,862 | $ 265,676 | $ 294,656 | $ 694,442 | $ 80,467 |
| Interest | $ 10,545 | $ 7,716 | $ 27,476 | $ 51,071 | $ 64,761 |
| Grant Reimbursement | $ - | $ 42,475 | $ - | $ 187,247 | $ 5,000 |
| Other Revenues | $ - | $ 144 | $ 38,719 | $ - | $ - |
| Total Revenues | $ 82,407 | $ 316,011 | $ 360,851 | $ 932,759 | $ 150,228 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 167,547 | $ 272,377 | $ 15,868 | $ 672,519 | $ 19,860 |
| AB 1600 Transfers Out | $ 68,181 | $ 71,744 | $ 51,600 | $ 50,128 | $ 51,931 |
| | $ 235,728 | $ 344,121 | $ 67,468 | $ 722,647 | $ 71,791 |
| Revenues less Expenditures | $ (153,320) | $ (28,110) | $ 293,382 | $ 210,113 | $ 78,437 |
| Fund Balance, Beginning of Year | $ 1,064,576 | $ 911,255 | $ 883,145 | $ 1,176,527 | $ 1,386,640 |
| Fund Balance, End of Year | $ 911,255 | $ 883,145 | $ 1,176,527 | $ 1,386,640 | $ 1,465,077 |
| Available Fund Balance | $ 911,255 | $ 883,145 | $ 1,176,527 | $ 1,386,640 | $ 1,465,077 |

**Drainage Capital**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 82,407 | $ 316,011 | $ 360,851 | $ 932,759 | $ 150,228 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | 512,090 | 82,407 | 316,011 | $ 360,851 | $ 932,759 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | 316,758 | 484,727 | 82,407 | $ 93,030 | $ 360,851 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | - | - | 417,258 | $ - | $ 21,239 |
| Available Revenue Prior Fiscal Year (5-yrs Old Funds) | - | - | - | $ - | $ - |
| Available Revenue Greater than Five Prior Fiscal Years | - | - | - | $ - | $ - |
| **Total Revenue Available** | $ 911,255 | $ 883,145 | $ 1,176,527 | $ 1,386,640 | $ 1,465,077 |

**Notes:**

Result: Five Year Revenue test met in accordance with Government Code 66001

**Capital Improvement Projects**

| **FY 2024-25 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Annual NPDES Water Quality | $ 8,404 | 100% | $ 8,404 | - | |
| Ed Mitchell Park | 9,990 | 100% | 9,990 | - | |
| Engineering Overhead (interfund transfer) | 51,466 | 100% | 51,466 | - | 2 |
| Administrative Overhead (interfund transfer) | 1,931 | 100% | 1,931 | - | 1 |
| | $ 71,791 | | $ 71,791 | $ - | |

| **FY 2023-24 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Ed Mitchell Park | $ 2,789 | 100% | $ 2,789 | $ - | |
| Ed Mitchell Park Drainage | 101 | 100% | 101 | - | |
| Flood Plain Mapping | 781 | 100% | 781 | - | |
| Persifer Street Alley Hydraulic Analysis | 43,137 | 0% | - | 43,137 | |
| Natoma Street Drainage Phase 2 | 477,540 | 100% | 477,540 | - | |
| East Bidwell Corridor Drainage Analysis | 97,532 | 0% | - | 97,532 | |
| Storm Drain Ponds | 640 | 100% | 640 | - | |
| Engineering Overhead (interfund transfer) | 96,329 | 100% | 96,329 | - | 2 |
| Administrative Overhead (interfund transfer) | 3,799 | 100% | 3,799 | - | 1 |
| | $ 722,647 | | $ 581,979 | $ 140,668 | |

| **FY 2022-23 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Ed Mitchell Park | $ 2,881 | 100% | $ 2,881 | $ - | |
| Ed Mitchell Park Drainage | 2,395 | 100% | 2,395 | - | |
| Flood Plain Mapping | 893 | 100% | 893 | - | |
| NPDES | 8,160 | 100% | 8,160 | - | |
| Weather Station | 745 | 100% | 745 | - | |
| Misc Expense | 795 | 100% | 795 | - | |
| Engineering Overhead (interfund transfer) | 46,940 | 100% | 46,940 | - | 2 |
| Administrative Overhead (interfund transfer) | 4,660 | 100% | 4,660 | - | 1 |
| | $ 67,468 | | $ 67,468 | $ - | |

| **FY 2021-22 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Storm Drain Ponds | $ 12,195 | 100% | $ 12,195 | $ - | |
| Willow Creek Estates Storm Drain Lining | 11,803 | 100% | 11,803 | - | |
| Flood Plain Mapping | 3,305 | 100% | 3,305 | - | |
| NPDES | 1,070 | 100% | 1,070 | - | |
| Weather Station | 30,228 | 100% | 30,228 | - | |
| Glenn Drive Storm Drain Outfall Failure | 48,440 | 100% | 48,440 | - | |
| Engineering Overhead (interfund transfer) | 228,141 | 100% | 228,141 | - | 2 |
| Administrative Overhead (interfund transfer) | 8,939 | 100% | 8,939 | - | 1 |
| | $ 344,121 | | $ 344,121 | $ - | |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Storm Drain Ponds | $ 67,237 | 100% | $ 67,237 | $ - | |
| Willow Creek Estates Storm Drain Lining | 7,307 | 100% | 7,307 | - | |
| Flood Plain Mapping | 3,654 | 100% | 3,654 | - | |
| NPDES | 5,616 | 100% | 5,616 | - | |
| Weather Station | 34,566 | 93% | 32,196 | 2,370 | |
| Annual NPDES Water Quality | 95,631 | 1% | 1,160 | 94,471 | |
| Engineering Overhead (interfund transfer) | 115,543 | 100% | 115,543 | - | [2] |
| Administrative Overhead (interfund transfer) | 3,015 | 100% | 3,015 | - | [1] |
| | $ 332,569 | | $ 235,728 | $ 96,841 | |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

[2] Interfund transfers are used to reimburse the General Fund for providing Engineering support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Light Rail Impact Fee Fund**

**Fund 451**

Section 10.50.040 of the Folsom Municipal Code establishes the provision for collection of a Light Rail Transportation Service Fee. The purpose of this fee is to implement the City General Plan, Urban Development Policy No. 17.20, which requires that the City develop a long range service system to service Folsom residents and businesses. As required by the General Plan, a long range transit plan has been developed entitled "City of Folsom Light Rail Transit Implementation Study, Final Report, dated February 1993" (hereafter the "transit study"), and includes an analysis of the feasibility and financing of: (1) Continued city-operated intra-community bus service; (2) Continued city-operated commuter bus service to downtown Sacramento and/or service to the nearest RT Metro Rail Station; and (3) Extending RT Metro service to Folsom and the preservation of future rights-of-way.

The fee established by chapter 10.50.010 is in addition to any other fees or charges or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, drainage fees levied by Chapter 17.95, major road fees levied by Chapter 12.04, capital improvement new construction fees levied by Chapter 17.92 and is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for light rail transportation service infrastructure which is needed to serve such development.

**LIGHT RAIL IMPACT FUND FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 844 |
| Multi-Family Residential | Per Unit | $ 580 |
| Mobile Dwellings | Per Unit | $ 580 |
| Commercial Development | Sq. Ft. | $ 0.267 |
| Industrial Development | Sq. Ft. | $ 0.111 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 46,722 | $ 121,969 | $ 147,974 | $ 317,318 | $ 61,457 |
| Interest | $ 12,872 | $ 8,772 | $ 28,554 | $ 49,992 | $ 62,074 |
| Other Revenues | $ - | $ - | $ - | $ - | $ 1,592 |
| Total Revenues | $ 59,594 | $ 130,740 | $ 176,528 | $ 367,310 | $ 125,124 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 127,315 | $ 1,321 | $ 65,010 | $ 18,914 | $ 10,000 |
| AB 1600 Transfers Out | $ 78,176 | $ 7,284 | $ 120,852 | $ 77,186 | $ 5,473 |
| | $ 205,491 | $ 8,605 | $ 185,862 | $ 96,101 | $ 15,473 |
| Revenues less Expenditures | $ (145,897) | $ 122,135 | $ (9,333) | $ 271,209 | $ 109,651 |
| Fund Balance, Beginning of Year | $ 1,096,223 | $ 950,326 | $ 1,072,462 | $ 1,063,129 | $ 1,334,338 |
| Fund Balance, End of Year | $ 950,326 | $ 1,072,462 | $ 1,063,129 | $ 1,334,338 | $ 1,443,989 |
| Available Fund Balance | $ 950,326 | $ 1,072,462 | $ 1,063,129 | $ 1,334,338 | $ 1,443,989 |

**Light Rail Impact Fee**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 59,594 | $ 130,740 | $ 176,528 | $ 367,310 | $ 125,124 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 272,425 | $ 59,594 | $ 130,740 | $ 176,528 | $ 367,310 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 290,067 | $ 272,425 | $ 59,594 | $ 130,740 | $ 176,528 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 328,241 | $ 290,067 | $ 272,425 | $ 59,594 | $ 130,740 |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | $ - | $ 319,636 | $ 290,067 | $ 272,425 | $ 59,594 |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ 133,775 | $ 327,741 | $ 584,693 |
| **Total Revenue Available** | $ 950,326 | $ 1,072,462 | $ 1,063,129 | $ 1,334,338 | $ 1,443,989 |

**Notes:**

The Light Rail Transportation Service Fee Fund reports funds being held beyond the five-years as described by AB1600. Per the 2026 Capital Improvement Plan funds are reserved for the Light Rail Project. The Light Rail Transportation Service Fee Fund will be utilized for $200,000 for this project annually.

**Capital Improvement Projects**

| **FY 2024-25 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Light Rail Project | $ 10,000 | 100% | $ 10,000 | $ - | |
| Administrative Overhead (interfund transfer) | 5,473 | 100% | 5,473 | - | [1] |
| | $ 15,473 | | $ 15,473 | $ - | |

| **FY 2023-24 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Light Rail Project | $ 18,914 | 100% | $ 18,914 | $ - | |
| Administrative and Engineering Overhead | 77,186 | 100% | 77,186 | - | [1] |
| | $ 96,100 | | $ 96,100 | $ - | |

| **FY 2022-23 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Light Rail Project | $ 65,010 | 100% | $ 65,010 | $ - | |
| Administrative and Engineering Overhead | 120,852 | 100% | 120,852 | - | [1] |
| | $ 185,862 | | $ 185,862 | $ - | |

| **FY 2021-22 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Light Rail Project | $ 1,321 | 100% | $ 1,321 | $ - | |
| Administrative Overhead (interfund transfer) | 7,284 | 100% | 7,284 | - | [1] |
| | $ 8,605 | | $ 8,605 | $ - | |

| **FY 2020-21 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Safety Bumps | $ 15,538 | 100% | $ 15,538 | $ - | |
| Light Rail Project | 88,827 | 100% | 88,827 | - | |
| Historic Folsom Station L&L | 71,122 | 32% | 22,950 | 48,172 | |
| Administrative and Engineering Overhead | 78,176 | 100% | 78,176 | - | [1] |
| | $ 253,663 | | $ 205,491 | $ 48,172 | |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government and Engineering support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**General Park Equipment Fee Fund**

**Fund 452**

Section 4.10.010 of the Folsom Municipal Code establishes the provision for collection of a Park Improvement impact fee. The fee established by this chapter is in addition to any other fees or charges, or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, capital improvement—new construction service charge levied by Chapter 17.92, drainage fees levied by Chapter 17.95, Quimby Act fees levied by Chapter 16.32 and major road fees levied by Chapter 12.04. The fee established by this chapter is to be collected for park and recreation facilities for which an account shall be established and funds appropriated, and for which a proposed construction schedule shall be adopted. The fee imposed by this chapter is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for park and recreation infrastructure which is needed to serve such development.

**GENERAL PARK EQUIPMENT CAPITAL FUND FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| **Residential** | | |
| Single Family | Per Unit | $ 109 |
| Single Family - HD | Per Unit | $ 109 |
| Multi-Family - LD | Per Unit | $ 109 |
| Multi-Family | Per Unit | $ 109 |
| Multi-Family - HD | Per Unit | $ 109 |
| Mobile Dwellings | Per Unit | $ 51 |
| **Non-Residential** | | |
| Commercial Development | Sq. Ft. | $ 0.021 |
| Industrial Development | Sq. Ft. | $ 0.021 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 83,624 | $ 112,358 | $ 127,996 | $ 143,553 | $ 59,827 |
| Interest | $ 2,344 | $ 2,768 | $ 10,020 | $ 20,478 | $ 26,244 |
| Total Revenues | $ 85,969 | $ 115,126 | $ 138,016 | $ 164,031 | $ 86,071 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 3,646 | $ 12,336 | $ 73,559 | $ - | $ 36,294 |
| AB 1600 Transfers Out | $ 137 | $ 219 | $ 414 | $ 500 | $ 537 |
| | $ 3,783 | $ 12,555 | $ 73,973 | $ 500 | $ 36,831 |
| Revenues less Expenditures | $ 82,186 | $ 102,571 | $ 64,043 | $ 163,531 | $ 49,240 |
| Fund Balance, Beginning of Year | $ 150,919 | $ 233,105 | $ 335,676 | $ 399,720 | $ 563,251 |
| Fund Balance, End of Year | $ 233,105 | $ 335,676 | $ 399,720 | $ 563,251 | $ 612,491 |
| Available Fund Balance | $ 233,105 | $ 335,676 | $ 399,720 | $ 563,251 | $ 612,491 |

**General Park Equipment**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 85,969 | $ 115,126 | $ 138,016 | $ 164,031 | $ 86,071 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 73,486 | $ 85,969 | $ 115,126 | $ 138,016 | $ 164,031 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 73,651 | $ 73,486 | $ 85,969 | $ 115,126 | $ 138,016 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ - | $ 61,096 | $ 60,609 | $ 85,969 | $ 115,126 |
| Available Revenue Prior Fiscal Year (5-yrs Old Funds) | $ - | $ - | $ - | $ 60,109 | $ 85,969 |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ - | $ 23,278 |
| **Total Revenue Available** | $ 233,105 | $ 335,676 | $ 399,720 | $ 563,251 | $ 612,491 |

**Notes:**

Result: The General Park Equipment Captial Fund reports funds being held beyond the five-years as described by AB1600. The funds will be utilized in FY26 to purchase new equipment and vehicle for new maintenance worker to provide service enhancements in the Parks & Recreation Department.

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Park Maintenance Equipment (interfund transfer) | $ 36,294 | 100% | $ 36,294 | $ - | |
| Administrative Overhead (interfund transfer) | $ 537 | 100% | $ 537 | $ - | 1 |
| | $ 36,831 | | $ 36,831 | $ - | |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 500 | 100% | $ 500 | $ - | 1 |
| | $ 500 | | $ 500 | $ - | |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 500 | 100% | $ 500 | $ - | 1 |
| | $ 500 | | $ 500 | $ - | |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Park Maintenance Equipment (interfund transfer) | $ 73,559 | 100% | $ 73,559 | $ - | 2 |
| Administrative Overhead (interfund transfer) | 414 | 100% | 414 | - | 1 |
| | $ 73,973 | | $ 73,973 | $ - | |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Park Maintenance Equipment (interfund transfer) | $ 12,336 | 100% | $ 12,336 | $ - | 2 |
| Administrative Overhead (interfund transfer) | 219 | 100% | 219 | - | 1 |
| | $ 12,555 | | $ 12,555 | $ - | |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Park Maintenance Equipment (interfund transfer) | $ 3,646 | 100% | $ 3,646 | $ - | 2 |
| Administrative Overhead (interfund transfer) | 137 | 100% | 137 | - | 1 |
| | $ 3,783 | | $ 3,783 | $ - | |

**Notes:**

1 Interfund transfers are used to reimburse the General Fund for providing General Government support.

2 Interfund transfers are used to reimburse the General Fund where the equipment costs were expensed.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Water Impact Fund**

**Fund 456**

Section 13.30.010 of the Folsom Municipal Code establishes the provision for collection of a Water Impact Fee. On October 31, 1988, the Folsom City Council approved and adopted its General Plan (the "General Plan") identifying proposed growth within the city limits and further identifying the impacts of such growth upon public facilities within the city including the impacts on water supply and the water supply system. The City of Folsom water master plan dated December 1998 (Water Plan) was adopted by the City Council on May 25, 1999 by Resolution No. 6028. The water plan analyzed the City's present and projected water supply and facilities demands, and the costs of water conservation efforts within developed areas of the City.

Section 13.30.030 established a water impact fee which is imposed on the construction of all new commercial, industrial and residential buildings that are to be served with water supplies owned and treated by the City. This fee shall be imposed on all new construction within the City, unless such property is otherwise exempt as provided for in Section 13.30.070 of this chapter. The fee established by this chapter is in addition to any other fees or charges or taxes that are required by law or City code as a condition of development. (Ord. 912 § 1 (part), 1999).

**WATER IMPACT FUND FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 1,148 |
| Multi-Family Residential | Per Unit | $ 618 |
| Commercial | Per Acre | $ 1,545 |
| Industrial / Office | Per Acre | $ 1,545 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 67,733 | $ 127,619 | $ 137,511 | $ 321,149 | $ 26,510 |
| Interest | $ 26,224 | $ 24,747 | $ 68,913 | $ 108,947 | $ 122,302 |
| Other Revenues | $ 454,001 | $ 36,746 | $ 35,357 | $ 26,529 | $ 22,736 |
| Total Revenues | $ 547,959 | $ 189,112 | $ 241,781 | $ 456,625 | $ 171,548 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 184,902 | $ 135,437 | $ 104,088 | $ 75,797 | $ 11,984 |
| Other Expenses | $ 47,139 | $ 195,351 | $ 216,603 | $ 128,883 | $ 258,897 |
| | $ 232,041 | $ 330,788 | $ 320,691 | $ 204,680 | $ 270,881 |
| Revenues less Expenditures | $ 315,918 | $ (141,676) | $ (78,910) | $ 251,945 | $ (99,333) |
| Fund Balance, Beginning of Year | $ 2,457,446 | $ 2,773,364 | $ 2,631,688 | $ 2,552,778 | $ 2,804,723 |
| Fund Balance, End of Year | $ 2,773,364 | $ 2,631,688 | $ 2,552,778 | $ 2,804,723 | $ 2,705,390 |
| Available Fund Balance | $ 2,773,364 | $ 2,631,688 | $ 2,552,778 | $ 2,804,723 | $ 2,705,390 |

**Water Impact Fund**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 547,959 | $ 189,112 | $ 241,781 | $ 456,625 | $ 171,548 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 307,896 | $ 547,959 | $ 189,112 | $ 241,781 | $ 456,625 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 425,079 | $ 307,896 | $ 547,959 | $ 189,112 | $ 241,781 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 519,340 | $ 425,079 | $ 307,896 | $ 547,959 | $ 189,112 |
| Available Revenue Prior Fiscal Year (5-yrs Old Funds) | $ 216,364 | $ 519,340 | $ 425,079 | $ 307,896 | $ 547,959 |
| Available Revenue Greater than Five Prior Fiscal Years | $ 756,726 | $ 642,302 | $ 840,951 | $ 1,061,350 | $ 1,098,365 |
| **Total Revenue Available** | $ 2,773,364 | $ 2,631,688 | $ 2,552,778 | $ 2,804,723 | $ 2,705,390 |

**Notes:**

The Water Impact Fee Fund reports funds being held beyond the five-years as described by AB1600. The funds will be reserved until sufficient funds are accumulated to support future water capital improvements. The fund will also be utilized for rebates to customers to reduce water use ($300,000).

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Water Delivery Reliability Study | $ 11,984 | 100% | $ 11,984 | $ - | |
| Dry Year and Water Conservation (interfund transfer) | 254,095 | 100% | 254,095 | - | 2 |
| Administrative Overhead (interfund transfer) | 4,802 | 100% | 4,802 | - | 1 |
| | $ 270,881 | | $ 270,881 | $ - | |
| | $ 270,881 | | $ 270,881 | $ - | |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Water Delivery Reliability Study | $ 70,414 | 100% | $ 70,414 | $ - | |
| Recycled Water | 5,384 | 100% | 5,384 | - | |
| Dry Year and Water Conservation (interfund transfer) | 121,757 | 100% | 121,757 | - | 2 |
| Administrative Overhead (interfund transfer) | 7,126 | 100% | 7,126 | - | 1 |
| | $ 204,680 | | $ 204,680 | $ - | |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| GSWC Inter-Tie Booster | $ 14,447 | 100% | $ 14,447 | $ - | |
| Water Delivery Reliability Study | 39,675 | 100% | 39,675 | - | |
| Recycled Water | 49,965 | 100% | 49,965 | - | |
| Dry Year and Water Conservation (interfund transfer) | 207,763 | 100% | 207,763 | - | 2 |
| Administrative Overhead (interfund transfer) | 8,840 | 100% | 8,840 | - | 1 |
| | $ 320,691 | | $ 320,691 | $ - | |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Empire Ranch non-Potable Water Well | $ 31,946 | 100% | $ 31,946 | $ - | |
| Water Delivery Reliability Study | 58,761 | 100% | 58,761 | - | |
| Recycled Water | 44,729 | 100% | 44,729 | - | |
| Dry Year and Water Conservation (interfund transfer) | 186,449 | 100% | 186,449 | - | 2 |
| Administrative Overhead (interfund transfer) | 8,902 | 100% | 8,902 | - | 1 |
| | $ 330,788 | | $ 330,788 | $ - | |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| GSWC Inter-Tie Booster | $ 142,506 | 100% | $ 142,506 | $ - | |
| Regional Water Authority | 17,500 | 100% | 17,500 | - | |
| Recycled Water | 24,896 | 100% | 24,896 | - | |
| Dry Year and Water Conservation (interfund transfer) | 40,653 | 100% | 40,653 | - | 2 |
| Administrative Overhead (interfund transfer) | 6,486 | 100% | 6,486 | - | 1 |
| | $ 232,041 | | $ 232,041 | $ - | |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

[2] Interfund transfers are used to reimburse the Water Operating Fund. The Water Operating Fund captured the expenses for water conservation.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Water Capital Improvement Fee Fund**

**Fund 521**

Section 13.24.060 of the Folsom Municipal Code establishes the provision for collection of a Water Connection Fee. Water connection charge was established to provide for the connection of water pipes to the city water system. (Ord 427, 1981)

**WATER CAPITAL IMPROVEMENT FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 3,916 |
| Multi-Family Residential | Per Unit | $ 2,545 |
| South Lexington Hills [1] | Per Unit | $ 2,425 |
| Mobile Dwellings | Per Unit | $ 2,545 |
| **Commercial/Industrial** | | |
| 3/4" meter | | $ 3,906 |
| 1" meter | | $ 9,740 |
| 1 1/2" meter | | $ 19,486 |
| 2" meter | | $ 31,183 |
| 3" meter | | $ 62,383 |
| 4" meter | | $ 97,506 |
| 6" meter | | $ 195,083 |
| 8" meter | | $ 312,236 |
| 10" meter | | $ 449,240 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 201,146 | $ 363,450 | $ 216,389 | $ 598,030 | $ 177,908 |
| Interest | $ (3,153) | $ (91,637) | $ 181,471 | $ 140,322 | $ 174,599 |
| Other Revenues | $ - | $ 467 | $ 3,819 | $ - | $ - |
| Total Revenues | $ 197,993 | $ 272,281 | $ 401,679 | $ 738,352 | $ 352,507 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 1,499,707 | $ 1,222,500 | $ 562,554 | $ 229,794 | $ 146,549 |
| AB 1600 Transfers Out | $ 9,969 | $ 16,393 | $ 26,899 | $ 22,460 | $ 9,912 |
| | $ 1,509,676 | $ 1,238,893 | $ 589,453 | $ 252,254 | $ 156,461 |
| Revenues less Expenditures | $ (1,311,683) | $ (966,613) | $ (187,775) | $ 486,097 | $ 196,046 |
| Fund Balance, Beginning of Year | $ 5,785,335 | $ 4,473,652 | $ 3,507,040 | $ 3,319,265 | $ 3,805,362 |
| Fund Balance, End of Year | $ 4,473,652 | $ 3,507,040 | $ 3,319,265 | $ 3,805,362 | $ 4,001,408 |
| Available Fund Balance | $ 4,473,652 | $ 3,507,040 | $ 3,319,265 | $ 3,805,362 | $ 4,001,408 |

**Water Connection Capital Improvement Fund**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 197,993 | $ 272,281 | $ 401,679 | $ 738,352 | $ 352,507 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 606,974 | $ 197,993 | $ 272,281 | $ 401,679 | $ 738,352 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 1,081,356 | $ 606,974 | $ 197,993 | $ 272,281 | $ 401,679 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 1,414,462 | $ 1,081,356 | $ 606,974 | $ 197,993 | $ 272,281 |
| Available Revenue Prior Fiscal Year (5-yrs Old Funds) | $ 747,906 | $ 1,348,436 | $ 1,081,356 | $ 606,974 | $ 197,993 |
| Available Revenue Greater than Five Prior Fiscal Years | $ 424,961 | $ - | $ 758,983 | $ 1,588,084 | $ 2,038,597 |
| **Total Revenue Available** | $ 4,473,652 | $ 3,507,040 | $ 3,319,265 | $ 3,805,362 | $ 4,001,408 |

**Notes:**

The Water Connection Fee Fund reports funds being held beyond the five-years as described by AB1600. Per the 2026 Capital Improvement Plan funds are reserved for the Water Pre-Treatment Sytem Improvement project which is scheduled to begin construction in FY26.

**Capital Improvement Projects**

| **FY 2024-25 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Water Treatment Plant Backwash & Recycle Water | $ 125,000 | 35% | $ 43,315 | $ 81,685 | |
| Water Treament Plant Caustic Soda | $ 104,528 | 99% | $ 103,234 | $ 1,294 | |
| Administrative Overhead (interfund transfer) | 9,912 | 100% | 9,912 | - | [1] |
| | $ 239,440 | | $ 156,461 | $ 82,979 | |

| **FY 2023-24 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Water Treatment Plant Backwash & Recycle Water | $ 658,301 | 35% | $ 229,794 | $ 428,507 | |
| Administrative Overhead (interfund transfer) | 22,460 | 100% | 22,460 | - | [1] |
| | $ 680,761 | | $ 252,254 | $ 428,507 | |

| **FY 2022-23 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Water Treatment Plant Backwash & Recycle Water | $ 1,245,535 | 35% | $ 433,348 | $ 812,187 | |
| Water Treatment Plant Pre-Treatment System Imp | 130,274 | 99% | 129,206 | 1,068 | |
| Administrative Overhead (interfund transfer) | 26,899 | 100% | 26,899 | - | [1] |
| | $ 1,402,708 | | $ 589,453 | $ 813,255 | |

| **FY 2021-22 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Water Treatment Plant Backwash & Recycle Water | $ 71,362 | 4% | $ 2,589 | $ 68,773 | |
| Water Treatment Plant Pre-Treatment System Imp | 1,219,911 | 100% | 1,219,911 | - | |
| Administrative Overhead (interfund transfer) | 16,393 | 100% | 16,393 | - | [1] |
| | $ 1,307,666 | | $ 1,238,893 | $ 68,773 | |

| **FY 2020-21 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Water Treatment Plant Polymer Reliability & Redundancy | $ 109,390 | 23% | $ 25,314 | $ 84,076 | |
| Water Treatment Plant Pre-Treatment System Imp | 1,517,623 | 97% | 1,474,393 | 43,231 | |
| Administrative Overhead (interfund transfer) | 9,969 | 100% | 9,969 | - | [1] |
| | $ 1,636,983 | | $ 1,509,676 | $ 127,307 | |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Sewer Capital Improvement Fee Fund**

**Fund 531**

Section 13.25.010 of the Folsom Municipal Code establishes the provision for collection of a sewer connection charge. This charge shall be collected prior to the issuance of building permits for commercial/industrial development and dwelling units as established by resolution of the city council. The purpose of the fee is to establish a fund for financing equipment and capital improvement projects required to maintain municipal services at adequate levels as service requirements increase with the construction of commercial/industrial developments and dwelling units.

**SEWER CAPITAL IMPROVEMENT FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 1,250 |
| Multi-Family Residential | Per Unit | $ 977 |
| South Lexington Hills | Per Unit | $ 973 |
| Mobile Dwellings | Per Unit | $ 1,105 |
| **Commercial/Industrial** | | |
| 3/4" inch | | $ 1,250 |
| 1" inch | | $ 1,250 |
| 1 1/2" inch | | $ 2,503 |
| 2" inch | | $ 4,005 |
| 3" inch | | $ 7,510 |
| 4" inch | | $ 12,517 |
| 6" inch | | $ 25,033 |
| 8" inch | | $ 40,052 |
| 10" inch | | $ 57,574 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 39,835 | $ 58,694 | $ 219,485 | $ 177,765 | $ 75,036 |
| Interest | $ 13,343 | $ 10,092 | $ 24,614 | $ 34,177 | $ 27,214 |
| Total Revenues | $ 53,178 | $ 68,785 | $ 244,099 | $ 211,941 | $ 102,250 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ - | $ 79,982 | $ 99,673 | $ 596,651 | $ 8,460 |
| AB 1600 Transfers Out | $ 949 | $ 1,160 | $ 2,471 | $ 25,937 | $ 2,896 |
| | $ 949 | $ 81,142 | $ 102,144 | $ 622,588 | $ 11,356 |
| Revenues less Expenditures | $ 52,229 | $ (12,357) | $ 141,955 | $ (410,647) | $ 90,894 |
| Fund Balance, Beginning of Year | $ 427,628 | $ 479,857 | $ 467,500 | $ 609,455 | $ 198,808 |
| Fund Balance, End of Year | $ 479,857 | $ 467,500 | $ 609,455 | $ 198,808 | $ 289,702 |
| Available Fund Balance | $ 479,857 | $ 467,500 | $ 609,455 | $ 198,808 | $ 289,702 |

**Sewer Capital**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 53,178 | $ 68,785 | $ 244,099 | $ 198,808 | $ 102,250 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 72,487 | $ 53,178 | $ 68,785 | $ - | $ 187,452 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 129,796 | $ 72,487 | $ 53,178 | $ - | $ - |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 224,396 | $ 129,796 | $ 72,487 | $ - | $ - |
| Available Revenue Prior Fiscal Year (5-yrs and beyond) | $ - | $ 143,254 | $ 129,796 | $ - | $ - |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ 41,110 | $ - | $ - |
| **Total Revenue Available** | $ 479,857 | $ 467,500 | $ 609,455 | $ 198,808 | $ 289,702 |

**Notes:**

Result: Five Year Revenue test met in accordance with Government Code 66001

**Capital Improvement Projects**

| **FY 2024-25 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative and Engineering Overhead | $ 2,896 | 100% | $ 2,896 | $ - | [1] |
| Sewer Evaluation & Capacity Plan | 70,053 | 12% | 8,460 | 61,593 | |
| | $ 72,949 | | $ 11,356 | $ 61,593 | |

| **FY 2023-24 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative and Engineering Overhead | $ 25,937 | 100% | $ 25,937 | $ - | [1] |
| Sewer Evaluation & Capacity Plan | 4,823,718 | 12% | 596,651 | 4,227,067 | |
| | $ 4,849,655 | | $ 622,588 | $ 4,227,067 | |

| **FY 2022-23 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative and Engineering Overhead | $ 2,471 | 100% | $ 2,471 | $ - | [1] |
| Sewer Evaluation & Capacity Plan | 547,654 | 18% | 99,673 | 447,981 | |
| | $ 550,125 | | $ 102,144 | $ 447,981 | |

| **FY 2021-22 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative and Engineering Overhead | $ 1,160 | 100% | $ 1,160 | $ - | [1] |
| Sewer Evaluation & Capacity Plan | 92,062 | 87% | 79,982 | 12,080 | |
| | $ 93,222 | | $ 81,142 | $ 12,080 | |

| **FY 2020-21 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative and Engineering Overhead | $ 949 | 100% | $ 949 | $ - | [1] |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government and Engineering support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Facilities Augmentation Critical Fee Fund**

**Fund 536**

Section 3.40.010 of the Folsom Municipal Code establishes the provision for collection of a facilities augmentation fee for the Folsom south area facilities plan. The fee is intended to augment existing City fees and thereby provide the necessary means for financing the construction of the facilities identified in the Folsom south area facilities plan.

**FACILITIES AUGMENTATION CRITICAL FEE SCHEDULE**

This fee is based on location and lot size. For fees related to development of property in this area please contact the City.

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ - | $ - | $ - | $ - | $ - |
| Interest | $ 438 | $ 355 | $ 1,052 | $ 1,725 | $ 1,950 |
| Total Revenues | $ 438 | $ 355 | $ 1,052 | $ 1,725 | $ 1,950 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ - | $ - | $ - | $ - | $ - |
| AB 1600 Transfers Out | $ 144 | $ 59 | $ 54 | $ 47 | $ 35 |
| | $ 144 | $ 59 | $ 54 | $ 47 | $ 35 |
| Revenues less Expenditures | $ 294 | $ 296 | $ 998 | $ 1,678 | $ 1,915 |
| Fund Balance, Beginning of Year | $ 40,571 | $ 40,864 | $ 41,161 | $ 42,159 | $ 43,837 |
| Fund Balance, End of Year | $ 40,864 | $ 41,161 | $ 42,159 | $ 43,837 | $ 45,752 |
| Available Fund Balance | $ 40,864 | $ 41,161 | $ 42,159 | $ 43,837 | $ 45,752 |

**Facilities Augmentation Critical**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 438 | $ 355 | $ 1,052 | $ 1,725 | $ 1,950 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 691 | $ 438 | $ 355 | $ 1,052 | $ 1,725 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 320 | $ 691 | $ 438 | $ 355 | $ 1,052 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 2,306 | $ 320 | $ 691 | $ 438 | $ 355 |
| Available Revenue Prior Fiscal Year (5-yrs and beyond) | $ 3,616 | $ 2,306 | $ 320 | $ 691 | $ 438 |
| Available Revenue Greater than Five Prior Fiscal Years | $ 33,494 | $ 37,051 | $ 39,303 | $ 39,576 | $ 40,232 |
| **Total Revenue Available** | $ 40,864 | $ 41,161 | $ 42,159 | $ 43,837 | $ 45,752 |

**Notes:**

The Facilities Augmentation Crititcal Fund reports funds being held beyond the five-years as described by AB1600. The funds had been held for the Water Treatment Plant Lime System Upgrade project. That project has been replaced by the Water Treatment Plan Caustic Soda System project which will assume the funding.

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 35 | 100% | $ 35 | $ - [1] |
| | $ 35 | | $ 35 | $ - |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 47 | 100% | $ 47 | $ - [1] |
| | $ 47 | | $ 47 | $ - |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 54 | 100% | $ 54 | $ - [1] |
| | $ 54 | | $ 54 | $ - |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 59 | 100% | $ 59 | $ - [1] |
| | $ 59 | | $ 59 | $ - |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 144 | 100% | $ 144 | $ - [1] |
| | $ 144 | | $ 144 | $ - |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Facilities Augmentation General Fee Fund**

**Fund 537**

Section 3.40.010 of the Folsom Municipal Code establishes the provision for collection of a facilities augmentation fee for the Folsom south area facilities plan. The fee is intended to augment existing City fees and thereby provide the necessary means for financing the construction of the facilities identified in the Folsom south area facilities plan.

**FACILITIES AUGMENTATION GENERAL FEE SCHEDULE**

This fee is based on location and lot size. For fees related to development of property in this area please contact the City.

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 7 | $ - | $ - | $ - | $ - |
| Interest | $ 857 | $ 747 | $ 2,280 | $ 1,471 | $ - |
| Total Revenues | $ 864 | $ 747 | $ 2,280 | $ 1,471 | $ - |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ - | $ - | $ 27,577 | $ 60,423 | $ 220 |
| AB 1600 Transfers Out | $ 4,970 | $ 426 | $ 118 | $ 103 | $ 431 |
| | $ 4,970 | $ 426 | $ 27,695 | $ 60,526 | $ 651 |
| Revenues less Expenditures | $ (4,106) | $ 321 | $ (25,415) | $ (59,055) | $ (651) |
| Fund Balance, Beginning of Year | $ 93,294 | $ 89,188 | $ 89,509 | $ 64,093 | $ 5,038 |
| Fund Balance, End of Year | $ 89,188 | $ 89,509 | $ 64,093 | $ 5,038 | $ 4,387 |
| Available Fund Balance | $ 89,188 | $ 89,509 | $ 64,093 | $ 5,038 | $ 4,387 |

**Facilities Augmentation General**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 864 | $ 747 | $ 2,280 | $ 1,471 | $ - |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 932 | $ 864 | $ 747 | $ 2,280 | $ 1,471 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 5,170 | $ 932 | $ 864 | $ 747 | $ 2,280 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 5,670 | $ 5,170 | $ 932 | $ 541 | $ 637 |
| Available Revenue Prior Fiscal Year (5-yrs and beyond) | $ 7,024 | $ 5,670 | $ 5,170 | $ - | $ - |
| Available Revenue Greater than Five Prior Fiscal Years | $ 69,528 | $ 76,126 | $ 54,101 | $ - | $ - |
| **Total Revenue Available** | $ 89,188 | $ 89,509 | $ 64,093 | $ 5,038 | $ 4,387 |

**Notes:**

Result: Five Year Revenue test met in accordance with Government Code 66001

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | 651 | 100% | 651 | - | [1] |
| | $ 651 | | $ 651 | $ - | |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Iron Point Median | $ 148,904 | 41% | $ 60,423 | $ 88,481 | |
| Administrative Overhead (interfund transfer) | 103 | 100% | 103 | - | [1] |
| | $ 149,007 | | $ 60,526 | $ 88,481 | |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Iron Point Median | $ 512,337 | 5% | $ 27,577 | $ 484,760 | |
| Administrative Overhead (interfund transfer) | 118 | 100% | 118 | - | [1] |
| | $ 512,455 | | $ 27,695 | $ 484,760 | |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 426 | 100% | $ 426 | $ - | [1] |
| | $ 426 | | $ 426 | $ - | |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 4,970 | 100% | $ 4,970 | $ - | [1] |
| | $ 4,970 | | $ 4,970 | $ - | |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Solid Waste Capital Improvement Fee Fund**

**Fund 541**

Section 3.20.045 of the Folsom Municipal Code established a capital improvement service charge which shall be collected prior to the issuance of building permits for all residential development and upon application to the finance department for all commercial/industrial development as established by resolution of the City Council. The purpose of the fee is to establish a fund for financing equipment and capital improvement purchases required to maintain municipal services at adequate levels as service requirements increase with the construction of commercial/industrial developments and dwelling units.

**SOLID WASTE CAPITAL IMPROVEMENT FEE SCHEDULE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 422 |
| Multi-Family Residential | Per Unit | $ 194 |
| Mobile Dwellings | Per Unit | $ 194 |
| **Commercial/Industrial** | | |
| 2 yard dumpster | | $ 4,735 |
| 3 yard dumpster | | $ 4,767 |
| 4 yard dumpster | | $ 4,834 |
| 6 yard dumpster | | $ 5,032 |
| 15 yard roll-off | | $ 15,500 |
| 20 yard roll-off | | $ 15,916 |
| 30 yard roll-off | | $ 16,556 |
| 40 yard roll-off | | $ 16,914 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 74,494 | $ 96,108 | $ 107,807 | $ 113,223 | $ 48,351 |
| Interest | $ 3,749 | $ 783 | $ 6,593 | $ 14,443 | $ 19,912 |
| Total Revenues | $ 78,243 | $ 96,891 | $ 114,400 | $ 127,665 | $ 68,263 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 27,128 | $ 14,365 | $ 13,366 | $ 2,273 | $ 4,607 |
| AB 1600 Transfers Out | $ 345,234 | $ 1,416 | $ 907 | $ 650 | $ 578 |
| | $ 372,362 | $ 15,781 | $ 14,273 | $ 2,923 | $ 5,185 |
| Revenues less Expenditures | $ (294,119) | $ 81,110 | $ 100,127 | $ 124,743 | $ 63,078 |
| Fund Balance, Beginning of Year | $ 385,595 | $ 91,476 | $ 172,586 | $ 272,712 | $ 397,455 |
| Fund Balance, End of Year | $ 91,476 | $ 172,586 | $ 272,712 | $ 397,455 | $ 460,533 |
| Available Fund Balance | $ 91,476 | $ 172,586 | $ 272,712 | $ 397,455 | $ 460,533 |

**Solid Waste Capital Improvement Fund**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 78,243 | $ 96,891 | $ 114,400 | $ 127,665 | $ 68,263 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 13,233 | $ 75,695 | $ 96,891 | $ 114,400 | $ 127,665 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ - | $ - | $ 61,422 | $ 96,891 | $ 114,400 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ - | $ - | $ - | $ 58,499 | $ 96,891 |
| Available Revenue Prior Fiscal Year (5-yrs and beyond) | $ - | $ - | $ - | $ - | $ 53,314 |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ - | $ - |
| **Total Revenue Available** | $ 91,476 | $ 172,586 | $ 272,712 | $ 397,455 | $ 460,533 |

**Notes:**

Result: Five Year Revenue test met in accordance with Government Code 66001

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Garbage Containers | $ 4,607 | 100% | $ 4,607 | $ - | |
| Administrative Overhead (interfund transfer) | 578 | 100% | 578 | - | 1 |
| | $ 5,185 | | $ 5,185 | $ - | |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Garbage Containers | $ 2,273 | 100% | $ 2,273 | $ - | |
| Administrative Overhead (interfund transfer) | 650 | 100% | 650 | - | 1 |
| | $ 2,923 | | $ 2,923 | $ - | |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Garbage Containers | $ 13,366 | 100% | $ 13,366 | $ - | |
| Administrative Overhead (interfund transfer) | 907 | 100% | 907 | - | 1 |
| | $ 14,273 | | $ 14,273 | $ - | |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Garbage Containers | $ 14,365 | 100% | $ 14,365 | $ - | |
| Administrative Overhead (interfund transfer) | 1,416 | 100% | 1,416 | - | 1 |
| | $ 15,781 | | $ 15,781 | $ - | |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Garbage Containers | $ 27,128 | 100% | $ 27,128 | $ - | |
| Solid Waste Capital Equipment (interfund transfer) | 344,127 | 100% | 344,127 | - | 2 |
| Administrative Overhead (interfund transfer) | 1,107 | 100% | 1,107 | - | 1 |
| | $ 372,362 | | $ 372,362 | $ - | |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

[2] Interfund transfers are used to reimburse the Solid Waste Operating Fund. The Solid Waste Operating Fund captured the expenses for the purchase of Solid Waste Capital Equipment.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Folsom Plan Area Highway 50 Improvements Fee Fund**

**Fund 443**

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Highway 50 Improvement Fee. The purpose of this fee is to fund certain improvements to Highway 50 that serve the Folsom plan area such as, for example: Highway 50 segments from Sunrise to Hazel; Hazel to Folsom Boulevard, Folsom Boulevard to Scott Road, and the Hazel interchange modifications, as described in the PFFP and the nexus study, and including but not limited to those improvements identified in the memorandum of understanding dated December 17, 2014, entered into between the City and Caltrans.

**FOLSOM PLAN AREA HIGHWAY 50 IMPROVEMENT FEE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 1,702 |
| Single Family Residential High Density | Per Unit | $ 1,549 |
| Multi-Family Residential Low Density | Per Unit | $ 1,394 |
| Multi-Family Residential Medium Density | Per Unit | $ 1,239 |
| Multi-Family Residential High Density | Per Unit | $ 1,162 |
| Mixed Use - Residential | Per Unit | $ 1,084 |
| Mixed User - Commercial | Sq. Ft. | $ 2.09 |
| Office Park | Sq. Ft. | $ 1.75 |
| General Commercial | Sq. Ft. | $ 2.48 |
| Community Commercial | Sq. Ft. | $ 2.48 |
| Regional Commercial | Sq. Ft. | $ 1.80 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 1,031,102 | $ 1,273,362 | $ 1,537,486 | $ 1,335,666 | $ 826,977 |
| Interest | $ 49,022 | $ 24,086 | $ 98,544 | $ 154,839 | $ 555,916 |
| Total Revenues | $ 1,080,124 | $ 1,297,448 | $ 1,636,030 | $ 1,490,504 | $ 1,382,893 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ - | $ - | $ - | $ - | $ - |
| AB 1600 Transfers Out | $ - | $ - | $ - | $ - | $ 3,895 |
| | $ - | $ - | $ - | $ - | $ 3,895 |
| Revenues less Expenditures | $ 1,080,124 | $ 1,297,448 | $ 1,636,030 | $ 1,490,504 | $ 1,378,998 |
| Fund Balance, Beginning of Year | $ 699,022 | $ 1,779,146 | $ 3,076,594 | $ 4,712,624 | $ 6,203,129 |
| Fund Balance, End of Year | $ 1,779,146 | $ 3,076,594 | $ 4,712,624 | $ 6,203,129 | $ 7,582,126 |
| Available Fund Balance | $ 1,779,146 | $ 3,076,594 | $ 4,712,624 | $ 6,203,129 | $ 7,582,126 |

**FPA Highway 50 Improvements**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 1,080,124 | $ 1,297,448 | $ 1,636,030 | $ 1,490,504 | $ 1,382,893 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 391,078 | $ 1,080,124 | $ 1,297,448 | $ 1,636,030 | $ 1,490,504 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 284,700 | $ 391,078 | $ 1,080,124 | $ 1,297,448 | $ 1,636,030 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 23,244 | $ 284,700 | $ 391,078 | $ 1,080,124 | $ 1,297,448 |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | $ - | $ 23,244 | $ 284,700 | $ 391,078 | $ 1,080,124 |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ 23,244 | $ 307,945 | $ 695,127 |
| **Total Revenue Available** | $ 1,779,146 | $ 3,076,594 | $ 4,712,624 | $ 6,203,129 | $ 7,582,126 |

**Notes:**

The Folsom Plan Area Highway 50 Improvement Fee Fund reports funds being held beyond the five-years as described by AB1600. The Folsom Plan Area Highway 50 Improvement Fee is intended to provide the City of Folsom's share of a future Caltrans project to widen Highway 50. Caltrans has yet to program that project.

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 3,895 | 100% | $ 3,895 | $ - [1] |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ 3,895 | | $ 3,895 | $ - |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| | $ - | 0% | $ - | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ - | | $ - | $ - |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| | $ - | 0% | $ - | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ - | | $ - | $ - |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| | $ - | 0% | $ - | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ - | | $ - | $ - |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 38 | 100% | $ 38 | $ - [1] |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ 38 | | $ 38 | $ - |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Folsom Plan Area Highway 50 Interchange Fee Fund**

**Fund 444**

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Highway 50 Interchange Fee. The purpose of this fee is to fund a fair share contribution toward certain Highway 50 interchanges that serve the Folsom plan area, such as, for example, the Empire Ranch Road interchange, the Oak Avenue parkway interchange, the Scott/Bidwell interchange modifications, the Prairie City Road interchange modifications, and the Rowberry Drive Overcrossing, as described in the PFFP and the nexus study.

**FOLSOM PLAN AREA HIGHWAY 50 INTERCHANGE FEE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 3,464 |
| Single Family Residential High Density | Per Unit | $ 3,149 |
| Multi-Family Residential Low Density | Per Unit | $ 2,833 |
| Multi-Family Residential Medium Density | Per Unit | $ 2,517 |
| Multi-Family Residential High Density | Per Unit | $ 2,363 |
| Mixed Use - Residential | Per Unit | $ 2,206 |
| Mixed User - Commercial | Sq. Ft. | $ 4.25 |
| Office Park | Sq. Ft. | $ 3.57 |
| General Commercial | Sq. Ft. | $ 5.00 |
| Community Commercial | Sq. Ft. | $ 5.00 |
| Regional Commercial | Sq. Ft. | $ 3.66 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 2,096,084 | $ 2,589,411 | $ 2,989,948 | $ 2,695,506 | $ 1,681,199 |
| Interest | $ 74,372 | $ (150,415) | $ 87,481 | $ 633,755 | $ 1,095,117 |
| Total Revenues | $ 2,170,456 | $ 2,438,996 | $ 3,077,429 | $ 3,329,261 | $ 2,776,316 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ - | $ - | $ - | $ - | $ - |
| AB 1600 Transfers Out | $ - | $ - | $ - | $ - | $ 7,807 |
| | $ - | $ - | $ - | $ - | $ 7,807 |
| Revenues less Expenditures | $ 2,170,456 | $ 2,438,996 | $ 3,077,429 | $ 3,329,261 | $ 2,768,509 |
| Fund Balance, Beginning of Year | $ 1,469,115 | $ 3,639,571 | $ 6,078,567 | $ 9,155,996 | $ 12,485,257 |
| Fund Balance, End of Year | $ 3,639,571 | $ 6,078,567 | $ 9,155,996 | $ 12,485,257 | $ 15,253,766 |
| Available Fund Balance | $ 3,639,571 | $ 6,078,567 | $ 9,155,996 | $ 12,485,257 | $ 15,253,766 |

**FPA Highway 50 Interchange**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 2,170,456 | $ 2,438,996 | $ 3,077,429 | $ 3,329,261 | $ 2,776,316 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 794,151 | $ 2,170,456 | $ 2,438,996 | $ 3,077,429 | $ 3,329,261 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 627,703 | $ 794,151 | $ 2,170,456 | $ 2,438,996 | $ 3,077,429 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 47,261 | $ 627,703 | $ 794,151 | $ 2,170,456 | $ 2,438,996 |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | $ - | $ 47,261 | $ 627,703 | $ 794,151 | $ 2,170,456 |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ 47,261 | $ 674,964 | $ 1,461,308 |
| **Total Revenue Available** | $ 3,639,571 | $ 6,078,567 | $ 9,155,996 | $ 12,485,257 | $ 15,253,766 |

**Notes:**

The Folsom Plan Area Highway 50 Interchange Fee Fund reports funds being held beyond the five-years as described by AB1600. The Folsom Plan Area Highway 50 Interchange Fee is intended to provide partial funding for the US50/Empire Ranch Road Interchange, US50/East Bidwell Street Interchange modifications (TBD), US50/Rowberry Drive Crossing (TBD), and US50/Oak Avenue Parkway Interchange.

**Capital Improvement Projects**

| **FY 2024-25 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 7,807 | 100% | $ 7,807 | $ - [1] |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ 7,807 | | $ 7,807 | $ - |

| **FY 2023-24 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| | $ - | 0% | $ - | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ - | | $ - | $ - |

| **FY 2022-23 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| | $ - | 0% | $ - | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ - | | $ - | $ - |

| **FY 2021-22 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| | $ - | 0% | $ - | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ - | | $ - | $ - |

| **FY 2020-21 Projects** | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| | $ - | 0% | $ - | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ - | | $ - | $ - |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Folsom Plan Area Transit Impact Fee Fund**

**Fund 449**

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Transit Fee. The purpose of this fee is to fund public transit improvements in the Folsom plan area, including, but not limited to, improvements to the transit corridor, transit parking, transit stops, and a share of the public transit vehicles, as described in the PFFP and the nexus study.

**FOLSOM PLAN AREA TRANSIT FEE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 1,759 |
| Single Family Residential High Density | Per Unit | $ 1,599 |
| Multi-Family Residential Low Density | Per Unit | $ 1,439 |
| Multi-Family Residential Medium Density | Per Unit | $ 1,280 |
| Multi-Family Residential High Density | Per Unit | $ 1,198 |
| Mixed Use - Residential | Per Unit | $ 1,121 |
| Mixed User - Commercial | Sq. Ft. | $ 2.15 |
| Office Park | Sq. Ft. | $ 1.80 |
| General Commercial | Sq. Ft. | $ 2.55 |
| Community Commercial | Sq. Ft. | $ 2.55 |
| Regional Commercial | Sq. Ft. | $ 1.87 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 1,064,446 | $ 1,315,011 | $ 1,523,953 | $ 1,363,773 | $ 853,807 |
| Interest | $ 15,331 | $ 24,842 | $ (46,364) | $ 322,264 | $ 556,165 |
| Total Revenues | $ 1,079,777 | $ 1,339,853 | $ 1,477,589 | $ 1,686,037 | $ 1,409,972 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ - | $ - | $ - | $ - | $ - |
| AB 1600 Transfers Out | $ - | $ - | $ - | $ - | $ 3,969 |
| | $ - | $ - | $ - | $ - | $ 3,969 |
| Revenues less Expenditures | $ 1,079,777 | $ 1,339,853 | $ 1,477,589 | $ 1,686,037 | $ 1,406,003 |
| Fund Balance, Beginning of Year | $ 758,092 | $ 1,837,869 | $ 3,177,722 | $ 4,655,311 | $ 6,341,348 |
| Fund Balance, End of Year | $ 1,837,869 | $ 3,177,722 | $ 4,655,311 | $ 6,341,348 | $ 7,747,350 |
| Available Fund Balance | $ 1,837,869 | $ 3,177,722 | $ 4,655,311 | $ 6,341,348 | $ 7,747,350 |

**FPA Transit Impact**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 1,079,777 | $ 1,339,853 | $ 1,477,589 | $ 1,686,037 | $ 1,409,972 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 403,204 | $ 1,079,777 | $ 1,339,853 | $ 1,477,589 | $ 1,686,037 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 330,888 | $ 403,204 | $ 1,079,777 | $ 1,339,853 | $ 1,477,589 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ 24,000 | $ 354,888 | $ 403,204 | $ 1,079,777 | $ 1,339,853 |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | $ - | $ - | $ 354,888 | $ 403,204 | $ 1,079,777 |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ 354,888 | $ 754,122 |
| **Total Revenue Available** | $ 1,837,869 | $ 3,177,722 | $ 4,655,311 | $ 6,341,348 | $ 7,747,350 |

**Notes:**

The Folsom Plan Area Transit Fee Fund reports funds being held beyond the five-years as described by AB1600. The Transit Fee is intended to fund implementation of the Folsom Plan Area Transit Master Plan. This project cannot be implemented at this time as the plan area roadways have not been fully constructed yet.

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 3,969 | 100% | $ 3,969 | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ 3,969 | | $ 3,969 | $ - |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| | $ - | 0% | $ - | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ - | | $ - | $ - |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| | $ - | 0% | $ - | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ - | | $ - | $ - |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| | $ - | 0% | $ - | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ - | | $ - | $ - |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| | $ - | 0% | $ - | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ - | | $ - | $ - |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Folsom Plan Area Corporation Yard Fee Fund**

**Fund 459**

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Corporation Yard Fee. The purpose of this fee is to fund the cost of land for the corporation yard, and the fair share of the cost of facilities and construction of the city's new corporation yard necessary to accommodate future growth in the city and the Folsom plan area, as described in the PFFP and the nexus study.

**FOLSOM PLAN AREA CORPORATION YARD FEE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 1,666 |
| Single Family Residential High Density | Per Unit | $ 1,010 |
| Multi-Family Residential Low Density | Per Unit | $ 608 |
| Multi-Family Residential Medium Density | Per Unit | $ 292 |
| Multi-Family Residential High Density | Per Unit | $ 219 |
| Mixed Use - Residential | Per Unit | $ 273 |
| Mixed User - Commercial | Sq. Ft. | $ 0.63 |
| Office Park | Sq. Ft. | $ 0.42 |
| General Commercial | Sq. Ft. | $ 0.49 |
| Community Commercial | Sq. Ft. | $ 0.55 |
| Regional Commercial | Sq. Ft. | $ 0.45 |

***Statement of Revenues Expenditures and Changes in Fund Balance***
***for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 661,297 | $ 840,618 | $ 637,985 | $ 848,641 | $ 519,206 |
| Interest | $ 2,760 | $ 6,532 | $ 37,342 | $ 96,779 | $ 139,522 |
| Total Revenues | $ 664,057 | $ 847,150 | $ 675,327 | $ 945,420 | $ 658,728 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 281,332 | $ 273,516 | $ - | $ - | $ - |
| AB 1600 Transfers Out | $ 588 | $ 195 | $ 688 | $ 1,256 | $ 1,460 |
| | $ 281,920 | $ 273,711 | $ 688 | $ 1,256 | $ 1,460 |
| Revenues less Expenditures | $ 382,137 | $ 573,439 | $ 674,639 | $ 944,164 | $ 657,268 |
| Fund Balance, Beginning of Year | $ 134,946 | $ 517,083 | $ 1,090,522 | $ 1,765,161 | $ 2,709,325 |
| Fund Balance, End of Year | $ 517,083 | $ 1,090,522 | $ 1,765,161 | $ 2,709,325 | $ 3,366,592 |
| Available Fund Balance | $ 517,083 | $ 1,090,522 | $ 1,765,161 | $ 2,709,325 | $ 3,366,592 |

**FPA Corporation Yard**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 517,083 | $ 847,150 | $ 675,327 | $ 945,420 | $ 658,728 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ - | $ 243,372 | $ 847,150 | $ 675,327 | $ 945,420 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ - | $ - | $ 242,684 | $ 847,150 | $ 675,327 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ - | $ - | $ - | $ 241,428 | $ 847,150 |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | $ - | $ - | $ - | $ - | $ 239,968 |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ - | $ - |
| **Total Revenue Available** | $ 517,083 | $ 1,090,522 | $ 1,765,161 | $ 2,709,325 | $ 3,366,592 |

**Notes:**

Result: Five Year Revenue test met in accordance with Government Code 66001

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 1,460 | 100% | $ 1,460 | $ - | [1] |
| | $ 1,460 | | $ 1,460 | $ - | |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 1,256 | 100% | $ 1,256 | $ - | [1] |
| | $ 1,256 | | $ 1,256 | $ - | |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Administrative Overhead (interfund transfer) | $ 688 | 100% | $ 688 | $ - | [1] |
| | $ 688 | | $ 688 | $ - | |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Purchase Corp Yard Property | $ 273,516 | 100% | $ 273,516 | $ - | |
| Administrative Overhead (interfund transfer) | 195 | 100% | 195 | - | [1] |
| | $ 273,711 | | $ 273,711 | $ - | |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| Purchase Corp Yard Property | $ 281,332 | 100% | $ 281,332 | $ - | |
| Administrative Overhead (interfund transfer) | 588 | 100% | 588 | - | [1] |
| | $ 281,920 | | $ 281,920 | $ - | |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Folsom Plan Area Specific Plan Capital Fee Fund**

**Fund 472**

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Specific Plan fee. The fee is comprised of 7 subcomponents as follows:

1. The general capital facilities component of the FPASP fee is to fund acquisition of general capital facilities, including, but not limited to: furniture, fixtures and equipment for city facilities (including fire and police facilities); police and fire vehicles and uniformed personnel turnout gear, public works vehicles and equipment, library materials, such as books, computers, and other materials; and other general capital needs of the city in the Folsom plan area, as described in the PFFP and the nexus study.
2. The library component of the FPASP fee is to fund the construction of a branch library in the Folsom plan area, as described in the PFFP and the nexus study.
3. The municipal services center component of the FPASP fee is to fund the construction of a municipal services center in the Folsom plan area that allows customers to make utility bill and license payments, register for recreation programs, obtain and file building planning and permit applications and employment applications, and request code enforcement and other public services, as described in the PFFP and the nexus study.
4. The police component of the FPASP fee is to fund a police substation to serve the Folsom plan area, which is anticipated to include a public information counter area, conference rooms, lockers and showers, interview rooms and supervisor offices, as described in the PFFP and the nexus study.
5. The fire component of the FPASP fee is to fund two new fire stations to serve the Folsom plan area, as described in the PFFP and the nexus study.
6. The parks component of the FPASP fee is to fund the construction of one hundred twenty-five acres of parkland in the Folsom plan area comprised of two community parks, five neighborhood parks, and two local parks, as described in the PFFP and the nexus study.
7. The trails component of the FPASP fee is to fund the construction of approximately thirty miles of trails in the Folsom plan area, which include trails, a Class 1 bike path, Class II bike lanes, intersection protection, trail bridges, under-crossings, and design costs, as described in the PFFP and the nexus study.

**FOLSOM PLAN AREA SPECIFIC PLAN FEE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 16,519 |
| Single Family Residential High Density | Per Unit | $ 16,519 |
| Multi-Family Residential Low Density | Per Unit | $ 11,843 |
| Multi-Family Residential Medium Density | Per Unit | $ 11,843 |
| Multi-Family Residential High Density | Per Unit | $ 11,843 |
| Mixed Use - Residential | Per Unit | $ 11,843 |
| Mixed User - Commercial | Sq. Ft. | $ 3.64 |
| Office Park | Sq. Ft. | $ 2.68 |
| General Commercial | Sq. Ft. | $ 3.06 |
| Community Commercial | Sq. Ft. | $ 3.32 |
| Regional Commercial | Sq. Ft. | $ 2.82 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 10,215,972 | $ 12,818,590 | $ 11,488,461 | $ 14,805,453 | $ 8,470,208 |
| Interest | $ 129,911 | $ (717,905) | $ 519,830 | $ 2,486,697 | $ 3,376,742 |
| Total Revenues | $ 10,345,882 | $ 12,100,685 | $ 12,008,291 | $ 17,292,150 | $ 11,846,949 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 312,072 | $ 766,238 | $ 2,014,593 | $ 11,249,109 | $ 8,338,128 |
| Other Expenses | $ - | $ - | $ - | $ 16,708 | $ 18,203 |
| AB 1600 Transfers Out | $ - | $ 10,842 | $ 8,460 | $ 50,295 | $ 81,961 |
| | $ 312,072 | $ 777,080 | $ 2,023,053 | $ 11,316,111 | $ 8,438,292 |
| Revenues less Expenditures | $ 10,033,810 | $ 11,323,606 | $ 9,985,238 | $ 5,976,039 | $ 3,408,657 |
| Fund Balance, Beginning of Year | $ 5,768,413 | $ 15,802,223 | $ 27,125,829 | $ 37,111,067 | $ 43,087,105 |
| Fund Balance, End of Year | $ 15,802,223 | $ 27,125,829 | $ 37,111,067 | $ 43,087,105 | $ 46,495,763 |
| Available Fund Balance | $ 15,802,223 | $ 27,125,829 | $ 37,111,067 | $ 43,087,105 | $ 46,495,763 |

**FPA Specific Plan Capital**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 10,345,882 | $ 12,100,685 | $ 12,008,291 | $ 17,292,150 | $ 11,846,949 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 4,419,540 | $ 10,345,882 | $ 12,100,685 | $ 12,008,291 | $ 17,292,150 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 1,036,801 | $ 4,419,540 | $ 10,345,882 | $ 12,100,685 | $ 12,008,291 |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ - | $ 259,721 | $ 2,656,208 | $ 1,685,979 | $ 5,348,372 |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ - | $ - |
| **Total Revenue Available** | $ 15,802,223 | $ 27,125,829 | $ 37,111,067 | $ 43,087,105 | $ 46,495,763 |

**Notes:**

Result: Five Year Revenue test met in accordance with Government Code 66001

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| FPA Neighborhood Park #3 | $ 2,602,186 | 100% | $ 2,602,186 | $ - | |
| Fire Station #34 | 2,989,164 | 100% | 2,989,164 | $ - | |
| Folsom Plan Area Trails | 203,677 | 100% | 203,677 | - | |
| 1 Natoma Street ` | 2,433,045 | 100% | 2,433,045 | - | |
| Russell Ranch Bike Trail | 110,056 | 100% | 110,056 | - | |
| Administrative Overhead (interfund transfer) | 100,164 | 100% | 100,164 | - | [1] |
| | $ 8,438,292 | | $ 8,438,292 | $ - | |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| FPA Neighborhood Park #3 | $ 5,542,616 | 100% | $ 5,542,616 | $ - | |
| Fire Station #34 | 5,545,868 | 96% | 5,310,028 | 235,840 | |
| Folsom Plan Area Trails | 24,405 | 100% | 24,405 | - | |
| Russell Ranch Bike Trail | 291,060 | 100% | 291,060 | - | |
| Administrative Overhead (interfund transfer) | 50,295 | 100% | 50,295 | - | [1] |
| | $ 11,454,243 | | $ 11,218,404 | $ 235,840 | |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| FPA Neighborhood Park #3 | $ 180,151 | 100% | $ 180,151 | $ - | |
| Fire Station #34 | 1,477,627 | 100% | 1,477,627 | - | |
| Folsom Plan Area Trails | 127,519 | 100% | 127,519 | - | |
| Administrative Overhead (interfund transfer) | 8,460 | 100% | 8,460 | - | [1] |
| | $ 1,793,757 | | $ 1,793,757 | $ - | |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures | |
|---|---|---|---|---|---|
| FPA Neighborhood Park #3 | $ 229,228 | 100% | $ 229,228 | $ - | |
| Fire Station #34 | 117,862 | 100% | 117,862 | - | |
| Folsom Plan Area Trails | 11,647 | 100% | 11,647 | - | |
| Russell Ranch Bike Trail | 280,000 | 100% | 280,000 | - | |
| Folsom Specific Plan Area Capital Transfer | 127,500 | 100% | 127,500 | - | [2] |
| Administrative Overhead (interfund transfer) | 10,842 | 100% | 10,842 | - | [1] |
| | $ 777,080 | | $ 777,080 | $ - | |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| FPA Neighborhood Park #3 | $ 32,072 | 100% | $ 32,072 | $ - |
| Russell Ranch Bike Trail | 280,000 | 100% | 280,000 | - |
| | $ 312,072 | | $ 312,072 | $ - |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

[2] Interfund transfers are used to reimburse the Public Works Fund. The Public Works Fund captured the expenses for the purchase.

**City of Folsom**
**Developer Impact Fee Compliance 2025**
**Folsom Plan Area Solid Waste Capital Fee Fund**

**Fund 544**

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Solid Waste Fee. The purpose of this fee is to fund solid waste vehicles and waste container purchases required to maintain the level of municipal solid waste service in the Folsom plan area described in the PFFP and the nexus study.

**FOLSOM PLAN AREA SOLID WASTE FEE**

| Use Category | Basis | Fee Amount |
|---|---|---|
| Single Family Residential | Per Unit | $ 627 |
| Single Family Residential High Density | Per Unit | $ 627 |
| Multi-Family Residential Low Density | Per Unit | $ 417 |
| Multi-Family Residential Medium Density | Per Unit | $ 417 |
| Multi-Family Residential High Density | Per Unit | $ 417 |
| Mixed Use - Residential | Per Unit | $ 417 |
| Mixed User - Commercial | Sq. Ft. | $ 0.47 |
| Office Park | Sq. Ft. | $ 0.47 |
| General Commercial | Sq. Ft. | $ 0.47 |
| Community Commercial | Sq. Ft. | $ 0.47 |
| Regional Commercial | Sq. Ft. | $ 0.47 |

***Statement of Revenues Expenditures and Changes in Fund Balance for Last Five Fiscal Years***

| Description | FY 2020/21 | FY 2021/22 | FY 2022/23 | FY 2023/24 | FY 2024/25 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Fees | $ 382,189 | $ 480,558 | $ 465,761 | $ 555,321 | $ 319,474 |
| Interest | $ 5,787 | $ 7,264 | $ 28,384 | $ 32,322 | $ 27,413 |
| Total Revenues | $ 387,976 | $ 487,822 | $ 494,145 | $ 587,643 | $ 346,886 |
| **Expenditures** | | | | | |
| AB 1600 Expenditures | $ 34,905 | $ 216,006 | $ 80,000 | $ 1,336,595 | $ 119,692 |
| AB 1600 Transfers Out | $ - | $ - | $ 997 | $ 7,673 | $ 3,159 |
| | $ 34,905 | $ 216,006 | $ 80,997 | $ 1,344,268 | $ 122,851 |
| Revenues less Expenditures | $ 353,071 | $ 271,817 | $ 413,148 | $ (756,625) | $ 224,036 |
| Fund Balance, Beginning of Year | $ 290,365 | $ 643,436 | $ 915,252 | $ 1,328,400 | $ 571,775 |
| Fund Balance, End of Year | $ 643,436 | $ 915,252 | $ 1,328,400 | $ 571,775 | $ 795,810 |
| Available Fund Balance | $ 643,436 | $ 915,252 | $ 1,328,400 | $ 571,775 | $ 795,810 |

**FPA Solid Waste Capital**

| Five Year Revenue Test Using First In First Out Method | | | | | |
|---|---|---|---|---|---|
| Available Revenue Current Year | $ 387,976 | $ 487,822 | $ 494,145 | $ 571,775 | $ 346,886 |
| Available Revenue Prior Fiscal Year (2-yr Old Funds) | $ 163,919 | $ 387,976 | $ 487,822 | $ - | $ 448,924 |
| Available Revenue Prior Fiscal Year (3-yr Old Funds) | $ 91,540 | $ 39,454 | $ 346,433 | $ - | $ - |
| Available Revenue Prior Fiscal Year (4-yr Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Prior Fiscal Year (5-yr Old Funds) | $ - | $ - | $ - | $ - | $ - |
| Available Revenue Greater than Five Prior Fiscal Years | $ - | $ - | $ - | $ - | $ - |
| **Total Revenue Available** | $ 643,436 | $ 915,252 | $ 1,328,400 | $ 571,775 | $ 795,810 |

**Notes:**

Result: Five Year Revenue test met in accordance with Government Code 66001

**Capital Improvement Projects**

| FY 2024-25 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Garbage Containers | $ 119,692 | 100% | $ 119,692 | $ - |
| Administrative Overhead (interfund transfer) | 3,159 | 100% | 3,159 | - [1] |
| | $ 122,851 | | $ 122,851 | $ - |

| FY 2023-24 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Garbage Containers | $ 108,920 | 100% | $ 108,920 | $ - |
| Equipment Purchases | 5,846,411 | 21% | 1,227,675 | 4,618,736 |
| Administrative Overhead (interfund transfer) | 7,673 | 100% | 7,673 | - [1] |
| | $ 5,963,004 | | $ 1,344,268 | $ 4,618,736 |

| FY 2022-23 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Garbage Containers | $ 80,000 | 100% | $ 80,000 | $ - |
| Administrative Overhead (interfund transfer) | 997 | 100% | 997 | - [1] |
| | - | 0% | - | - |
| | $ 80,997 | | $ 80,997 | $ - |

| FY 2021-22 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Garbage Containers | $ 66,006 | 100% | $ 66,006 | $ - |
| Equipment Purchases | 349,978 | 43% | 150,000 | 199,978 |
| | - | 0% | - | - |
| | $ 415,984 | | $ 216,006 | $ 199,978 |

| FY 2020-21 Projects | Project Amount Expended | Percent Funded by Impact Fees | Impact Fee Expenditures | Non-Impact Fee Expenditures |
|---|---|---|---|---|
| Garbage Containers | $ 34,905 | 100% | $ 34,905 | $ - |
| | - | 0% | - | - |
| | - | 0% | - | - |
| | $ 34,905 | | $ 34,905 | $ - |

**Notes:**

[1] Interfund transfers are used to reimburse the General Fund for providing General Government support.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Consent Calendar |
| **SUBJECT:** | Receive and File SB-165 Annual Reports for Community Facilities Districts No. 13, No. 14, No. 2013-1, No. 16, No. 17, No. 18, No. 19, No. 20, No. 20-1, No. 21, No. 22, and No. 23 to Comply with the Local Agency Special Tax Bond and Accountability Act |
| **FROM:** | Finance Department |

## RECOMMENDATION / CITY COUNCIL ACTION

It is recommended that the City Council receive and file SB-165 Annual Reports for Community Facilities Districts No. 13, No. 14, No. 2013-1, No. 16, No. 17, No. 18, No. 19, No. 20, No. 20-1, No. 21, No. 22, and No. 23 to Comply with the Local Agency Special Tax Bond and Accountability Act.

## BACKGROUND / ISSUE

The Local Agency Special Tax Bond and Accountability Act (the "Act"), enacted by Senate Bill 165, is codified in California Government Code Sections 50075 through 50077 and 53410 through 53412. The Act requires:

- that any local special tax measure subject to voter approval contain a statement indicating the specific single purpose of the special tax
- that the proceeds of the special tax be applied to that purpose
- the creation of an account into which the proceeds shall be deposited
- an annual report containing specified information concerning the use of the proceeds.

The Act imposes similar accountability requirements with respect to any local bond measure that is subject to voter approval that would provide for the sale of bonds by a local agency.

These requirements only apply to local agencies that have imposed special taxes or issued bond measures subject to voter approval after January 1, 2001.

The City currently has 18 districts which have imposed special taxes or issued bond measures subject to voter approval after January 1, 2001. These districts are:

- Community Facilities District No. 13 (American River Canyon North Maintenance District)
- Community Facilities District No. 14 (Parkway II)
- Community Facilities District No. 2013-1 (Water Facilities and Supply)
- Community Facilities District No. 16 (The Islands at Parkshore) Improvement Area 1
- Community Facilities District No. 16 (The Islands at Parkshore) Improvement Area 2
- Community Facilities District No. 17 (Willow Hill Pipeline)
- Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services)
- Community Facilities District No. 19 (Mangini Ranch)
- Community Facilities District No. 20 (Russell Ranch)
- Community Facilities District No. 20-1 (Russell Ranch 2)
- Community Facilities District No. 21 (White Rock Springs Ranch)
- Community Facilities District No. 22 (Folsom Heights)
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 1
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 2
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 3
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 4
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 5
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 6
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 7

The Chief Fiscal Officer of these 18 districts hereby submits the annual reports for each of these districts.

## POLICY / RULE

1. California Government Code, Section 50075.3 states the chief fiscal officer of the levying local agency shall file a report with its governing body no later than January 1, 2002 and at least once a year thereafter. The annual report shall contain both the following: (a) The amount of funds collected and expended; and (b) the status of any project required or authorized to be funded as identified in Section 50075.1(a).

2. California Government Code, Section 53411 states the chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002 and at least once a year thereafter. The annual report shall contain both the following:

(a) The amount of funds collected and expended; and (b) the status of any project required or authorized to be funded as identified in Section 53410(a).

3. California Government Code, Section 50075.1(a) requires a statement indicating the specific purposes of the special tax.

4. California Government Code, Section 53410(a) requires a statement indicating the specific purposes of the bond.

## ANALYSIS

Community Facilities District No. 13, American River Canyon North Maintenance District, was established July 24, 2001, primarily to fund the maintenance of landscape areas in American River Canyon North, as well as collecting for other authorized services. In fiscal year 2025, the district collected $121,225 and expended $113,753. The cash balance at year end was $6,930 and the status of the district is on-going.

Community Facilities District No. 14, Parkway II, was established September 25, 2001, to finance the acquisition and construction of certain public facilities within the district. $18,200,000 in bonds were issued May 9, 2002, and partially advance refunded July 19, 2007. In fiscal year 2018, additional bonds were issued. The 2007 bonds were refunded on July 11, 2017, and the final maturity for the outstanding bonds is September 1, 2032. In fiscal year 2025, the district had $97,112 in collections and expended $10,687 from the acquisition and construction fund, leaving a balance of $2,222,035 remaining, and the status of the district is on-going.

Community Facilities District No. 2013-1, Water Facilities and Supply, was established January 14, 2014 to fund all or a portion of the water treatment and storage and distribution facilities, water supply costs, and other costs pursuant to the Water Supply and Facilities Plan and Agreement. In fiscal year 2025, the district collected $1,599,496 and expended $1,580,099. The cash balance at year end was $1,010,281, and the status of the district is on-going.

Community Facilities District No. 16, The Islands at Parkshore, was established March 10, 2015 to finance the acquisition and construction of certain public facilities within the district, and to fund ongoing maintenance of the improvements within the district. In fiscal year 2025, Improvement Area 1 had no collections nor expenses for the acquisition and construction fund, leaving a balance of $0. The debt service reserve account for Improvement Area 1 had a balance of $430,216. On July 18, 2019, bonds were issued for Improvement Area 2. In fiscal year 2025, Improvement Area 2 had $8,993 in collections and no expenses for the acquisition and construction fund, leaving a balance of $199,312 remaining. The debt service reserve account for Improvement Area 2 had a balance of $242,250. In fiscal year 2025, the district collected an amount of $184,363 and expended $79,525 for maintenance. The cash balance at year end was $853,758, and the status of the district is on-going.

Community Facilities District No. 17, Willow Hill Pipeline, was established March 24, 2015 to finance water facilities, including the Willow Hill Transmission Pipeline construction and rehabilitation project, within or in the vicinity of CFD No. 17. In fiscal year 2025, the district had no collections nor expenses for the acquisition and construction fund, leaving a balance of $0. The debt service reserve account for CFD No. 17 had a balance of $400,892. The status of the district is on-going.

Community Facilities District No. 18, Folsom Plan Area – Area-Wide Improvements and Services, was established December 8, 2015 to finance the Willow Hill Pipeline facilities, offsite water facilities, sanitary sewer system, aquatic center phase 1 and 2, quarry road, water infrastructure, interchanges, selected trails and roadway widenings, and other backbone facilities to serve the Folsom Plan Area. In addition, the planned services to be financed include the maintenance of parks, trails, landscape corridors, medians and open spaces; streets, street light and safety light maintenance; and storm drainage facilities maintenance. $26,735,000 in bonds were issued on October 23, 2024. The district had collections of $26,286,744 and expenditures of $7,975,541 from bond proceeds, leaving a balance of $18,311,203 in the acquisition and construction fund. The debt service reserve account for CFD No. 18 had a balance of $1,920,810. In fiscal year 2025, the district collected $2,548,477 and expended $1,075,173 for maintenance. The cash balance at year end was $5,118,663, and the status of the district is on-going.

Community Facilities District No. 19, Mangini Ranch, was established January 12, 2016 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements, operations, and management; landscape corridor maintenance; streetlight, median, storm water, and community amenities maintenance; and miscellaneous cost related to any of the items described above. $28,530,000 in bonds were issued August 10, 2017. In fiscal year 2020, an additional $14,040,000 in bonds were issued. In fiscal year 2025, the district had no collections nor expenses for the acquisition and construction fund, leaving a balance of $0. The debt service reserve account for CFD No. 19 had a balance of $3,190,776. In fiscal year 2025, the district collected $212,182 and expended $61,269 in the maintenance account. The cash balance at year end was $1,019,703, and the status of the district is on-going.

Community Facilities District No. 20, Russell Ranch, was established November 14, 2017 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. $13,255,000 in bonds were issued June 5, 2018. In fiscal year 2024, an additional $11,225,000 in bonds were issued. In fiscal year 2025, the district had collections of $486,853 and no expenditures from bond proceeds, leaving a balance of $10,790,105 in the acquisition and construction fund. The debt service reserve account had a balance of $1,835,065. The status of the district is on-going.

Community Facilities District No. 20-1, Russell Ranch 2, was established June 24, 2025 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. As of June 30, 2025, the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 21, White Rock Springs Ranch, was established February 13, 2018 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. On December 5, 2019, $9,695,000 in bonds were issued. On April 21, 2021, an additional $11,815,000 in bonds were issued. In fiscal year 2025, the district had no collections nor expenses for the acquisition and construction fund, leaving a balance of $0. The debt service reserve account for CFD No. 21 had a balance of $1,539,037. The status of the district is on-going.

Community Facilities District No. 22, Folsom Heights, was established November 27, 2018 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. Additionally, the authorized services to be funded from the levy include landscape corridor maintenance; open space improvements, street light maintenance; and miscellaneous cost related to any of the items described above. As of June 30, 2025, the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 1, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. $12,925,000 in bonds were issued on October 30, 2020. On April 27, 2022, and additional $11,855,000 in bonds were issued. In fiscal year 2025, the district had collections of $96,184 and expended $2,070,777 from bond proceeds, leaving a balance of $60,951 in the acquisition and construction fund. The debt service reserve account had a balance of $1,761,509. In fiscal year 2025, the district collected $160,376 and expended $53,770 in the maintenance account. The cash balance at year end was $454,452 and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 2, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee

Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. $10,760,000 in bonds were issued on April 25, 2024. In fiscal year 2025, the district collected $218,422 and expended $680,852 from bond proceeds, leaving a balance of $3,982,531 in the acquisition and construction fund. The debt service reserve account had a balance of $834,000. In fiscal year 2025, the district collected $35,524 and expended $23,441 in the maintenance account. The cash balance at year end was $49,392, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 3, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. $9,430,000 in bonds were issued August 10, 2022. In fiscal year 2025, the district collected $117,382 and expended $0 from bond proceeds, leaving a balance of $2,601,527 in the acquisition and construction fund. The debt service reserve account had a balance of $717,993. In fiscal year 2025, the district collected $169,554 and expended $7,011 in the maintenance account. The cash balance at year end was $518,030, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 4, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. $10,705,000 in bonds were issued on December 5, 2024. The district had collections of $10,002,373 and expenditures of $10,002,373 from bond proceeds, leaving a balance of $0 in the acquisition and construction fund. The debt service reserve account had a balance of $840,071. In fiscal year 2025, the district collected $141,546 and expended $22,832 in the maintenance account. The cash balance at year end was $243,171, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 5, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee

Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. As of June 30, 2025, the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 6, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. In fiscal year 2023, the special tax formula for the district was amended to remove the facilities special tax component, beginning fiscal year 2024. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. In fiscal year 2025, the district collected $7,311 and expended $1,963 in the maintenance account. The cash balance at year end was $6,407, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 7, was established December 14, 2021 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous cost related to any of the items described above. In fiscal year 2025, the district collected $42,559 and expended $5,560 in the maintenance account. The cash balance at year end was $64,098, and the status of the district is on-going.

## FINANCIAL IMPACT

There is no discernable financial impact on the City of Folsom.

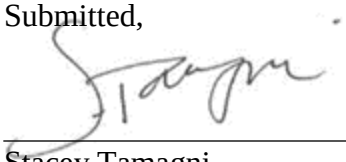
## ENVIRONMENTAL REVIEW

This action is exempt from environmental review pursuant to CEQA Guidelines §15061(b)(3).

## ATTACHMENT

1. SB-165 Annual Report for Community Facilities Districts

Submitted,



Stacey Tamagni
Finance Director

Attachment 1

## *SENATE BILL 165*

Senate Bill 165, filed with the Secretary of State on September 19, 2000, enacted the Local Agency Special Tax and Bond Accountability Act. This Act requires that any local special tax or local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to any local special tax measure or local bond measure adopted on or after January 1, 2001 in accordance with Section 50075.1 or Section 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation of the Special Tax District and others are handled through annual reports. This Section of this report intends to comply with Section 50075.3 or Section 53411 of the California Government Code that states:

"The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain all of the following:

(a) The amount of funds collected and expended.
(b) The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 or Section 53410."

The requirements of the Act apply to the funds for the following Districts:

### Community Facilities District No. 13, American River Canyon North
### Established July 24, 2001

**Purpose of Special Tax**

Community Facilities District No. 13, American River Canyon North ("CFD") primarily funds the maintenance of landscape areas of American River Canyon North included within the boundaries of the CFD. In addition to the maintenance costs, the CFD also provides funding for costs associated with collecting and administering the special taxes and annually administering the CFD. The special tax funds levied may pay for any authorized service. The City may also accumulate funds for authorized services. The CFD's authorized services include the following:

1. The repair and maintenance of parkways, landscaping, open space, greenbelts, bikeways, irrigation facilities, soundwalls, street lights on arterial parkways, monuments and signs, and other appurtenance within and along public right-of-way.
2. Cost of scheduled inspections of the maintenance of landscaped areas.
3. Utility bills associated with the maintenance of landscaped areas.
4. CFD formation and annual administration costs.
5. Miscellaneous costs related to any of the items described above including planning, engineering, legal, and administration.

**Fiscal Year 2024/25 Collections & Expenditures**

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Service Status |
|---|---|---|---|---|
| ($542) | $121,225 | $113,753 | $6,930 | On-going |

## CFD #13 Detail

| | | |
|---|---|---|
| **June 30, 2024 Maintenance District Fund Cash Balance:** | $ | (542) |
| **Revenues:** | | |
| American River Canyon North Direct Levy | $ | 120,713 |
| Interest Earned | | 512 |
| Total Revenues: | $ | 121,225 |
| **Expenses:** | | |
| Water & Utilities | $ | 26,941 |
| Monthly Landscape Maintenance | | 50,000 |
| Repairs & Replacement | | 7,827 |
| Departmental Charges | | - |
| Project Construction | | - |
| CFD Admin | | 6,837 |
| Other Expenses | | 413 |
| Transfers Out | | 23,068 |
| Total Expenses: | $ | 115,086 |
| Change in Receivables/Liabilities | | 1,333 |
| **June 30, 2025 Maintenance District Fund Cash Balance:** | $ | 6,930 |

# City of Folsom
# Community Facilities District No. 14 (Parkway Phase II)
# Established September 25, 2001

**Purpose of Special Tax**

Community Facilities District No. 14 (Parkway Phase II) ("CFD") provided funds to finance the acquisition and construction of certain public facilities and the payment of certain fees relating to public facilities generally described as the construction of portions of Blue Ravine Road, Parkway Drive, East Natoma Street and the Oak Avenue Parkway/Blue Ravine Road Intersection, together with street lights, soundwalls and landscaping and hardscape improvements, the construction of drainage improvements within Humbug/Willow Creek Parkway, improvements to the existing sewer lift station at Willow Creek Parkway and related force mains and the construction of fire facilities and parks within the CFD.

**Fiscal Year 2024/25 Collections & Expenditures**

Series 2017 Special Tax Refunding Bonds
Bonds Issued July 11, 2017
$14,640,000

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Refunding Escrow Deposit | $15,240,765 | $0 | $15,240,764 | $0 | $0 | $0 | $0 |
| Acquisition and Construction | 1,790,000 | 2,162,452 | 26,840 | 2,135,610 | 97,112 | 10,687 | 2,222,035 |
| Costs of Issuance | 88,992 | 88,992 | 0 | 0 | 0 | 0 | 0 |
| Bond Proceeds | 389 | 389 | 0 | 0 | 0 | 0 | 0 |

## CFD #14 Detail

| | | |
|---|---|---|
| **June 30, 2024 Acquisition & Construction Fund Cash Balance:** | | $ 2,135,610.00 |
| **Revenues:** | | |
| Proceeds from Series 2017 Refunding Bonds | | $ - |
| Interest Earned | | $ 97,112.00 |
| Transfers In | | $ - |
| | Total Revenues: | $ 97,112.00 |
| **Expenses:** | | |
| Construction | | $ - |
| Transfers Out | | $ - |
| | Total Expenses: | $ - |
| Change in Receivables/Liabilities | | $ (10,687.40) |
| **June 30, 2025 Acquisition & Construction Fund Cash Balance:** | | $ 2,222,034.60 |

# City of Folsom
# Community Facilities District No. 2013-1 (Water Facilities and Supply)
# Established January 14, 2014

**Purpose of Special Tax**

Water Treatment, Storage and Distribution Facilities

Generally, all work and improvements to design, construct, install and upgrade the public water treatment, storage and distribution facilities described below, all to be located on public property (whether the dedicated road right-of-way, dedicated easements, or publicly-owned land), including but not limited to mobilization, clearing, grubbing, tree removal, protective fencing and erosion control, dewatering, lime treatment, trenching, and related appurtenant work and facilities, together with the costs and expense of engineering design, plan review, construction-related surety bonds or like security instruments, construction staking and management, inspection, permitting costs, and any like fees and costs incidental to such construction and installation for the following items:

- Water Systems Optimization Review Program costs including:
    - Costs for engineering, tests and studies, legal and other professional services and project administration
    - Willow Hill pipeline lining improvement costs
- Water treatment, pumping and conveyance facilities required to treat, pump and convey water from the City's water treatment plant to the Folsom Plan Area Specific Plan including:
    - Water treatment plant upgrades
    - Pump station, booster pumps and related appurtenances
    - Additional water conveyance facilities and connections

Water Supply Costs

Annual water supply costs to the City pursuant to the Water Supply and Facilities Plan and Agreement between the City of Folsom and Certain Landowners in the Folsom Plan Area recorded on January 24, 2013.

Other Costs

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation and environmental remediation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the district; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the district; and any other expenses incidental to the formation and implementation of the district and to the construction, completion, inspection and acquisition of the authorized facilities.

**Fiscal Year 2024/25 Collections & Expenditures**

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $990,884 | $1,599,496 | $1,580,099 | $1,010,281 | On-going |

## CFD #2013-1 Detail

| | | |
|---|---|---|
| **June 30, 2024 Fund Cash Balance:** | $ | 990,884 |
| **Revenues:** | | |
| CFD 2013-1 Water Facilities & Supply Direct Levy | $ | 1,540,791 |
| Prepayment | | - |
| Interest Earned | | 58,705 |
| Total Revenues: | $ | 1,599,496 |
| **Expenses:** | | |
| Water Supply | $ | 1,429,322 |
| CFD Admin | | 24,321 |
| Transfers Out | | 33,000 |
| Total Expenses: | $ | 1,486,643 |
| Change in Receivables/Liabilities | | (93,456) |
| **June 30, 2025 Fund Cash Balance:** | $ | 1,010,281 |

**City of Folsom**
**Community Facilities District No. 16 (The Islands at Parkshore)**
**Improvement Area No. 1 and Improvement Area No. 2**
**Established March 10, 2015**
**Improvement Area No. 1 Bonds Issued March 15, 2018**
**Improvement Area No. 2 Bonds Issued July 18, 2019**

## Purpose of Special Tax

Facilities

The planned public facilities for Community Facilities District No. 16 (The Islands at Parkshore) ("CFD") include the following: construction of sanitary sewers (including gravity sewers, manholes and appurtenances), storm drains (including inlets, outlets, channels, structures, junctions, manholes and catch basins), water facilities (including distribution mains and appurtenances), power, telephone and gas utilities, street improvements (including curbs, gutters, sidewalks, landscaping and striping, traffic signals and street lights), bridge improvements, park improvements, landscaping and slope planting, all within or in the vicinity of the CFD. The public facilities shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

All street and bridge improvements include widening, paving and/or re-paving, striping, and/or re-striping, pedestrian sidewalks or other related improvements or appurtenances, and utilities are located within the public right of way.

All facilities and related costs eligible to be funded include all City development impact fees, sewer connection fees, water connection fees, drainage fees, traffic mitigation fees, park fees, and other City fees related to facilities.

All public facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the public facilities. The public facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Services

It is intended that the CFD will be eligible to fund all or a portion of the costs of construction, operation, maintenance, repair, and servicing of parks, landscaping and irrigation improvements, street and landscape lighting, fencing and/or walls, sidewalks, trails, pathways, water quality/drainage basins, wetlands, and appurtenant facilities within or adjacent to the CFD.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with

its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

**Fiscal Year 2024/25 Collections & Expenditures**

Improvement Area 1 Facilities

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Acquisition and Construction | $4,932,775 | $4,932,775 | $4,932,775 | $0 | $0 | $0 | $0 |
| Costs of Issuance | 333,096 | 333,096 | 333,096 | 0 | 0 | 0 | 0 |
| Reserve Subaccount | 430,680 | 436,969 | 2,424 | 434,545 | 0 | 4,329 | 430,216 |

Improvement Area 2 Facilities

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Acquisition and Construction | $2,798,453 | $2,814,056 | $2,623,738 | $190,319 | $8,993 | $0 | $199,312 |
| Costs of Issuance | 251,582 | 251,582 | 251,582 | 0 | 0 | 0 | 0 |
| Reserve Fund | 237,773 | 246,370 | 1,630 | 244,740 | 0 | 2,490 | 242,250 |

## CFD #16 IA2 Fund Detail

| | | |
|---|---|---|
| **June 30, 2024 Acquisition and Construction Fund Cash Balance:** | $ | 190,319 |
| **Revenues:** | | |
| Proceeds from Series 2019 Bonds | $ | - |
| Interest Earned | $ | 8,993 |
| Total Revenues: | $ | 8,993 |
| **Expenses:** | | |
| Progress Payment | $ | - |
| Total Expenses: | $ | - |
| Change in Receivables/Liabilities | | - |
| **June 30, 2025 Acquisition and Construction Fund Cash Balance:** | $ | 199,312 |

Services

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $748,920 | $184,363 | $79,525 | $853,758 | On-going |

## CFD #16 Maintenance Fund Detail

| | | |
|---|---|---|
| **June 30, 2024 Maintenance District Fund Cash Balance:** | $ | 748,920 |
| **Revenues:** | | |
| CFD #16 (IA1) Services Direct Levy | $ | 71,205 |
| CFD #16 (IA2) Services Direct Levy | | 80,214 |
| Interest Earned | | 32,944 |
| Total Revenues: | $ | 184,363 |
| **Expenses:** | | |
| Water & Utilities | $ | 10,627 |
| Monthly Landscape Maintenance | | 49,710 |
| Repairs & Replacement | | 4,474 |
| Departmental Charges | | - |
| Project Construction | | - |
| CFD Admin | | - |
| Other Expenses | | - |
| Transfers Out | | 16,053 |
| Total Expenses: | $ | 80,864 |
| Change in Receivables/Liabilities | | 1,339 |
| **June 30, 2025 Maintenance District Fund Cash Balance:** | $ | 853,758 |

# City of Folsom
# Community Facilities District No. 17 (Willow Hill Pipeline)
# Established March 24, 2015

**Purpose of Special Tax**

The planned public facilities for Community Facilities District No. 17 (Willow Hill Pipeline) ("CFD") include the following: water facilities (including the Willow Hill Transmission Pipeline construction and rehabilitation project, and all ancillary work necessary or appropriate related thereto), all within or in the vicinity of the CFD. The public facilities shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

CFD bond proceeds may not be used to pay, or reimburse previously-paid, development related fees, including, but not limited to, development impact fees, City community services fee, development processing fees, school fees, sewer connection fees, water connection fees, drainage fees, traffic mitigation fees, and other City fees related to facilities.

All public facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the public facilities. The public facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

**Fiscal Year 2024/25 Collections & Expenditures**

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Acquisition and Construction | $5,700,000 | $5,700,000 | $5,700,000 | $0 | $0 | $0 | $0 |
| Reserve Account | 408,381 | 414,066 | 9,200 | 404,866 | 0 | 3,974 | 400,892 |
| Underwriter's Discount | 96,254 | 96,254 | 96,254 | 0 | 0 | 0 | 0 |
| Costs of Issuance | 327,195 | 346,289 | 308,132 | 0 | 0 | 0 | 0 |

**City of Folsom**
**Community Facilities District No. 18**
**(Folsom Plan Area – Area-Wide Improvements and Services)**
**Established December 8, 2015**
**Special Tax Revenue Bonds, Series 2024 Issued October 23, 2024**

**Purpose of Special Tax**

Facilities

The planned public facilities for Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services) ("CFD") include the following:

Willow Hill Pipeline Facilities – These facilities consist of water facilities (including the Willow Hill Transmission Pipeline construction and rehabilitation project, and all ancillary work necessary or appropriate related thereto), all within or in the vicinity of the CFD. The improvements shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

Off-site Water Facilities – These facilities consist of existing and new facilities such as a water treatment plant, a pump station and expansion thereof, transmission pipelines, reservoirs, and the distribution system to serve the Folsom Plan Area.

Sanitary Sewer System – These facilities include a series of transmission pipelines, pump stations, and force mains, to serve the Folsom Plan Area.

Aquatic Center Phase 1 – These facilities include a competitive swimming pool, a recreation activity pool, and related support pool-related buildings and structures, such as maintenance and locker room facilities, which will serve the Folsom Plan Area.

Quarry Road – These facilities include the special road design along Prairie City Road from U.S. Highway 50 to White Rock Road or alternative route to accommodate heavy truck traffic to and from potential future aggregate quarry sites south of the Folsom Plan Area as identified in the City's Truck Management Plan approved by the City Council on December 6, 2011 via Resolution 8933.

Water Infrastructure – These facilities include the development of water pipelines, booster pump stations, pressure regulating stations, water treatment plant, water reservoirs, land costs, off-site capacity building, and systems optimization efforts throughout the CFD.

Aquatic Center Phase 2 – These facilities include a community center, gymnasium, multi-purpose classrooms, a senior center, teen activity rooms which will serve the Folsom Plan Area.

Selected Trails – These facilities consist of a portion of the 30 miles of trails proposed to be built in the Folsom Plan Area. The comprehensive bike system consists of Class I paths and Class II bike lanes connecting residential neighborhoods with schools, parks, and other major destinations. The plan costs include trails, intersection protection, trail bridges, undercrossings, and design fees.

Interchanges – These facilities include the modifications to existing interchanges and the construction of new Highway 50 interchange improvements including the acquisition of land.

Selected Roadway Widenings – These facilities include the necessary infrastructure improvements to widen the Oak Avenue, Empire Ranch Road, and Prairie City Road from two to four lanes.

Other Backbone Facilities – These consist of additional backbone public facilities needed to serve the Folsom Plan Area. The additional backbone public facilities include parks, transit services, fire facilities and equipment, police facilities and equipment, municipal service center, corporation yard, solid waste, branch library, and transportation.

All facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the facilities. The facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Services

The planned services to be financed by the CFD include the following: park, trail, landscape corridor, median, and open space maintenance; street, street light and safety light maintenance; and storm drainage facilities maintenance.

The CFD annual maintenance functions and costs generally will include the installation, maintenance and servicing of turf, ground cover, shrubs and trees, irrigation systems, drainage facilities and drainage systems, street lighting, fencing, soundwalls, sidewalks, monuments, statuary, fountains, water quality ponds, park facilities, open space maintenance including but not limited to maintaining the open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the open space and vertical development, bike trails, walkways, drainage swales and other ornamental structures and facilities, entry signage, street pavers, art work, and monuments and all necessary appurtenances, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

**Fiscal Year 2024/25 Collections & Expenditures**

Facilities

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Acquisition and Construction | $25,800,000 | $0 | $0 | $0 | $26,286,744 | $7,975,541 | $18,311,203 |
| Reserve Account | 1,920,250 | 0 | 0 | 0 | 1,920,810 | 0 | 1,920,810 |
| Underwriter's Discount | 257,371 | 0 | 0 | 0 | 257,371 | 257,371 | 0 |
| Costs of Issuance | 532,791 | 0 | 0 | 0 | 532,791 | 532,791 | 0 |

## CFD #18 Fund Detail

| | | |
|---|---|---|
| **June 30, 2024 Acquisition and Construction Fund Cash Balance:** | $ | - |
| **Revenues:** | | |
| Proceeds from Series 2024 Bonds | $ | 25,800,000 |
| Interest Earned | | 486,744 |
| Total Revenues: | $ | 26,286,744 |
| **Expenses:** | | |
| Progress Payment #1 to Mangini Improvement Co | $ | 1,709,086 |
| Progress Payment #2 to City of Folsom | | 626,070 |
| Phase 2 Water Line Construction Costs | | 5,640,385 |
| Total Expenses: | $ | 7,975,541 |
| Change in Receivables/Liabilities | | - |
| **June 30, 2025 Acquisition and Construction Fund Cash Balance:** | $ | 18,311,203 |

Services

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $3,645,359 | $2,548,477 | $1,075,173 | $5,118,663 | On-going |

## CFD #18 Detail

| | | |
|---|---|---|
| **June 30, 2024 Maintenance District Fund Cash Balance:** | | $ 3,645,359 |
| **Revenues:** | | |
| Area-Wide Maintenance Direct Levy | | $ 2,392,863 |
| Reimbursements | | 4,000 |
| Interest Earned | | 151,614 |
| | Total Revenues: | $ 2,548,477 |
| **Expenses:** | | |
| Water & Utilities | | $ 171,163 |
| Monthly Landscape Maintenance | | 397,793 |
| Repairs & Replacement | | 359,199 |
| Contracts | | 68,015 |
| Departmental Charges | | - |
| CFD Admin | | - |
| Other Expenses | | - |
| Transfers Out | | 93,853 |
| | Total Expenses: | $ 1,090,023 |
| Change in Receivables/Liabilities | | 14,850 |
| **June 30, 2025 Maintenance District Fund Cash Balance:** | | $ 5,118,663 |

**City of Folsom**
**Community Facilities District No. 19 (Mangini Ranch)**
**Established January 12, 2016**
**Special Tax Revenue Bonds, Series 2017 Issued August 23, 2017**
**Special Tax Revenue Bonds, Series 2019 Issued August 7, 2019**

**Purpose of Special Tax**

Facilities
The public facilities for Community Facilities District No. 19 (Mangini Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Scott Road.
- Easton Valley Parkway—from Scott Road to Placerville Road.
- Street "A"—from Scott Road to Placerville Road.
- Street "B"—from Scott Road to White Rock Road.
- White Rock Road—at selected intersections.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Other Expenses: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The authorized services to be funded from the levy and collection of annual special taxes include those set forth below in addition to the costs associated with collecting and administering the special taxes and annual administering the CFD. The CFD will be eligible to fund all or a portion of the costs of reconstruction and/or rehabilitation, operation, maintenance, repair and replacement, and servicing of the following items not otherwise subject to funding from the City of Folsom Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services):

Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, permits, vandalism/graffiti, flood conveyance (vegetation/tree

removals), beaver dam removals, outfall/drainage swale maintenance, erosion control/bank stabilization, native planting/replanting, pre and post emergent, maintenance activities as required by a 404 permit, and open space overarching maintenance & management plan and repair and replacement of facilities within open space areas in the project area.

The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.

The maintenance of street lights, including any utility costs related thereto.

The maintenance of medians, entries, and entry monumentation.

Community amenities, such as a community clubhouse.

Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.

Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.

The levy of special taxes to accumulate sinking funds for anticipated future repairs, reconstruction or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the administrator.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, rehabilitating, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

**Fiscal Year 2024/25 Collections & Expenditures**

Facilities

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Acquisition and Construction | $41,050,500 | $41,072,408 | $41,072,408 | $0 | $0 | $0 | $0 |
| Underwriter's Discount | 408,799 | 408,799 | 408,799 | 0 | 0 | 0 | 0 |
| Costs of Issuance | 685,000 | 685,000 | 685,000 | 0 | 0 | 0 | 0 |
| Reserve Account | 3,180,625 | 3,297,357 | 74,838 | 3,222,519 | 0 | 31,743 | 3,190,776 |
| Capitalized Interest | 1,487,509 | 1,487,509 | 1,487,509 | 0 | 0 | 0 | 0 |

Services

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $868,790 | $212,182 | $61,269 | $1,019,703 | On-going |

## CFD #19 Detail

| | | |
|---|---|---|
| **June 30, 2024 Maintenance District Fund Cash Balance:** | $ | 868,790 |
| **Revenues:** | | |
| Mangini Ranch Maintenance Direct Levy | $ | 173,091 |
| Reimbursements | | - |
| Interest Earned | | 39,091 |
| Total Revenues: | $ | 212,182 |
| **Expenses:** | | |
| Water & Utilities | $ | 10,043 |
| Monthly Landscape Maintenance | | 32,241 |
| Repairs & Replacement | | 11,733 |
| Departmental Charges | | - |
| Project Construction | | - |
| CFD Admin | | - |
| Other Expenses | | - |
| Transfers Out | | 3,828 |
| Total Expenses: | $ | 57,845 |
| Change in Receivables/Liabilities | | (3,424) |
| **June 30, 2025 Maintenance District Fund Cash Balance:** | $ | 1,019,703 |

**City of Folsom**
**Community Facilities District No. 20 (Russell Ranch)**
**Established November 14, 2017**
**Special Tax Revenue Bonds, Series 2018 Issued June 5, 2018**
**Special Tax Revenue Bonds, Series 2022 Issued December 8, 2022**

**Purpose of Special Tax**

The public facilities for Community Facilities District No. 20 (Russell Ranch) ("CFD") include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto. These facilities, include, but are not limited to:

- Zone 4/5 Booster Pump Station;
- Zone 5 Water Tank and Zone 6 Booster Pump Station;
- Highway 50 Water Transmission Line;
- Alder Creek Parkway Improvements; and
- Grand Prairie Improvements.

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Placerville Road—from Highway 50 to White Rock Road.
- Alder Creek Parkway—from Scott Road to the Empire Ranch Road.
- Grand Prairie Road—from Alder Creek Parkway to Placerville Road.
- Scott Road—from Alder Creek Parkway to Street "A".
- Empire Ranch Road—from property line to White Rock Road.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Potable and Non-Potable Water System Improvements: Authorized facilities include any and all on- and off-site backbone water and recycled (or non-potable water facilities) designed to meet the needs of development within the CFD. These facilities include, but are not limited to, potable and non-potable mains, valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading, and paving; services, and appurtenances; wells; water treatment, distribution, and storage facilities; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but

may not be limited to: excavation and grading, pipelines and appurtenances, outfalls, and water quality measures; detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway, Open Space and Preserve Improvements: Authorized facilities include any and all improvements to parks, parkways, and open space required for development within the CFD. These facilities include, but may not be limited to grading; turf, shrubs and trees; landscaping irrigation; site lighting; drainage; sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges; public art; active and passive park and open space improvements (including respites and overlooks); related monumentation and signage; storm drain crossings; environmental mitigation for wetlands, hawk, and other species for infrastructure under the Specific Plan Infrastructure Fee Program and authorized facilities herein; access gates and fencing; and related park, open space and preserve improvements.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the District; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

**Fiscal Year 2024/25 Collections & Expenditures**

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Acquisition and Construction | $21,567,465 | $22,322,623 | $12,019,371 | $10,303,252 | $486,853 | $0 | $10,790,105 |
| Underwriter's Discount | 135,864 | 135,864 | 135,864 | 0 | 0 | 0 | 0 |
| Costs of Issuance | 689,921 | 689,921 | 689,921 | 0 | 0 | 0 | 0 |
| Reserve Account | 1,853,081 | 1,861,924 | 16,736 | 1,845,188 | 0 | 10,123 | 1,835,065 |
| Capitalized Interest | 1,217,134 | 1,217,134 | 1,217,134 | 0 | 0 | 0 | 0 |

## CFD #20 Fund Detail

| | | |
|---|---|---|
| **June 30, 2024 Acquisition and Construction Fund Cash Balance:** | $ | 10,303,252 |
| **Revenues:** | | |
| Proceeds from Series 2022 Bonds | $ | - |
| Interest Earned | $ | 486,853 |
| Total Revenues: | $ | 486,853 |
| **Expenses:** | | |
| Progress Payment | | - |
| Total Expenses: | $ | - |
| Change in Receivables/Liabilities | | - |
| **June 30, 2025 Acquisition and Construction Fund Cash Balance:** | $ | 10,790,105 |

**City of Folsom**
**Community Facilities District No. 20-1 (Russell Ranch 2)**
**Established June 24, 2025**

**Purpose of Special Tax**

The public facilities for Community Facilities District No. 20-1 (Russell Ranch 2) ("CFD") include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto. These facilities, include, but are not limited to:

- Zone 4/5 Booster Pump Station;
- Zone 5 Water Tank and Zone 6 Booster Pump Station;
- Highway 50 Water Transmission Line;
- Alder Creek Parkway Improvements; and
- Grand Prairie Improvements.

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Placerville Road—from Highway 50 to White Rock Road.
- Alder Creek Parkway—from Scott Road to the Empire Ranch Road.
- Grand Prairie Road—from Alder Creek Parkway to Placerville Road.
- Scott Road—from Alder Creek Parkway to Street "A".
- Empire Ranch Road—from property line to White Rock Road.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Potable and Non-Potable Water System Improvements: Authorized facilities include any and all on- and off-site backbone water and recycled (or non-potable water facilities) designed to meet the needs of development within the CFD. These facilities include, but are not limited to, potable and non-potable mains, valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading, and paving; services, and appurtenances; wells; water treatment, distribution, and storage facilities; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls, and water quality measures; detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump

stations, landscaping and irrigation; access roads, gates and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway, Open Space and Preserve Improvements: Authorized facilities include any and all improvements to parks, parkways, and open space required for development within the CFD. These facilities include, but may not be limited to grading; turf, shrubs and trees; landscaping irrigation; site lighting; drainage; sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges; public art; active and passive park and open space improvements (including respites and overlooks); related monumentation and signage; storm drain crossings; environmental mitigation for wetlands, hawk, and other species for infrastructure under the Specific Plan Infrastructure Fee Program and authorized facilities herein; access gates and fencing; and related park, open space and preserve improvements.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the District; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

**Fiscal Year 2024/25 Collections & Expenditures**

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $0 | $0 | $0 | $0 | On-going |

**City of Folsom**
**Community Facilities District No. 21 (White Rock Springs Ranch)**
**Established February 13, 2018**
**Special Tax Bonds, Series 2019 Issued December 5, 2019**
**Special Tax Bonds, Series 2021 Issued April 8, 2021**

**Purpose of Special Tax**

The public facilities for Community Facilities District No. 21 (White Rock Springs Ranch) ("CFD") include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto. These facilities, include, but are not limited to:

- Zone 4/5 Booster Pump Station;
- Zone 5 Water Tank and Zone 6 Booster Pump Station;
- Highway 50 Water Transmission Line;
- Street "A" Improvements;
- Alder Creek Parkway Improvements; and
- Grand Prairie Road Improvements.

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Placerville Road—from Highway 50 to White Rock Road.
- Grand Prairie Road—from Alder Creek Parkway to Placerville Road.
- Scott Road—from Alder Creek Parkway to Street "A".
- Street "A" —from Placerville Road to Empire Ranch Road.
- Sycamore Creek Crossing.
- Rock Springs Ranch Road.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Potable and Non-Potable Water System Improvements: Authorized facilities include any and all on- and off-site backbone water and recycled (or non-potable water facilities) designed to meet the needs of development within the CFD. These facilities include, but are not limited to, potable and non-potable mains, valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading, and paving; services, and appurtenances; wells; water treatment, distribution, and storage facilities; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls, and water quality measures; detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway, Open Space and Preserve Improvements: Authorized facilities include any and all improvements to parks, parkways, and open space required for development within the CFD. These facilities include, but may not be limited to grading; turf, shrubs and trees; landscaping irrigation; site lighting; drainage; sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges; public art; active and passive park and open space improvements (including respites and overlooks); related monumentation and signage; storm drain crossings; environmental mitigation for wetlands, hawk, and other species for infrastructure under the Specific Plan Infrastructure Fee Program and authorized facilities herein; access gates and fencing; and related park, open space and preserve improvements.

Payment of Specific Plan Infrastructure Fee Program ("SPIF") Obligation: Authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component);
- SPIF Public Facilities Land Equalization Fee Component;
- SPIF Parkland Equalization Fee Component; and
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

**Fiscal Year 2024/25 Collections & Expenditures**

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Acquisition and Construction | $21,106,647 | $21,210,474 | $21,210,474 | $0 | $0 | $0 | $0 |
| Underwriter's Discount | 230,285 | 230,285 | 230,285 | 0 | 0 | 0 | 0 |
| Costs of Issuance | 650,000 | 650,000 | 650,000 | 0 | 0 | 0 | 0 |
| Reserve Account | 1,550,000 | 1,554,219 | 7,776 | 1,546,443 | 0 | 7,406 | 1,539,037 |
| Capitalized Interest | 505,560 | 505,660 | 505,660 | 0 | 0 | 0 | 0 |

**City of Folsom**
**Community Facilities District No. 22 (Folsom Heights)**
**Established November 27, 2018**

**Purpose of Special Tax**

Facilities

The public facilities for Community Facilities District No. 22 (Folsom Heights) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Summit Street
- Prima Drive
- Empire Ranch Road
- Alder Creek Parkway
- Folsom Heights Drive
- Other public roadway improvements designed to meet the needs of development of property within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Landscape corridor and enhanced open space maintenance; and
- Street light maintenance.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and

equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

**Fiscal Year 2024/25 Collections & Expenditures**

Facilities

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $0 | $0 | $0 | $0 | On-going |

Services

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $0 | $0 | $0 | $0 | On-going |

**City of Folsom**
**Community Facilities District No. 23 (Folsom Ranch)**
**Improvement Area 1**
**Established May 26, 2020**
**Special Tax Bonds, Series 2020 Issued October 30, 2020**
**Special Tax Bonds, Series 2021 Issued April 27, 2022**

**Purpose of Special Tax**

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and

water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale

maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

**Fiscal Year 2024/25 Collections & Expenditures**

Facilities

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Acquisition and Construction | $22,554,233 | $22,906,885 | $20,871,339 | $2,035,544 | $96,184 | $2,070,777 | $60,951 |
| Underwriter's Discount | 279,649 | 279,649 | 279,649 | 0 | 0 | 0 | 0 |
| Costs of Issuance | 510,000 | 510,000 | 510,000 | 0 | 0 | 0 | 0 |
| Reserve Account | 1,774,000 | 1,777,989 | 8,006 | 1,769,983 | 0 | 8,474 | 1,761,509 |
| Capitalized Interest | 606,308 | 606,379 | 606,379 | 0 | 0 | 0 | 0 |

## CFD #23, IA1 Fund Detail

| | | |
|---|---|---|
| **June 30, 2024 Acquisition and Construction Fund Cash Balance:** | $ | 2,035,544 |
| **Revenues:** | | |
| Proceeds from Series 2022 Bonds | $ | - |
| Interest Earned | | 96,184 |
| Total Revenues: | $ | 96,184 |
| **Expenses:** | | |
| Progress Payment #7 East Carpenter Imp. Co., LLC | | 2,070,777 |
| Total Expenses: | $ | 2,070,777 |
| Change in Receivables/Liabilities | | - |
| **June 30, 2025 Acquisition and Construction Fund Cash Balance:** | $ | 60,951 |

Services

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $347,846 | $160,376 | $53,770 | $454,452 | On-going |

## CFD #23, IA1 Detail

| | | |
|---|---|---|
| **June 30, 2024 Maintenance District Fund Cash Balance:** | $ | 347,846 |
| **Revenues:** | | |
| Mangini Ranch Maintenance Direct Levy | $ | 144,979 |
| Reimbursements | | - |
| Interest Earned | | 15,397 |
| Total Revenues: | $ | 160,376 |
| **Expenses:** | | |
| Water & Utilities | $ | 23,849 |
| Monthly Landscape Maintenance | | 9,354 |
| Repairs & Replacement | | 7,717 |
| Departmental Charges | | - |
| Project Construction | | - |
| CFD Admin | | - |
| Other Expenses | | - |
| Transfers Out | | 10,662 |
| Total Expenses: | $ | 51,582 |
| Change in Receivables/Liabilities | | (2,188) |
| **June 30, 2025 Maintenance District Fund Cash Balance:** | $ | 454,452 |

# City of Folsom
# Community Facilities District No. 23 (Folsom Ranch)
# Improvement Area 2
# Established May 26, 2020
# Special Tax Bonds, Series 2024 Issued April 25, 2024

**Purpose of Special Tax**

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage

ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post

emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

**Fiscal Year 2024/25 Collections & Expenditures**

Facilities

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Acquisition and Construction | $9,578,406 | $9,611,122 | $5,166,161 | $4,444,961 | $218,422 | $680,852 | $3,982,531 |
| Underwriter's Discount | 116,190 | 116,190 | 116,190 | 0 | 0 | 0 | 0 |
| Costs of Issuance | 305,000 | 305,000 | 305,000 | 0 | 0 | 0 | 0 |
| Reserve Account | 833,250 | 837,626 | 0 | 837,626 | 0 | 3,626 | 834,000 |
| Capitalized Interest | 51,936 | 51,936 | 0 | 51,936 | 0 | 51,936 | 0 |

## CFD #23, IA2 Fund Detail

| | | |
|---|---|---|
| **June 30, 2024 Acquisition and Construction Fund Cash Balance:** | $ | 4,444,961 |
| **Revenues:** | | |
| Proceeds from Series 2024 Bonds | $ | - |
| Interest Earned | | 218,422 |
| Total Revenues: | $ | 218,422 |
| **Expenses:** | | |
| Progress Payment #2 to Arcadian Improvement Co., LLC | $ | 680,852 |
| Total Expenses: | $ | 680,852 |
| Change in Receivables/Liabilities | | - |
| **June 30, 2025 Acquisition and Construction Fund Cash Balance:** | $ | 3,982,531 |

Services

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $37,309 | $35,524 | $23,441 | $49,392 | On-going |

## CFD #23, IA2 Detail

| | | |
|---|---|---|
| **June 30, 2024 Maintenance District Fund Cash Balance:** | $ | 37,309 |
| **Revenues:** | | |
| Mangini Ranch Maintenance Direct Levy | $ | 34,149 |
| Reimbursements | | - |
| Interest Earned | | 1,375 |
| Total Revenues: | $ | 35,524 |
| **Expenses:** | | |
| Water & Utilities | $ | 6,053 |
| Monthly Landscape Maintenance | | - |
| Repairs & Replacement | | 16,966 |
| Departmental Charges | | - |
| Project Construction | | - |
| CFD Admin | | - |
| Other Expenses | | - |
| Transfers Out | | - |
| Total Expenses: | $ | 23,019 |
| Change in Receivables/Liabilities | | (422) |
| **June 30, 2025 Maintenance District Fund Cash Balance:** | $ | 49,392 |

# City of Folsom
# Community Facilities District No. 23 (Folsom Ranch)
# Improvement Area 3
# Established May 26, 2020
# Special Tax Bonds, Series 2022 Issued August 10, 2022

**Purpose of Special Tax**

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage

ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

<u>Services</u>

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post

emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

**Fiscal Year 2024/25 Collections & Expenditures**

Facilities

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Acquisition and Construction | $7,846,603 | $8,414,730 | $5,930,584 | $2,484,145 | $117,382 | $0 | $2,601,527 |
| Underwriter's Discount | 101,165 | 101,165 | 101,165 | 0 | 0 | 0 | 0 |
| Costs of Issuance | 300,000 | 300,000 | 300,000 | 0 | 0 | 0 | 0 |
| Reserve Account | 717,500 | 718,981 | 852 | 718,129 | 0 | 136 | 717,993 |
| Capitalized Interest | 468,690 | 468,690 | 468,690 | 0 | 0 | 0 | 0 |

## CFD #23, IA3 Fund Detail

| | | |
|---|---|---|
| **June 30, 2024 Acquisition and Construction Fund Cash Balance:** | $ | 2,484,145 |
| **Revenues:** | | |
| Proceeds from Series 2022 Bonds | $ | - |
| Interest Earned | | 117,382 |
| Total Revenues: | $ | 117,382 |
| **Expenses:** | | |
| Progress Payment | $ | - |
| Total Expenses: | $ | - |
| Change in Receivables/Liabilities | | - |
| **June 30, 2025 Acquisition and Construction Fund Cash Balance:** | $ | 2,601,527 |

Services

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $355,487 | $169,554 | $7,011 | $518,030 | On-going |

## CFD #23, IA3 Detail

| | | |
|---|---|---|
| **June 30, 2024 Maintenance District Fund Cash Balance:** | $ | 355,487 |
| **Revenues:** | | |
| Mangini Ranch Maintenance Direct Levy | $ | 151,962 |
| Reimbursements | | - |
| Interest Earned | | 17,592 |
| Total Revenues: | $ | 169,554 |
| **Expenses:** | | |
| Water & Utilities | $ | 1,685 |
| Monthly Landscape Maintenance | | - |
| Repairs & Replacement | | 1,842 |
| Departmental Charges | | - |
| Project Construction | | - |
| CFD Admin | | - |
| Other Expenses | | - |
| Transfers Out | | 153 |
| Total Expenses: | $ | 3,680 |
| Change in Receivables/Liabilities | | (3,331) |
| **June 30, 2025 Maintenance District Fund Cash Balance:** | $ | 518,030 |

# City of Folsom
# Community Facilities District No. 23 (Folsom Ranch)
# Improvement Area 4
# Established May 26, 2020
# Special Tax Bonds, Series 2024 Issued December 5, 2024

**Purpose of Special Tax**

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage

ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

<u>Services</u>

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post

emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

**Fiscal Year 2024/25 Collections & Expenditures**

Facilities

| Fund | Initial Deposit | Prior Years Additions / Interest | Prior Years Expenses | 6/30/2024 Balance | Current Year Additions / Interest | Current Year Expenses | 6/30/2025 Balance |
|---|---|---|---|---|---|---|---|
| Acquisition and Construction | $9,985,149 | $0 | $0 | $0 | $10,002,373 | $10,002,373 | $0 |
| Reserve Account | 828,500 | 0 | 0 | 0 | 840,071 | 0 | 840,071 |
| Underwriter's Discount | 118,384 | 0 | 0 | 0 | 118,384 | 118,384 | 0 |
| Costs of Issuance | 290,000 | 0 | 0 | 0 | 290,000 | 290,000 | 0 |

## CFD #23, IA4 Fund Detail

| | | |
|---|---|---|
| **June 30, 2024 Acquisition and Construction Fund Cash Balance:** | $ | - |
| **Revenues:** | | |
| Proceeds from Series 2024 Bonds | $ | 9,985,149 |
| Interest Earned | | 17,224 |
| Total Revenues: | $ | 10,002,373 |
| **Expenses:** | | |
| Progress Payment #1 to TCS Improvement Co. | $ | 935,094 |
| Progress Payment #2 to TCS Improvement Co. | | 9,067,279 |
| Total Expenses: | $ | 10,002,373 |
| Change in Receivables/Liabilities | | - |
| **June 30, 2025 Acquisition and Construction Fund Cash Balance:** | $ | - |

Services

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $124,457 | $141,546 | $22,832 | $243,171 | On-going |

## CFD #23, IA4 Detail

| | | |
|---|---|---|
| **June 30, 2024 Maintenance District Fund Cash Balance:** | $ | 124,457 |
| **Revenues:** | | |
| Mangini Ranch Maintenance Direct Levy | $ | 135,642 |
| Reimbursements | | - |
| Interest Earned | | 5,904 |
| Total Revenues: | $ | 141,546 |
| **Expenses:** | | |
| Water & Utilities | $ | 16,488 |
| Monthly Landscape Maintenance | | - |
| Repairs & Replacement | | 3,903 |
| Departmental Charges | | - |
| Project Construction | | - |
| CFD Admin | | - |
| Other Expenses | | - |
| Transfers Out | | - |
| Total Expenses: | $ | 20,391 |
| Change in Receivables/Liabilities | | (2,441) |
| **June 30, 2025 Maintenance District Fund Cash Balance:** | $ | 243,171 |

**City of Folsom**
**Community Facilities District No. 23 (Folsom Ranch)**
**Improvement Area 5**
**Established May 26, 2020**

**Purpose of Special Tax**

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

**Fiscal Year 2024/25 Collections & Expenditures**

Facilities

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $0 | $0 | $0 | $0 | On-going |

Services

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $0 | $0 | $0 | $0 | On-going |

**City of Folsom**
**Community Facilities District No. 23 (Folsom Ranch)**
**Improvement Area 6**
**Established May 26, 2020**

**Purpose of Special Tax**

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

In 2023, the Rate and Method of Apportionment associated with the CFD was amended to remove the facilities special tax from the CFD. As of Fiscal Year 2023/24, the facilities special tax is no longer levied.

<u>Services</u>

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post

emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

**Fiscal Year 2024/25 Collections & Expenditures**

Services

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $1,059 | $7,311 | $1,963 | $6,407 | On-going |

## CFD #23, IA6 Detail

| | | |
|---|---|---|
| **June 30, 2024 Maintenance District Fund Cash Balance:** | $ | 1,059 |
| **Revenues:** | | |
| Mangini Ranch Maintenance Direct Levy | $ | 7,203 |
| Reimbursements | | - |
| Interest Earned | | 108 |
| Total Revenues: | $ | 7,311 |
| **Expenses:** | | |
| Water & Utilities | $ | 443 |
| Monthly Landscape Maintenance | | - |
| Repairs & Replacement | | 1,464 |
| Departmental Charges | | - |
| Project Construction | | - |
| CFD Admin | | - |
| Other Expenses | | - |
| Transfers Out | | - |
| Total Expenses: | $ | 1,907 |
| Change in Receivables/Liabilities | | (56) |
| **June 30, 2025 Maintenance District Fund Cash Balance:** | $ | 6,407 |

**City of Folsom**
**Community Facilities District No. 23 (Folsom Ranch)**
**Improvement Area 7**
**Established December 14, 2021**

**Purpose of Special Tax**

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

**Fiscal Year 2024/25 Collections & Expenditures**

Facilities

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $0 | $0 | $0 | $0 | On-going |

Services

| 6/30/2024 Balance | Amount Collected | Expended Amount | 6/30/2025 Balance | Project Status |
|---|---|---|---|---|
| $27,099 | $42,559 | $5,560 | $64,098 | On-going |

## CFD #23, IA7 Detail

| | | | |
|---|---|---|---|
| **June 30, 2024 Maintenance District Fund Cash Balance:** | | $ | 27,099 |
| **Revenues:** | | | |
| Mangini Ranch Maintenance Direct Levy | | $ | 41,217 |
| Reimbursements | | | - |
| Interest Earned | | | 1,342 |
| | Total Revenues: | $ | 42,559 |
| **Expenses:** | | | |
| Water & Utilities | | $ | 3,513 |
| Monthly Landscape Maintenance | | | - |
| Repairs & Replacement | | | 2,404 |
| Departmental Charges | | | - |
| Project Construction | | | - |
| CFD Admin | | | - |
| Other Expenses | | | - |
| Transfers Out | | | - |
| | Total Expenses: | $ | 5,917 |
| Change in Receivables/Liabilities | | | 357 |
| **June 30, 2025 Maintenance District Fund Cash Balance:** | | $ | 64,098 |

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Public Hearing |
| **SUBJECT:** | Ordinance No. 1359 – An Ordinance of the City of Folsom Amending Certain Sections of Chapter 17.104 (Inclusionary Housing) of the Folsom Municipal Code to Update the Methodology for Calculating In-lieu Fees Applicable to Residential Development, and to Incorporate Non-Substantive Cleanup Revisions for Clarity and Consistency, and Determine that the Project is Exempt from CEQA (Introduction and First Reading) |
| **FROM:** | Community Development Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends that the City Council move to adopt Ordinance No. 1359 – An Ordinance of the City of Folsom Amending Certain Sections of Chapter 17.104 (Inclusionary Housing) of the Folsom Municipal Code to Update the Methodology for Calculating In-lieu Fees Applicable to Residential Development, and to Incorporate Non-Substantive Cleanup Revisions for Clarity and Consistency, and Determine that the Project is Exempt from CEQA.

**BACKGROUND / ISSUE**

The City of Folsom's Inclusionary Housing Ordinance, Chapter 17.104 of the Folsom Municipal Code, plays a key role in promoting the development of affordable housing. Adopted in 2002 and amended in 2013, the ordinance is a significant component of the City's overall affordable housing strategy.

Under the City's Inclusionary Housing Ordinance, developers of new for-sale detached single-family homes within subdivisions of ten housing units, or more are required to provide at least 10 percent of their homes to lower-income households (3 percent very low and 7 percent low). However, a developer may opt to pay an in-lieu fee instead of constructing affordable units on-site. Other seldom-used options also exist. Given the complexities and challenges associated with building deed-restricted affordable for-sale homes, almost all developers in Folsom choose to pay the in-lieu fee. This fee is paid instead of or in-lieu of building the affordable,

deed-restricted housing units. It is calculated as 1 percent (1%) of the sales price of the lowest-priced unit in the subdivision, multiplied by the total number of units in the project. To determine the fee amount, developers are required to submit architectural plans and anticipated homes sales pricing prior to the issuance of building permits. Additionally, developers must enter into an inclusionary housing agreement to formalize the fee calculation and related requirements. To date, the Inclusionary Housing Fee program has generated approximately $30.5 million, which has been instrumental in providing gap financing for affordable rental housing projects. However, administration of the in-lieu fee program is unnecessarily complex and burdensome as described in more detail in this report. As a result, staff is recommending changes to the in-lieu fee methodology to improve predictability and the process for staff and applicants.

**Housing Element Program H-9**

The City's 2021–2029 Housing Element included Program H-9, which required the City to conduct an inclusionary housing fee study. The purpose of the program was to evaluate fee levels and funding gaps, as well as to improve the existing methodology for calculating the in-lieu fee. To implement Program H-9, the City retained **Economic & Planning Systems, Inc. (EPS)** to conduct a comprehensive review of the existing fee program, with a particular focus on exploring alternative fee calculation methods that better align with regional practices.

In addition to policy considerations, City staff identified administrative challenges within the current fee structure. The system has resulted in more than 75 subdivision-specific fees, each requiring manual input into the City's permit processing system. This lack of integration with the City's automated review and permitting systems increases the risk of clerical errors and creates inefficiencies in fee administration.

**Inclusionary Housing Program Feasibility Analysis**

The Inclusionary Housing Program Study, conducted by EPS, explored potential updates to the City's Inclusionary Housing Ordinance (IHO), with a focus on the in-lieu fee applied to residential developments that did not meet their affordable housing obligations through on-site construction. Although such in-lieu fees are not legally required to meet nexus standards under California's Mitigation Fee Act and related legislation, EPS applied a nexus-based methodology to reassess the affordability gap and calculate the maximum justifiable fee. Given recent challenges in California to in-lieu fees, the use of nexus studies is recommended, which is why EPS performed such as study. The study also examined the impact of Assembly Bill 1505, enacted in 2017, which gave cities the authority to apply inclusionary housing requirements—including in-lieu fees—to rental developments. Based on this legislation, the study evaluated the potential expansion of the ordinance to cover rental projects as previously recommended by the Planning Commission.

EPS reviewed the City's current in-lieu fee using updated socioeconomic and real estate market data. Since the last analysis, several major shifts occurred—most notably the economic impacts of the COVID-19 pandemic, rising construction costs, and higher interest rates. These factors have affected both home values and rental prices and have increased the cost of housing

production. As a result, the financial investment required to produce affordable units has grown, as has the funding gaps faced by developers of affordable housing projects. The updated analysis aims to determine a revised fee that reflects these conditions while maintaining feasibility for new market-rate development.

In addition, the study incorporates input from stakeholders, including market-rate and affordable housing developers, as well as City staff, compares our current in-lieu fee methodology amount and proposed fee amount to other jurisdictions, and considers State legislative changes adopted since the previous analysis. EPS also reviewed affordable housing policies and funding strategies in selected peer jurisdictions to provide context for potential updates to the in-lieu fee.

**Summary of Key Study Findings and Recommendations**

Fee Structure and Developer Impact

- The Study recommends adopting a per-square-foot fee structure to streamline administration and offer developers greater clarity regarding project costs. Specifically, it proposes:
    - An In-lieu fee of $3.00 per square foot for single-family for sale units, consistent with average current fee levels ($2.97 per square foot).
    - A lower $2.50 per square foot fee for multifamily for-sale units (1,500 square feet or less), structured to support the financial viability of higher density missing middle housing alternatives.

- In the Folsom Plan Area—where most new housing development is concentrated—the Study found that developers currently face significant fee burdens:
    - Single-family for-sale units incur average impact fees of nearly $95,000 per unit, including inclusionary in-lieu fees typically ranging from $5,000 to $11,000 per unit.

    - Rental multifamily units, although exempt from inclusionary fees, still face impact fees of approximately $60,000 per unit, posing feasibility challenges under current market conditions.

Developer Feedback and Historical Fee Data

- Developers expressed strong support for retaining the existing fee structure and fee levels given that it is based on the sales-price for the lowest priced home.

- Historical building permit data from 2023 to present indicates that developers have paid an average inclusionary housing in-lieu fee of approximately $3.00 per square foot under the current framework.

Feasibility Analysis and Recommendations

- Estimated development costs, including the current in-lieu fee, are feasible for single-family residential projects.

- Multifamily for-sale housing types (e.g., condominiums, townhomes) and multifamily rental apartments are generally infeasible under current market conditions.

- To address these feasibility concerns and support the City's Housing Element goals for higher-density housing, the Study recommends:
    - Implementing a $2.50 per square foot in-lieu fee for multifamily for-sale units (e.g., condominiums, townhomes).
    - Establishing a clear definition of multifamily for-sale units to ensure consistent application of the reduced fee.
    - Continuing to exempt multifamily rental units (apartments) from the in-lieu fee to enhance development viability.
    - Applying an automatic construction cost inflation adjustment to the new fee(s).

**Proposed FMC Title 17 Amendments**

Based on the findings and recommendations of the EPS study, staff's experience administering the Inclusionary Housing Ordinance (IHO), recent amendments to California State law regarding density bonuses, and the presence of outdated language in the current ordinance, staff recommends a series of revisions to Folsom Municipal Code Chapter 17.104. The central proposal involves amending Section 17.104.060(g) to revise the methodology for calculating the in-lieu fee. **Specifically, the proposed change would replace the current formula—1% of the lowest priced home in the subdivision—with a simplified, standardized square-footage-based fee, as recommended in the section above**. This approach is consistent with practices in many other jurisdictions and, while not legally mandated, aligns with the nexus requirements of AB 602 (2021), which standardizes development impact fees on a per-square-foot basis.

In addition to the proposed changes to the fee methodology, staff recommends several other amendments to the inclusionary housing ordinance. These include eliminating outdated references, such as those pertaining to the former Redevelopment Agency, and updating language to match current administrative practices and terminology. Furthermore, a number of revisions are intended to bring the ordinance into alignment with recent changes in California housing law. The State has enacted multiple measures to streamline housing production and reduce regulatory barriers for developers, necessitating updates to existing provisions related to density bonuses, fee deferrals, and tenant preference policies to ensure compliance with current legal requirements.

**Note:** As part of the proposed updates, the existing resident and local worker preference requirements for affordable housing are being removed to ensure consistency with current State law and federal fair housing regulations. However, staff plans to revisit this issue by developing a new local preference policy, which will be brought back to the Planning Commission and City Council for consideration. This future proposal will be shaped by the City Council's prior direction and supported by additional research to ensure legal compliance and alignment with the City's housing goals.

**Planning Commission Workshop**
On September 17, 2025, the Planning Commission held a public workshop to review and discuss the Inclusionary Housing Ordinance. During the session, City staff presented preliminary findings from the Inclusionary Housing Program Study to both the Commission and the public. The workshop included an overview of the ordinance's history, current requirements, and regulatory framework, and highlighted key operational challenges tied to the existing in-lieu fee calculation method. Staff also introduced potential goals for updating the fee structure to improve efficiency and better align with the City's affordable housing objectives. Materials from the workshop are available at the following link: https://www.folsom.ca.us/government/community-development/planning-services/planning-commission

**Other Outreach**
In addition to the workshop, staff conducted a series of outreach efforts to engage the community and stakeholders. These efforts included distributing more than 600 emails to residents, businesses, and developers throughout Folsom; holding three consultation meetings with the North State Building Industry Association; convening two stakeholder meetings with the Sacramento Housing Alliance (SHA) and Legal Services of Northern California; and creating a dedicated Inclusionary Housing Ordinance Update webpage to provide ongoing access to materials and updates.

Builders and the BIA expressed strong support for maintaining Folsom's current sales price-based inclusionary housing in-lieu fee model, emphasizing its flexibility and ability to adapt to changing market conditions—particularly during an economic downturn. They noted that on-site construction requirements pose significant operational challenges, making the fee-based approach more manageable. Furthermore, the building representatives raised concerns that revising the fee methodology could result in higher inclusionary fees, especially given that Folsom's fees in the Plan Area are already considered high relative to other jurisdictions. They also questioned the feasibility of applying inclusionary requirements to rental projects under current economic conditions.

During consultation meetings held after release of the Public Review Draft, several building representatives reaffirmed their support for the existing fee structure, emphasizing that it reflects market realities and avoids disproportionate impacts on larger homes. While acknowledging administrative burdens, developers expressed a willingness to collaborate on streamlining the process, offering suggestions such as a one-time processing fee, submission of sales data at the time of model home permitting, and collection of fees at certificate of occupancy when funds are more readily available.

If the City were to pursue a square-foot-based fee, developers recommended incorporating a sliding scale to mitigate impacts on larger homes. Some also raised questions about whether projects with existing inclusionary housing agreements would be able transition to the new methodology if adopted. In response to developer feedback and concerns, staff prepared three alternative options for consideration, which are summarized in Attachment 5 to this report.

In parallel meetings with SHA and Legal Services of Northern California, affordable housing representatives raised concerns about any reduction in the proposed fee from existing levels and expressed the need for a higher fee given the recent reductions in affordable housing funding available from the State. They were also supportive of the alternative option (Option 2) that required the payment of all in-lieu fees at the first certificate of occupancy since this would result in funding for affordable housing projects earlier than under the current process.

**Planning Commission Hearing**

On November 9, 2025, the Planning Commission held a duly noticed public hearing to review and discuss proposed amendments to the Inclusionary Housing Ordinance. During the hearing, the consultant and city staff presented the key findings and recommendations of the Inclusionary Housing Program Study, which focused on evaluating potential updates to Folsom's Inclusionary Housing Ordinance with a particular emphasis on the in-lieu fee applied to residential developments that do not provide affordable units on-site.

EPS provided a high-level overview of the affordability gaps used to calculate the maximum justifiable fee. This analysis incorporated updated socioeconomic and market data reflecting the impacts of COVID-19, rising construction costs, and higher interest rates—all of which have increased housing production costs and widened funding gaps for affordable projects. EPS also reviewed the implications of Assembly Bill 1505, which authorizes cities to apply inclusionary housing requirements to rental developments.

In addition, staff and the consultant provided an overview of stakeholder input, comparisons with peer jurisdictions, and recent legislative changes. As part of this discussion, staff presented three alternative approaches to the recommended fee structure for consideration based on developer feedback. These alternatives, included in Attachment 5 to the staff report, were:

- **Option 1:** Retain the existing formula but shift administration to a third-party consultant.
- **Option 2:** Maintain the current formula but collect fees at the certificate of occupancy.
- **Option 3:** Transition to a square-foot-based in-lieu fee structure; however, implement a sliding scale to reduce the cost burden on larger homes.

Staff noted that the merits of each option were carefully considered. However, based on experience administering the current program and the findings of the EPS Study, staff expressed support for the proposed residential per-square-foot fee methodology and proposed fee amount recommended in the Study.

At the meeting, two stakeholders provided comments on behalf of the Building Industry Association (BIA) and Toll Brothers. The BIA representative reaffirmed support for maintaining the current fee structure and expressed concern that a solution related to reducing the administrative burden on staff had been determined prior to consultation with the BIA. The representative from Toll Brothers indicated that their organization was comfortable either

retaining the existing methodology or transitioning to a square-foot-based approach. Neither representative recommended that the commission consider any of the alternatives presented by staff; however, Toll Brothers stated they did not support Option 2, noting that requiring payment of all in-lieu fees at the first certificate of occupancy would impose a financial burden on developers.

Following public comment, the public hearing was closed. The Commission then deliberated and asked staff and the consultant questions regarding the recommendation and the alternatives presented. At the conclusion of its discussion, the Planning Commission adopted a motion (5-0-0-2, with two members absent) recommending that the City Council adopt Ordinance No. 1359 and determine that the project is exempt from CEQA.

## POLICY / RULE

Folsom Municipal Code (FMC) Chapter 17.68 (Amendments) governs the process for the City to amend FMC Title 17 – Zoning. The Planning Commission must hold a public hearing on any proposed amendment and make a recommendation to the City Council. The City Council then may consider the amendment at a public hearing. The City Council must find that the public necessity and convenience and the general welfare require such an amendment.

## ANALYSIS

The City's 2021–2029 Housing Element includes Program H-9, which directs staff to conduct a study of the inclusionary housing in-lieu fee. The goal of this program is to evaluate fee levels and funding gaps, and to improve the methodology for calculating the in-lieu fee. The existing calculation method—based on 1% of the lowest-priced home in a subdivision—has proven to be administratively inefficient and incompatible with the City's current fee processing system. Despite these challenges, the inclusionary fee program has been highly successful, generating approximately $30.5 million in funding that has supported gap financing for several affordable housing developments. This funding has resulted in the creation of over 320 new affordable apartments in Folsom, demonstrating the effectiveness of the fee amount.

Overview of Current Process and Challenges

- **Sales Price Estimation:** Since the IHO in-lieu fee is set as 1% of the lowest priced home in the subdivision, sales price information is required. However, developers typically do not have final home prices available at the time of initial building permit issuance, especially for model homes. Consequently, City staff must rely on developer-provided market analyses to estimate sales prices. This step requires staff review and validation.

- **Initial Fee Determination:** Each subdivision must prepare an in-lieu fee determination to formally establish its initial fee. This step creates a fixed reference point for consistent tracking and administration.

- **Manual Fee Entry:** Once the fee is set, it must be manually entered into the City's development permit and processing system for every single production home permit in the subdivision. Because the fee is subdivision-specific and not standardized, it remains

one of the few non-automated building permit fees. This manual process increases the risk of clerical errors and inefficiencies. In the Folsom Plan Area alone, over 75 separate inclusionary housing fees have been established for individual subdivisions as shown in Attachment 4.

- **Deed Restriction Requirements:** Current practice requires an inclusionary housing deed restriction to be placed on applicable projects. This restriction serves multiple purposes: it ensures the project is subject to the required fee, outlines all provisions related to fee calculation, monitoring, and future updates, and helps maintain consistency and transparency in how the requirements are applied across developments. However, the process of recording the deed restriction against the property and then removing it once the requirements of the IHO have been satisfied is time consuming for City staff.

- **Annual Fee Review:** The ordinance requires an annual review of the lowest-priced unit in each subdivision to determine if the sales price has changed by more than 10%. If so, the inclusionary housing fee must be recalculated and applied to remaining lots. To support this review, inclusionary housing agreements require developers to submit home sales reports. However, compliance is inconsistent, often requiring staff to follow up directly with developers or independently review builder websites for current pricing data.

Revision to Fee Structure

While the current ordinance offers flexibility for developers and has effectively generated funding for affordable housing, as indicated above, its administration demands ongoing staff time, coordination, and effort to maintain fairness and consistency. To address these operational inefficiencies and reduce the amount of staff time dedicated to implementing the current fee structure, staff supports the Study's recommendation to revise the Inclusionary Housing Ordinance (IHO) and transition to a square footage-based fee structure. This approach, increasingly adopted by other jurisdictions, is expected to streamline administration, reduce processing burdens, and provide developers with clearer and more predictable cost expectations.

Section 4 of the Study (pages 40–48) presents a comparative survey of jurisdictions evaluating the City's inclusionary program against others in the region and other selected jurisdictions in the State with inclusionary programs. The survey highlights that no other jurisdiction uses sales price as a basis for calculating in-lieu fees. Instead, most apply either a flat fee or a per-square-foot fee. Because square footage is a standard metric used in building permits, it simplifies fee calculation and verification. Moreover, flat fees may disproportionately impact smaller projects or undercharge larger ones, whereas a square footage-based fee ensures a more equitable distribution of costs across varying project sizes.

Fee Amount Recommendation and Analysis

The Study recommends establishing an in-lieu fee of **$3.00 per square foot** for single-family for-sale units, aligning with current fee levels, and **$2.50 per square foot** for for-sale

multifamily units to help ensure the financial viability of this housing type. The following section offers a high-level summary of the EPS Study and the rationale behind the proposed fees.

To inform these recommendations, the Study analyzed four representative residential prototypes—two single-family and two multifamily—reflecting recent development patterns in Folsom. Although the prototypes differ in design and pricing, the analysis applied a standardized pro forma with consistent assumptions regarding unit size, base density, and housing type. A summary of these prototypes is presented below and detailed in **Table 3.1**, with further context provided in **Section 3** of the Study.

| Prototype | Housing Type | Tenure | Unit Size (sq ft) | Bed-rooms | Base Density (DU/acre) |
|---|---|---|---|---|---|
| Prototype 1 | Single Family Low Density | For-sale | 2,600 | 4 | 5 |
| Prototype 2 | Single Family Medium Density | For-sale | 2,000 | 3 | 10 |
| Prototype 3 | Multifamily Low Density | For-sale | 1,500 | 3 | 18 |
| Prototype 4 | Multifamily High Density | Rental | 1,000 | 2 | 30 |

Using a nexus-based methodology, the Study estimates the maximum supportable in-lieu fees for each residential prototype by evaluating two key factors: the affordability gap and the additional demand for affordable housing generated by new market-rate development. This demand arises from the increased need for lower-wage workers who support higher-income households—workers who are often unable to afford market-rate housing. This approach is based on the premise that higher-income households spend more on goods and services, which creates jobs—many of which pay lower wages. These workers often cannot afford market-rate housing. Charging fees on new market-rate development helps address the increased demand for affordable housing created by this dynamic.

The maximum supported nexus based inclusionary housing in-lieu fee per square foot for each prototype analyzed in this study is summarized on Page 8 of the Study in Table 3.9. While the maximum supported inclusionary housing fee is very high, it does not consider the overall fee burden of all fees on residential development. As a result, no jurisdiction uses the maximum supported fee, but it does establish the outer end of a range of legally defensible fees.

| Prototype | Housing Type | Tenure | Unit Size (sq ft) | Per Square Foot Fee Level | | |
|---|---|---|---|---|---|---|
| | | | | Max Allowed Fee | High Scenario (20 % of maximum) | Low Scenario (matches existing fee) |
| Prototype 1 | Single Family Low Density | For-sale | 2,600 | $59.56 | $11.91 | $3.00 |
| Prototype 2 | Single Family Medium Density | For-sale | 2,000 | $44.35 | $8.87 | $3.00 |
| Prototype 3 | Multifamily Low Density | For-sale | 1,500 | $35.82 | $7.16 | $2.50 |
| Prototype 4 | Multifamily High Density | Rental | 1,000 | $34.01 | $6.80 | $0.00 |

In addition to identifying the maximum nexus-based fee, the EPS Study presents two alternative in-lieu fee scenarios for City Council consideration: a low-fee option consistent with current rates, and a high-fee option set at 20% of the maximum supportable amount. These alternative fees are summarized in the Table above.

While the City has the authority to adopt fees up to the maximum level, it is standard practice to set fees well below that threshold to maintain project feasibility and avoid discouraging housing production. Because the primary goal of the Inclusionary Housing Ordinance (IHO) update is to transition to a square-foot-based fee calculation method – not to increase fee levels—staff recommends adopting a fee of $3.00 per square foot for single-family for-sale units and $2.50 per square foot for for-sale multifamily units. These rates are financially viable and align with the City's current affordable housing strategy. As noted earlier in this report, historical building permit data from 2023 to the present indicates that developers have paid an average in-lieu fee of approximately $2.97 per square foot under the existing fee methodology.

The recommended fee levels would continue to provide the City with meaningful financial resources to support affordable housing development. With an estimated local subsidy of approximately $55,000 per unit, the City can invest in housing opportunities for lower-income residents while maintaining overall project feasibility. Rental multifamily projects would remain exempt, reflecting ongoing economic challenges in the rental housing market where narrow margins mean that additional fees could jeopardize project viability and reduce the supply of much-needed rental units in the Folsom Plan Area.

This balanced approach ensures that the Inclusionary Housing Ordinance remains effective in generating resources for affordable housing while avoiding undue burdens on new residential development.

Regional In-Lieu Fee Comparison

Finally, to assess the City's current and proposed in-lieu fee levels, the Study examined per-unit fees for the single-family low-density housing prototype across jurisdictions in the Sacramento Region. As summarized in Table 4.3 of the Study, Folsom's existing and recommended fees are generally in line with regional benchmarks. Specifically, Folsom's fee is approximately 10% lower than those in the City of Sacramento and Sacramento County, yet it is 35% and 75% higher than the fees in Rancho Cordova and the City of Elk Grove, respectively, though the fee level in Rancho Cordova is just based on one Affordable Housing Plan for a specific development.

## FINANCIAL IMPACT

There is no financial impact on the General Fund. The inclusionary housing in-lieu fee will continue to support the Folsom Housing Fund (Fund 238). Based on historical data, the recommended fee of $3.00 per square foot for single-family for-sale housing units is consistent with the amounts previously collected under the current framework. The proposed $2.50 per square foot reduced fee for multifamily for-sale housing units 1,500 square feet or less may result in minor reductions in overall collections; however, this outcome is consistent with the City's efforts to encourage more moderate "missing middle" housing options. As such, it aligns with Council direction as well as the goals and policies outlined in the Housing Element.

Consistent with existing in-lieu fee requirements, a minimum of 50% of revenue generated from the fund will be allocated for the development of lower-income housing units. Overall, revenues are expected to remain stable compared to current collections. To ensure the fee remains responsive to market conditions, it will be indexed to the Construction Cost Index (CCI), providing for regular adjustments over time.

## ENVIRONMENTAL REVIEW

The proposed City Council action to adopt Ordinance No. 1359 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 (b)(4) "Project" and Section 15061(b)(3) "Review for Exemption". Under Section 15378, the action does not constitute a "project" under CEQA, as it pertains solely to administrative or procedural matters that do not result in direct physical environmental changes. Furthermore, Section 15061(b)(3) - the "common sense exemption" -applies because it can be determined with certainty that the adoption of this updated document will not lead to significant effects on the environment.

## ATTACHMENTS

1. Ordinance No. 1359 - An Ordinance of the City of Folsom Amending Certain Sections of Chapter 17.104 (Inclusionary Housing) of the Folsom Municipal Code to Update the Methodology for Calculating In-lieu Fees Applicable to Residential Development, and to Incorporate Non-Substantive Cleanup Revisions for Clarity and Consistency, and Determine that the Project is Exempt from CEQA
2. Folsom Municipal Code Chapter 17.104 (Inclusionary Housing) – Applicable Section Strikethrough
3. City of Folsom Inclusionary Housing Program Study – Public Review Draft

4. List of Inclusionary Housing Fees
5. Alternative Fee Structure Considerations

Submitted,



Pam Johns, Community Development Director

# Attachment 1

# Ordinance No. 1359 – An Ordinance of the City of Folsom Amending Certain Sections of Chapter 17.104 (Inclusionary Housing) of the Folsom Municipal Code to Update the Methodology for Calculating In-lieu Fees Applicable to Residential Development, and to Incorporate Non-Substantive Cleanup Revisions for Clarity and Consistency, and Determine that the Project is Exempt from CEQA

# ORDINANCE NO. 1359

## AN ORDINANCE OF THE CITY OF FOLSOM AMENDING CERTAIN SECTIONS OF CHAPTER 17.104 (INCLUSIONARY HOUSING) OF THE FOLSOM MUNICIPAL CODE TO UPDATE THE METHODOLOGY FOR CALCULATING IN-LIEU FEES APPLICABLE TO RESIDENTIAL DEVELOPMENT, AND TO INCORPORATE NON-SUBSTANTIVE CLEANUP REVISIONS FOR CLARITY AND CONSISTENCY

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

## SECTION 1 PURPOSE

The purpose of this ordinance is to amend certain sections of Chapter 17.104 in the Folsom Municipal Code to amend specific sections of Chapter 17.104 of the Folsom Municipal Code, which includes a revision to the calculation method for the in-lieu fee. The current formula of 1% of the lowest-priced home in the subdivision will be replaced with a simplified, standardized structure based on square footage, aligning with practices in other jurisdictions. Additional revisions include cleanup amendments to remove outdated references, ensure consistency with current state law, and enhance clarity and administrative efficiency. The City Council finds that such change is necessary to promote the public health, safety, and welfare.

## SECTION 2

Sections 17.104.020 to 17.104.070 of the Folsom Municipal Code is hereby amended to read as follows:

### 17.104.020 Definitions

"Adjusted basis" means the adjustment to the basis of a home for purposes of determining capital gains. Adjusted basis shall be defined and determined consistently with the Internal Revenue Service publication 523 "Selling Your Home."

"Affordable" means rented at an affordable rent or sold at an affordable housing price.

"Affordable housing price" means a sales price at which low income or very low income households as provided in this chapter can qualify for the purchase of for-sale inclusionary units. A sales price shall be considered affordable only if each owner-occupied housing monthly payment is equal to or less than one-twelfth of thirty-five percent of gross income for the specified income level of the household (i.e., very low or low). For purposes of such calculation, housing expenses shall include mortgage principal and interest, taxes, insurance, and assessments. For purposes of this section, the interest rate shall be calculated based on an average of three major California lending institutions for thirty-year fixed rate FHA PAR financing.

"Affordable rent" means (1) for a unit whose occupancy is restricted to a low income household, that the monthly rent consists of no more than one-twelfth of thirty-five percent of eighty percent of the median income applicable to Sacramento County less a reasonable allowance for utilities;

and (2) for a unit whose occupancy is restricted to a very low income household, that the monthly rent consists of no more than one-twelfth of thirty-five percent of fifty percent of the median income applicable to Sacramento County less a reasonable allowance for utilities. In each case, the median income applicable to Sacramento County is as determined annually by the United States Department of Housing and Urban Development, adjusted for household size.

"Affordable rental agreement" means legal restrictions by which the rents for rental inclusionary units will be set at such rates to ensure that rents remain affordable for a period of thirty years or longer.

"City" means the city of Folsom.

"Community development director" means the director of the community development department of the city, or his or her designee.

"Condominium" means and includes:

1. "Condominium" as defined by Section 783 of the Civil Code;

2. "Community apartment project" as defined by Section 11004 of the Business and Professions Code;

3. "Stock cooperative" as defined by Section 11003.2 of the Business and Professions Code; and

4. "Planned development" as defined by Section 11003 of the Business and Professions Code.

The term "condominium" specifically includes, but is not limited to, the conversion of any existing structure for sale pursuant to a method described in subsections (1) through (4) of this definition.

"Condominium conversion" or "conversion" means a change in the ownership of a parcel or parcels of property, together with structures thereon, whereby the parcel or parcels and structures previously used as rental units are changed to condominium ownership.

"Condominium project" or "project" includes the real property and any structures thereon, or any structures to be constructed thereon, which are to be divided into condominium ownership.

"Condominium unit" or "units" means the individual spaces within a condominium project owned as individual estates.

"Density bonus" means increases in density in a development project above the maximum density otherwise permitted for the applicable land use designation, or if elected by the developer, a lesser percentage of density increase, including but not limited to, no increase in

density, and any requested concession or incentives, waivers or reductions of development standards as provided in the Folsom Municipal Code or state law.

"Developer" means any applicant, person, developer, firm, partnership, association, joint venture, corporation, or any entity or combination of entities which seeks the city's approvals for all or part of a development project. "Applicant" includes "owner."

"Development agreement" means an agreement entered into between the city and developer pursuant to Section 65864 et seq. of the Government Code.

"Development project" means any residential real estate project or mixed residential and commercial real estate project consisting of residential units, including homes, multifamily residences or other residential structures. Projects at one location undertaken in phases, stages or otherwise developed in distinct sections shall be considered a single development project for purposes of this section. Development projects are those projects for which the developer is applying for new legislative entitlements which are not otherwise exempt under the provisions of this chapter.

"Dwelling unit" means a residential unit within a development project.

"External subsidy" means any source of funds that is not local public funding, including federal or state grants, loans, bond funds, tax credits or other tax-based subsidy.

"Final decision-making body" means the entity with final approval authority on the development project.

"First-time home buyer" means that neither the purchaser nor spouse has owned a home during the past three years, or that the purchaser meets at least one of the following criteria:

1. The purchaser is a displaced homemaker, defined as a person who has not worked full-time for at least three years, worked primarily without remuneration to care for the home and family, is unemployed or underemployed, is experiencing difficulty in obtaining or upgrading employment, and, while a homemaker, owned a home with a previous spouse;

2. The purchaser is single (unmarried or legally separated), has one or more minor children of whom purchaser has custody, and, while previously married, owned a home with a previous spouse; or

3. The purchaser owns or owned, during the past three years, a mobile home or trailer which is/was not permanently affixed to a permanent foundation as their principal residence.

"Folsom housing fund" means the fund created and administered by the city for use on affordable housing projects in the city.

"Inclusionary housing agreement" or "agreement" means the agreement described in Section 17.104.100 between a developer and the city setting forth the manner in which the inclusionary housing requirement will be met in the development project.

"Inclusionary housing plan" means the plan described in Section 17.104.040 setting forth the manner in which the developer proposes to implement the inclusionary housing requirement or alternatives permitted in this chapter within the development project.

"Inclusionary housing requirement" means the provision of the inclusionary housing units in a development project as specified in Section 17.104.030 of this chapter.

"Inclusionary housing unit or inclusionary unit" means an ownership or rental dwelling unit developed as a part of the inclusionary housing requirement of a development project as provided in this chapter.

"Inclusionary incentives" means the fee waivers or reductions, planning and building standards waivers or reductions, regulatory incentives or concessions, and density bonuses provided by the city to a development project to assist in the provision of the inclusionary housing requirement.

"Initial owner" means the first person or persons to purchase a new for-sale inclusionary unit for his, her or their primary residence.

"Land dedication fee" means a fee paid to the Folsom housing fund for purposes of affordable housing in the city as a method of meeting the inclusionary housing requirement for a development project as provided in Section 17.104.030.

"Legislative entitlements" means and includes general and community plan amendments, zoning and rezoning, planned development permits and conditions and amendments thereto, tentative and final maps and development agreements.

"Low income household" means a household whose income does not exceed eighty percent of median income applicable to Sacramento County, adjusted for family size as published and annually updated by the United States Department of Housing and Urban Development.

"Market rate" means not restricted to an affordable housing price or affordable rent.

"Moderate income household" means a household whose income does not exceed one hundred twenty percent of median income applicable to Sacramento County, adjusted for family size as published and annually updated by the United States Department of Housing and Urban Development.

"Multifamily residential" means residential units such as apartments, duplexes, halfplexes, townhomes, condominiums, or developments of greater intensity, that are planned, approved, or constructed on land planned or zoned for other than single-family residential.

"Off-site" means outside of the boundaries of a development project, but within the city limits of the city of Folsom.

"One location" means all adjacent land owned or controlled by the same owner or a related owner, the property lines of which are contiguous at any point, or the property lines of which are separated only by a public or private street, road, or other public or private right-of-way.

"Owner" means and includes the person, persons, partnership, joint venture, association, corporation, or public or private entity having sufficient proprietary interest in real property to commence, maintain, and operate a development project.

"Project level approval" means and includes a tentative subdivision map, a parcel map, a planned development permit, or other administrative or adjudicatory approval or determination in connection with a development project.

"Related owner" means a person or entity, including but not limited to partnerships, limited liability corporations, limited partnerships and corporations, which has any of the following relationships with an owner: (1) they share the majority of members of their governing boards; (2) they share two or more officers; (3) they are owned or controlled by the same majority shareholder(s) or general partner(s); (4) they are in a parent-subsidiary relationship; or (5) the person is a sibling, offspring or parent of an individual owner. For purposes of this definition, a controlling interest means fifty percent or more of the voting power of a corporation, and a parent-subsidiary relationship exists when one corporation owns, directly or indirectly, fifty percent or more of the voting power of another corporation. For purposes of this definition, a person and any general partnership in which the person is a general partner, or a person and any corporation in which the person owns a controlling interest, shall be treated as one and the same.

"Residential project" means the entirety of market rate residential development in a development project subject to the requirement to provide an inclusionary housing requirement as specified in this chapter.

"Residential space" means the total conditioned square footage of a residential dwelling unit, measured to the exterior walls, and including all areas served by heating or cooling systems. Residential space excludes unconditioned areas such as garages, carports, unfinished basements, attics, and exterior patios. For purposes of in-lieu fee calculations, residential space shall not include accessory dwelling units (ADUs) that are exempt from impact fees in accordance with state law, or other areas specifically exempted by the Folsom Municipal Code.

"Single-family residential" means planned, approved or built on land planned or zoned solely for a permitted residential density of one unit per parcel. Where such a planning or zoning single-family designation also allows duplexes, halfplexes, second units, ADUs, or similar uses, the designation is nonetheless considered single-family residential for purposes of the inclusionary housing requirement and the other provisions of this chapter.

"State density bonus law" means Sections 65915 through 65918 of the California Government Code, or successor provisions, as such laws may be amended from time to time.

"Very low income household" means a household whose income does not exceed fifty percent of the median income, adjusted for household size, applicable to Sacramento County, as published and periodically updated by the United States Department of Housing and Urban Development.

"Zoning code" means Title 17 of the Folsom Municipal Code as it may be amended from time to time. (Ord. 1033 § 2 (part), 2005: Ord. 958 § 2 (part), 2002)

**17.104.030 Inclusionary housing requirement.**

A. Number and Affordability of Inclusionary Units. All for-sale development projects consisting of ten or more units, including condominium conversion projects, as well as residential rental projects of ten or more units receiving funding assistance from the city or that are otherwise subject to a voluntary affordable housing agreement with the city, shall include inclusionary housing units equal to ten percent of the total number of units in the project, excluding density bonus units. The ten percent shall consist of three percent very low income units and seven percent low income units.

When four or fewer inclusionary units are required, the inclusionary units shall be provided in the following manner: one inclusionary unit: one low income unit; two inclusionary units: one low income unit and one very low income unit; three inclusionary units: two low income units and one very low income unit; four inclusionary units: three low income units and one very low income unit.

1. Calculation of Units Required. Where the number of units required to be constructed in the development project or condominium conversion project results in a percentage other than a whole number, the developer shall round to the nearest whole number the resulting percentage from the total inclusionary housing requirement calculated as provided in this chapter and provide only the whole units resulting from the inclusionary housing requirement calculation. If, after rounding to the nearest whole number, the total number of inclusionary units provided is less than ten percent of the total project units, any difference in units shall be provided as low income units.

2. Various Methods for Compliance. The inclusionary housing requirement may be satisfied by: including the units within the development project; providing an alternative as set forth in Section 17.104.060; providing the units off site; dedicating land for other affordable development projects; acquisition, rehabilitation, and conversion of existing market rate units; conversion of existing market rate units; paying an in-lieu fee as described in this chapter; other methods as approved by the city council that meet the intent of this chapter; or a combination of these methods or other alternatives set forth in this chapter.

B. Implementation. The developer shall propose an inclusionary housing plan as provided in this chapter and incorporate the agreed upon plan into conditions on the project and , if applicable, an inclusionary housing agreement as provided in this chapter.

C. Unit Size. The inclusionary housing requirement shall accommodate diverse family sizes by including a mix of studio, one-, two- and/or three-bedroom units and the mix of inclusionary unit sizes shall generally accommodate the household sizes identified in the city's general plan, unless otherwise negotiated in the inclusionary housing agreement. A developer may propose an alternative mix of the size of units as part of its inclusionary housing plan.

1. Projects of forty residential units or less are exempt from the unit size requirement.

D. Exterior Appearance. Inclusionary units shall be visually compatible with and shall have similar external building materials and finishes as the market rate units in the immediate neighborhood.

E. Access to Common Amenities. Tenants and residents of inclusionary units shall be provided the same rights and access to common amenities in the development project as tenants and residents occupying market rate units.

F. Smaller Parts of Larger Projects. The city shall not approve projects which reasonably appear to be smaller parts of a greater project and have the effect of circumventing the requirements of this chapter. (Ord. 1273 § 2, 2017; Ord. 1177 § 2, 2013: Ord. 1033 § 2 (part), 2005: Ord. 958 § 2 (part), 2002)

**17.104.040 Inclusionary housing plan.**

A. Submittal Requirements. The inclusionary housing plan must include:

1. The method by which the developer intends to comply with the requirements of this chapter. The developer shall describe the location of the inclusionary units within the development project, unit sizes, and any incentives requested.

2. Where the developer proposes to satisfy the inclusionary housing requirement through any method other than (i) constructing inclusionary units on-site or (ii) paying the in-lieu fee, the developer shall provide the following information:

a. Detailed information on the proposed parcel(s), site, or existing market rate units including the location, assessor's parcel number(s), size, color photographs, an appraisal of the property dated within the prior six months, known information on physical, environmental or other constraints affecting the use of the property, and known information regarding the positive aspects of the use of the property for affordable housing including proximity to schools, transit routes, shopping and other services.

b. Site Suitability. The site proposed to fulfill the inclusionary housing requirement must be suitable from the perspective of size, configuration, physical characteristics, physical and environmental constraints, access, location, adjacent use, proximity to other affordable housing units and other relevant planning criteria.

c. Current market rate rents, condition of units, and vacancy rate information for alternatives proposing to fulfill the inclusionary housing requirement through conversion of market rate units or acquisition, rehabilitation, and conversion of market rate units.

d. A written representation that the proposed parcel(s), site, or existing market rate units is/are available and capable of being dedicated to the city by the developer and that the site and/or units shall be deed restricted as affordable housing.

3. Timing of Development. The inclusionary housing plan and inclusionary housing agreement shall include a phasing plan that provides a schedule for the timely development of the inclusionary units as the residential project is built out. In instances where the developer demonstrates that phasing, other than concurrent with market rate units, is necessary in order to account for the different financing and funding environments, economies of scale, or infrastructure needs applicable to the development project, a phasing plan shall be provided that includes definitive dates for construction and does not inhibit the intent of this chapter to create affordable housing units. The community development director shall review the phasing plan and reasons for phasing and make recommendations to the final decision-making body on the timing of the development. The city may condition projects seeking alternative phasing to require posting of bonds, cash deposits, or other securities satisfactory to the city (i.e., deed restriction, development agreement, or withholding of building permit) in an amount sufficient to assure timely construction of the required inclusionary units and to require construction of the units within a specified period of time.

4. Where the developer proposes to satisfy the inclusionary housing requirement exclusively through the payment of an in-lieu fee, the inclusionary housing plan requirements may be satisfied through the provision of a signed letter from the developer as described in Section 17.104.060.

B. Community Development Director's Scope of Authority. The community development director shall be responsible for review of the inclusionary housing plan submitted by the developer, preparation of the inclusionary housing agreement and providing recommendations on these items and other matters as provided in this chapter to the planning commission for action by the planning commission. In any case where the final authority on a project rests with the planning commission or the city council, the community development director shall make recommendations to the planning commission or the city council.

C. Standard for Approval. The community development director shall recommend approval of the inclusionary housing plan, provided the inclusionary housing plan meets all the requirements of this chapter and, if applicable, is included in the inclusionary housing agreement, and based upon a determination by the community development director that the inclusionary housing plan would meet the intent of this chapter. Factors to be considered by the community development director in his/her determination to recommend approval, conditional approval or rejection of the proposed inclusionary housing plan include the criteria provided in this section and Sections 17.104.030 and 17.104.060, the suitability of the proposed site for single- or

multifamily affordable housing, the availability of and access to infrastructure, schools, shopping and transit, current zoning of the property, and proximity to and concentration of other affordable housing locations. If a method other than on-site development or payment of the in-lieu fee is proposed to meet the inclusionary housing requirement, the proposed method must further the goal of the ordinance codified in this chapter and provide no less units or opportunity for creation of units than if the units had been included within the development project. The recommendation of the community development director shall be included in the staff report to the final decision-making body who shall approve, reject or modify the inclusionary housing plan. (Ord. 1033 § 2 (part), 2005: Ord. 958 § 2 (part), 2002)

**17.104.050 Specific plan requirement**

A. Number and Affordability of Inclusionary Units. All specific plans approved pursuant to Chapter 17.37 on or after the effective date of the ordinance codified in this chapter and which are not otherwise exempt shall include three percent of the dwelling units restricted to and affordable to very low income households and seven percent of the dwelling units restricted to and affordable to low income households (inclusionary housing requirement).

1. The inclusionary housing requirement required by this section shall be determined at the specific plan stage, rather than on a project by project basis. Where the inclusionary component is not included in the specific plan, it shall be included with individual projects as provided in this section.

2. The specific plan shall include an inclusionary housing plan that establishes, as a minimum but not limited to, the following:

a. The number of market rate units in the specific plan.

b. The inclusionary housing requirement for very low and low income units over the entire specific plan.

c. The location of multifamily parcels (if applicable), subdivisions and/or mixed-use development sites designated to receive the inclusionary units.

d. The requirements for an inclusionary housing plan specified in Section 17.104.040.

3. If the specific plan is initiated by developer(s) or property owners, the implementation of this section shall be through the inclusionary housing agreement signed and approved at the time of adoption of the specific plan.

4. A general provision requiring that an inclusionary housing agreement shall be made a condition of all future discretionary permits for development within the specific plan. The provision shall establish that all relevant terms and conditions of any inclusionary housing agreement shall be filed and recorded as a restriction on the project as a whole and those

individual lots, units, or projects which are designated as inclusionary units. The inclusionary housing agreement shall be consistent with Section 17.104.100.

**17.104.060 Alternative methods to meet the inclusionary housing requirement.**

Alternatives to the on-site construction of the inclusionary housing requirement shall be encouraged and allowed in order to meet the housing needs for low and very low income households, consistent with the criteria in subsections A through I of this section. Alternatives may include:

A. Land Dedication. The developer may dedicate sufficient land within the city of Folsom on which to construct at least the same number of units and infrastructure to support that number of units as the developer would be required to construct on site subject to the inclusionary housing requirement; provided, that the site will support the same number of units the developer is required to construct, has zoning of a minimum density necessary to accommodate the inclusionary housing requirement, that the site is acceptable to the city, and that the site is restricted for affordable housing. The developer shall dedicate the land to the city, an affordable housing developer, or special needs developer acceptable to the city at no cost to the city.

B. Off-Site Construction ("Off-Site"). The developer may develop housing to satisfy the inclusionary housing requirement at an off-site location within the city of Folsom.

C. Acquisition, Rehabilitation, and Conversion of Market Rate Units. The developer may propose to acquire and rehabilitate existing market rate units in the city of Folsom which are at or above existing affordable rents, which require repair, rehabilitation, modernization or other work, and convert those units to affordable housing units.

D. Conversion of Market Rate Units. A developer may propose to convert existing market rate units in the city of Folsom which do not require rehabilitation and are at or above existing affordable rents to affordable housing units by way of deed restrictions, recorded covenants or other legal mechanisms to assure that the units remain affordable housing units.

E. Inclusionary Housing Credits. A developer may use inclusionary housing credits, as defined in this chapter, to meet the inclusionary housing requirement.

F. In-Lieu Fee. A developer may satisfy the inclusionary housing requirement through payment of a fee to the city in-lieu of constructing the inclusionary units with the residential development project, in accordance with the following requirements:

1. The in-lieu fee shall be calculated based on square footage of residential space for each dwelling unit within the development project.

2. Procedures for the assessment, collection and adjustment of in-lieu fees shall be established by resolution of the city council.

3. If a development project is approved for payment of an in-lieu fee, the fee shall be collected prior to the issuance of a building permit for each dwelling unit included in the development project.

4. In-lieu fees collected by the city shall be deposited into a fund known as the "Folsom housing fund". This fund shall be used to assist in the provision of housing for extremely-low-, very-low- and low-income households, as well as any special needs populations. All expenditures shall be consistent with the goals and policies outlined in the city's housing element. Eligible uses may include, without limitation: land acquisition, predevelopment costs, rehabilitation of existing units to extend their useful life and impose affordability restrictions, construction of new residential units, administration, and compliance monitoring of the affordable housing program.

5. Notwithstanding the provisions of Sections 17.104.030, 17.104.040, and 17.104.100, a developer electing to fulfill the project's inclusionary housing requirements solely through the payment of in-lieu fees is not required to submit a full inclusionary housing plan. Instead, a signed letter from the developer confirming this intent shall suffice to meet the requirements for both the inclusionary housing plan and inclusionary housing agreement. No separate approval from the community development director is necessary, provided the project includes a condition of approval requiring payment of the applicable in-lieu fee per unit in effect at the time building permits are issued.

G. Combination. Combination of the above alternatives.

H. Other Alternatives. Other alternatives proposed by the developer which are accepted by the city and meet the requirements and intent of this chapter. (Ord. 1243 § 2, 2015; Ord. 1177 § 4, 2013: Ord. 958 § 2 (part), 2002)

**17.104.070 Incentives and assistance.**

A. Request for Incentives and Assistance. The developer of a development project which is subject to the inclusionary housing provisions of this chapter may request, and the city, in its sole discretion, may grant or deny the provision of inclusionary incentives as set forth in this section and other provisions of the Folsom Municipal Code.

B. Fee Waivers or Deferrals. The city may grant to a developer a program of waivers reductions or deferrals of development fees, administrative and financing fees for inclusionary units as provided in Chapter 16.60 of the Folsom Municipal Code or state law.

C. Density Bonuses. A developer fulfilling its inclusionary housing requirement through either on site or off-site development may request and receive from the city a density bonus as provided in state density bonus law.

D. Inclusionary Housing Credits. A developer may submit as part of the inclusionary housing plan a proposal to provide more affordable housing units or donate additional land in connection with a development project than the 10 percent required under this chapter, and may credit the

additional amount of land or additional number of affordable housing units against future projects subject to the provisions of this chapter which are proposed in the city. Credits may be transferred or sold to any other person or entity subject to compliance with following conditions:

1. The transfer or sale of the credits shall not interfere with one of the goals of the ordinance codified in this chapter which is to provide affordable housing dispersed throughout the city of Folsom.

2. Any credits must be applied to another development project within 5 years of issuance of a certificate of occupancy for the inclusionary unit(s) or implementation of an alternative method of meeting the inclusionary housing requirement (i.e., land dedication) which gives rise to the credit. For purposes of this section, "applied" shall mean that the credits are committed for use at a development project and included in a developer's proposed inclusionary housing plan. A developer who has not used, transferred or sold credits within the time specified in this section may apply to the city for a 1 year extension on the life of the credits. A request for extension of credits shall be reviewed by the city council who shall grant or deny the request for extension. The city council shall consider progress and efforts the developer has made to utilize the credits during the previous 5 years, the impact on affordable housing if the extension is granted, any proposals for use of the credits should the extension be granted and other relevant factors.

3. Inclusionary units receiving monetary subsidies through the city shall not receive credits unless the city has been reimbursed for its financial assistance.

E. Mixed Use. In order to provide additional opportunity for development of inclusionary units, residential development that would fully or partially fulfill the inclusionary housing requirement of a development project may be implemented in conjunction with commercial or office uses located within an area covered by a General Plan mixed-use or residential overlay designation. This applies within the central business (C-2), general commercial (C-3), and business and professional office (BP) zoning districts, as well as within areas governed by adopted specific plans, consistent with applicable provisions of the Folsom Municipal Code and the General Plan or the applicable specific plan.

F. Local Public Funding. The developer may apply to the city for local public funding to assist in the financing and development of the inclusionary housing requirement.

**SECTION 3**

Sections 17.104.090 to 17.104.110 of the Folsom Municipal Code are hereby amended to read as follows:

**17.104.090 Restrictions on inclusionary units.**

Each inclusionary unit created as a result of the ordinance codified in this chapter shall have limitations governing its occupancy and its sale and/or resale. The purpose of these limitations is

to preserve the long-term affordability and to ensure its continued availability for income-eligible households.

A. Duration of Affordability for Rental Inclusionary Units. Rental inclusionary units under subsections (C)(1) and (2) of this section shall remain affordable for a period of no less than thirty years from the recordation of the affordable rental agreement unless state law requires a longer period. The affordable rental agreement shall be recorded no later than the issuance of the first building permit for the rental inclusionary project under subsection (C)(1) of this section, and prior to the first day of rental of the inclusionary unit under subsection (C)(2) of this section. Rental units under subsection (C)(2) of this section shall be rented to an income-eligible person at the same income level of the original for-sale affordable housing price.

B. Affordability and Resale of For-Sale Units.

1. Sale and Resale to an Income-Eligible Person—Exception. After the initial sale of inclusionary for-sale units at a price affordable to the target income level group, inclusionary for-sale units shall remain affordable to subsequent income-eligible buyers pursuant to a resale restriction with a term of twenty years, or longer if required by state law or other provisions of this code. The initial owner shall be a first-time home buyer as defined in this chapter. Subsequent owners are not required to be a first-time home buyer. The resale restriction shall require that the unit will be sold, by the initial owner and any subsequent owner, at the same affordable housing price income level as originally sold and will remain at that income level for the duration of the resale restriction term. For example, a home that was sold to the initial owner at a very low income level shall be sold to a subsequent owner who qualifies at the very low income level.

a. If the owner is unable to sell the inclusionary unit within sixty days of offering and advertising the unit for sale, the owner may offer to sell the unit to the city at the affordable housing price at the time of offer. If the city or its assignee does not complete the purchase of the unit within ninety days of the owner's offer of sale to the city, the resale obligations of this section shall terminate; however, the provisions of this section relating to recapture upon sale shall continue to apply and remain in full force and effect.

2. Recapture upon Sale. If the inclusionary unit does not sell within sixty days of offering and advertising the unit for sale and if the city does not acquire the inclusionary unit as specified in this section, the inclusionary unit may be sold at the current market price, and the seller shall pay to the city housing fund all proceeds from the sale of the unit less a percentage of profit, if any, as provided in this section. For purposes of this section, "profit" is defined as the net proceeds from the sale after deducting loan(s), ordinary expenses attributed to the seller, including real estate commissions not to exceed six percent, and after deducting the current affordable housing price. If the owner has made improvements to the home, profit shall be determined by deducting the adjusted basis of the home, or the current affordable housing price, whichever is higher.

a. The percentage of profit retained by the owner shall vary according to the number of years an owner owns the residential unit. The percentage of profit to be allocated to the owner is provided as follows:

| Years Current Owner Owned Residence | Percentage of Profit to Current Owner | Percent Profit Paid to the City's Housing Trust Fund |
|---|---|---|
| Less than 1 | 10 | 90 |
| Less than 2 | 20 | 80 |
| Less than 3 | 30 | 70 |
| Less than 4 | 40 | 60 |
| 5 or more | 50 | 50 |

3. Evaluation of Owner's Repayment Ability. On a biannual basis, owners of for-sale inclusionary units who have acquired a second mortgage or other secondary financing or loan provided by the city will be evaluated by the city housing manageras to their ability to initiate repayment procedures. Where the city determines the owner's household income exceeds the affordable income level applicable to the inclusionary unit, the city may require repayment according to the terms provided in the deed of trust or other financing document(s).

4. Guidelines. The city may adopt guidelines for the administration of this program by resolution of the city council.

5. Home Ownership Incentive. The city may establish guidelines by resolution to create incentives for home ownership, including partial loan forgiveness provisions relating to loans or second trust deeds provided by the city depending on the length of time a qualified owner has occupied the residence.

C. Occupancy Requirement.

1. Rental Units. Any person(s) who occupies a rental inclusionary unit produced or acquired with funding assistance from the city or is otherwise subject to a voluntary affordable housing agreement between the city and the unit's developer shall occupy that unit as his or her principal residence and shall annually certify that he/she qualifies for the applicable affordable rent level. The city's housing manager shall annually initiate this certification process. If and when any person(s) who rents an inclusionary unit no longer qualifies at the applicable affordable rent and income levels, that person(s) shall be required to quit the unit or pay the market rate for the unit provided another rental unit is made available at the income level of the inclusionary unit.

2. For-Sale Units. Except as provided in this section, an initial owner who purchases a for-sale inclusionary unit shall occupy that unit as his or her principal residence. The inclusionary housing agreement shall provide that a for-sale inclusionary unit may be rented or leased only after the owner, initial or subsequent, has resided in the inclusionary unit for a period of not less than two years. If the owner rents or leases the inclusionary unit, the renter or lessee shall be an income-eligible person at the same income level of the original for-sale affordable housing price. For example, if the initial owner bought the unit at the very low income housing price, the unit shall be rented to tenants of a very low income household.

a. Any person offering a for-sale inclusionary unit for rent or lease shall notify the city housing manager in writing, prior to the renting of the unit, that the unit is offered for rent or lease. Any person offering a for-sale inclusionary unit for rent or lease shall notify prospective tenants of the income eligibility requirements.

b. If the city has provided loans, incentives or other deeds of trust on a for-sale inclusionary unit, the city may include provisions, based on the ability of the owner to repay the loan or other financing instrument, in the deeds of trust to require repayment of the note secured by that deed of trust if the property is not owner occupied.

c. If the city has provided loans, financial assistance or other incentives to purchaser of a for-sale inclusionary unit, the city shall require, in a recorded affordability covenant, that the unit, if rented or leased by the owner, initial or subsequent, pursuant to subsection (C)(2) of this section, shall be rented at an affordable rent level no greater than the affordable rent level currently in effect. Any person(s) who occupies a rental inclusionary unit shall occupy that unit as his or her principal residence and shall annually certify that he/she qualifies for the applicable affordable rent level. The city's housing manager shall annually initiate this certification process. If and when any person(s) who rents an inclusionary unit no longer qualifies at the applicable affordable rent and income levels, that person(s) shall be required to quit the unit or pay the market rate for the unit provided another rental unit is made available at the income level of the inclusionary unit.

3. Converted Units. Units which are converted from market rate units shall follow the requirements of subsections A, B, and C of this section based on the type of converted residential unit applicable.

**17.104.100 Administration of the inclusionary housing requirement.**

A. Proposed Inclusionary Housing Plan. At the time of and as part of the application for the first entitlement, the developer of a development project shall submit a draft inclusionary housing plan consistent with the requirements of Section 17.104.040.

B. Action on Inclusionary Housing Plan. The inclusionary housing plan shall be subject to the same review and approval as the entitlements. No entitlement shall be granted without an approved inclusionary housing plan, except as described in Section 17.104.060(F)(4). The

elements of the inclusionary housing plan shall be incorporated into the terms and conditions of the applicable entitlements and project-level approvals.

1. Amendment of Inclusionary Housing Plan. The community development director shall have the authority to approve amendments of the inclusionary housing plan to reflect changes in the underlying development project. Where the proposed amendment(s) will result in a change in the phasing or timing of development of the inclusionary units, the amendment must be reviewed under the criteria in Section 17.104.040(A)(3).

2. Amendment Process. Amendments which will result in the modification of conditions shall be subject to notice, review, approval and appeal in the same manner as the original approval.

C. Inclusionary Housing Agreement.

1. Requirement. Except as provided in this chapter, no project-level approval may be issued by the city without an inclusionary housing agreement executed by the owner and recorded against the property, the developer (if not owner) and the community development director, and approved by the city attorney; provided, that a tentative subdivision map or tentative parcel map may be approved prior to execution or recordation of an inclusionary housing agreement if (a) an inclusionary housing plan including a phasing plan has been approved; (b) any tentative map or parcel map contains conditions that enforce the applicable phasing and other requirements of the housing plan; and (c) the entitlements contain provisions that condition approval of planned development permits, plan review, or building permits on execution and recordation of, and compliance with, an inclusionary housing agreement.

2. Contents. The agreement shall be consistent with the inclusionary housing plan, and shall indicate ownership information, the number and size of very low and low income units, the developer of the inclusionary units, the phasing and construction scheduling of the inclusionary units, commitments for inclusionary incentives and any other information required by the city relative to the inclusionary housing requirement. In the case of alternatives to the inclusionary housing requirement, the agreement shall also contain the information required in this chapter pertaining to the alternative.

3. Information Required from Developer. The developer of the development project shall present to the city: (a) plans, schematics, and details of phasing of the residential project as a whole, including the inclusionary housing requirement; (b) the name and address of the entity which will develop the inclusionary housing requirement if not the developer; (c) in the case of land dedication, an executed irrevocable offer of dedication at no cost to the city; (d) in the case of off-site location, the evidence of control or ownership of the site required in this chapter; and (e) any other information reasonably required by the city in connection with the agreement.

4. Incentives. The community development director shall recommend to the final decision-making body which inclusionary incentives, if any have been requested by the

developer, the city will make available in connection with the development project as provided in this chapter. The inclusionary housing agreement shall specify the nature of the incentives provided.

5. Incorporation into Project-Level Approvals and Recordation. The developer obligations and the inclusionary incentives in the agreement shall be incorporated into the applicable project-level approvals. The executed agreement shall be recorded as a covenant running with the land against the real property of the residential project and, in the case of off-site inclusionary units, against the real property on which such inclusionary units are to be located.

D. Affordable Rental and Affordable Housing Agreements. Upon approval of the entitlements for a for-sale development project which shall include inclusionary units, or a residential rental development project to be produced with funding assistance from the city or otherwise subject to a voluntary affordable housing agreement with the city, the developer shall record with the county recorder's office an affordable rent agreement or affordable housing agreement against the parcels identified in the inclusionary housing plan for the inclusionary units. Where the inclusionary unit is a for-sale unit within a development project, the developer shall record the affordable housing agreement relating to the lot(s) within the development project which are to be inclusionary units prior to the issuance of a building permit on any lot(s) within the development project.

E. Administration of Affordability for Rental Inclusionary Housing. The owner of rental inclusionary units or for-sale inclusionary units offered for rent pursuant to Section 17.104.090(C)(2) shall be responsible for certifying the income of tenant to the city at the time of initial rental and annually thereafter. The owner of a for-sale inclusionary unit shall certify to the city the income of the initial purchaser and shall certify to the city that the initial purchaser is a first-time home buyer. The owner of rental inclusionary units shall apply the same rental terms and conditions (except rent levels, deposits and income requirements) to tenants of inclusionary units as are applied to all other tenants, except as otherwise required to comply with government subsidy programs. Discrimination based on subsidies received by the prospective tenant is prohibited. The city shall keep confidential the personal identifying information of the household members occupying an inclusionary unit.

F. Guidelines. The community development director may develop and adopt additional guidelines as necessary for the implementation of this chapter consistent with the terms contained herein and consistent with any guidelines adopted by the city council as provided in this chapter.

G. Appeal. Where the provisions of this chapter vest the community development director with final decision-making authority, any applicant aggrieved by the decision of the community development director may appeal that decision to the planning commission. Any appeal of a decision of the community development director must be filed with the community development department within ten calendar days of the date the decision is rendered by the community development director. The community development department shall set the appeal before the planning commission at the next regularly scheduled planning commission meeting, but in no

case less than ten calendar days after the community development director's decision. (Ord. 1273 § 3, 2017; Ord. 1177 § 7, 2013: Ord. 1033 § 2 (part), 2005: Ord. 958 § 2 (part), 2002)

**17.104.110 Monitoring of inclusionary housing.**

A. Developers. Developers that have an inclusionary housing agreement requiring the provision of inclusionary housing units will be monitored by the city annually to assure compliance with the inclusionary housing agreement.

B. Inclusionary Units. Units will be monitored by the city to verify that the units are and will remain affordable.

1. Rental Inclusionary Unit. Owners of the rental inclusionary units produced with funding assistance from the city or that are otherwise subject to a voluntary affordable housing agreement with the city will be monitored by the city annually to certify that tenant(s) occupying the unit(s) are income qualified to remain in the unit and that the rent is at or below the affordable rent as stipulated in Section 17.104.090. Owners of the for-sale inclusionary units offered for rent will be monitored by the city annually to certify that tenant(s) occupying the unit(s) are income qualified to remain in the unit. The city shall further monitor approximately ten percent of tenants annually by: (a) requiring the owner submit a copy of the signed rental or lease agreement to verify the rental rate, and (b) independently verifying that the tenant is income-eligible to reside in the inclusionary unit.

2. For-Sale Inclusionary Unit. Owners of for-sale inclusionary units will be monitored by the city to certify that the unit: (a) if sold during the monitoring period, was sold at an affordable for-sale price and to an income qualifying person, (b) is being occupied by the original income-qualifying buyer, and (c) if the unit is being rented or leased it is to an income-eligible household for a rental rate that is at or below the affordable rent as stipulated in Section 17.104.090.

C. Reporting. A reporting mechanism shall be created by the city to identify the number of inclusionary units, by very low or low income, that have been required by inclusionary housing agreements during the reporting period, the number of inclusionary units, by very low or low income, planned for creation in inclusionary housing agreements during the reporting period, the number of inclusionary units, by very low or low income, created during the reporting period, and the number of inclusionary housing credits, by very low and low income, both made available and used during the reporting period. The report shall also include the results of the monitoring of developers and inclusionary units in subsections A and B of this section and any corrective actions taken if the units were not being rented, sold, or occupied as stipulated in Section 17.104.090. The report shall identify the shortfall between the number of inclusionary units planned for creation and the number of units actually created. This information may be used for future change and amendments to the ordinance codified in this chapter. (Ord. 1177 § 8, 2013; Ord. 958 § 2 (part), 2002)

**SECTION 4**

Section 17.104.140 of the Folsom Municipal Code is hereby amended to read as follows:

**17.104.140 Enforcement and penalties**

It shall be unlawful to sell any inclusionary unit without compliance with each and every provision of this chapter. It shall be unlawful to offer for lease or rent, or to enter into a lease or rental agreement, or to collect lease or rental payments without compliance with each and every provision of this chapter. Any person who violates any provision of this chapter shall be guilty of a misdemeanor and/or an administrative violation punishable as follows:

A. A violation of this chapter shall be an administrative violation as defined in Section 1.08.020. In addition to enforcement as set forth in Chapters 1.08 through 1.10, inclusive, any violation of this chapter shall be punishable as a misdemeanor, which shall be punishable by a fine not to exceed one thousand dollars or by imprisonment in the county jail for not more than six months, or by both such fine and imprisonment.

B. Notwithstanding the procedure for administrative violations provided in Chapters 1.08 through 1.10, no notice to correct as provided in Section 1.09.023 shall be required prior to issuance of a notice of administrative violation.

C. Each of the sanctions for administrative violations identified in Section 1.09.013 shall be available for enforcement of this chapter.

D. Based on the criteria for the imposition of administrative violations set forth in Section 1.09.014, a violation of this chapter shall be deemed a Level C violation, as that term is described in Section 1.09.012. The range of monetary sanctions available for a violation of this chapter shall be as set forth in Section 1.09.012(A).

E. Any person who violates any provision of this chapter shall be guilty of a separate offense for each and every day which any such person commits, continues, permits, or causes a violation thereof and, shall be punished accordingly. (Ord. 958 § 2 (part), 2002)

**SECTION 5 SCOPE**

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

**SECTION 6 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 7 NO MANDATORY DUTY**

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

**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 December 9, 2025, and the second reading occurred at the regular meeting of the City Council on January 13, 2026.

On a motion by Councilmember _____ seconded by Councilmember _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this 13th day of January, 2026, by the following roll-call vote:

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

_____
MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

# Attachment 2

# Folsom Municipal Code Chapter 17.104 (Inclusionary Housing) – Applicable Section Strikethrough

# Modifications to FMC Chapter 17.104 (Strikethrough/Underline Version)

**Section 17.104.020 of the Folsom Municipal Code is amended to read as follows:**

## 17.104.020 Definitions

"Adjusted basis" means the adjustment to the basis of a home for purposes of determining capital gains. Adjusted basis shall be defined and determined consistently with the Internal Revenue Service publication 523 "Selling Your Home."

"Affordable" means rented at an affordable rent or sold at an affordable housing price.

"Affordable housing price" means a sales price at which low income or very low income households as provided in this chapter can qualify for the purchase of for-sale inclusionary units. A sales price shall be considered affordable only if each owner-occupied housing monthly payment is equal to or less than one-twelfth of thirty-five percent of gross income for the specified income level of the household (i.e., very low or low). For purposes of such calculation, housing expenses shall include mortgage principal and interest, taxes, insurance, and assessments. For purposes of this section, the interest rate shall be calculated based on an average of three major California lending institutions for thirty-year fixed rate FHA PAR financing.

"Affordable rent" means (1) for a unit whose occupancy is restricted to a low income household, that the monthly rent consists of no more than one-twelfth of thirty-five percent of eighty percent of the median income applicable to Sacramento County less a reasonable allowance for utilities; and (2) for a unit whose occupancy is restricted to a very low income household, that the monthly rent consists of no more than one-twelfth of thirty-five percent of fifty percent of the median income applicable to Sacramento County less a reasonable allowance for utilities. In each case, the median income applicable to Sacramento County is as determined annually by the United States Department of Housing and Urban Development, adjusted for household size.

"Affordable rental agreement" means legal restrictions by which the rents for rental inclusionary units will be set at such rates to ensure that rents remain affordable for a period of thirty years or longer.

"City" means the city of Folsom.

"Community development director" means the director of the community development department of the city, or his or her designee.

"Condominium" means and includes:

1. "Condominium" as defined by Section 783 of the Civil Code;

2. "Community apartment project" as defined by Section 11004 of the Business and Professions Code;

3. "Stock cooperative" as defined by Section 11003.2 of the Business and Professions Code; and

4. "Planned development" as defined by Section 11003 of the Business and Professions Code.

The term "condominium" specifically includes, but is not limited to, the conversion of any existing structure for sale pursuant to a method described in subsections (1) through (4) of this definition.

"Condominium conversion" or "conversion" means a change in the ownership of a parcel or parcels of property, together with structures thereon, whereby the parcel or parcels and structures previously used as rental units are changed to condominium ownership.

"Condominium project" or "project" includes the real property and any structures thereon, or any structures to be constructed thereon, which are to be divided into condominium ownership.

"Condominium unit" or "units" means the individual spaces within a condominium project owned as individual estates.

"Density bonus" means increases in density in a development project above the maximum density otherwise permitted for the applicable land use designation, or if elected by the developer, a lesser percentage of density increase, including but not limited to, no increase in density, and any requested concession or incentives, waivers or reductions of development standards as provided in the Folsom Municipal Code or state law. ~~in an amount specified in this chapter.~~

"Developer" means any applicant, person, developer, firm, partnership, association, joint venture, corporation, or any entity or combination of entities which seeks the city's approvals for all or part of a development project. "~~Developer~~Applicant" includes "owner."

"Development agreement" means an agreement entered into between the city and developer pursuant to Section 65864 et seq. of the Government Code.

"Development project" means any residential real estate project or mixed residential and commercial real estate project consisting of residential units, including homes, multifamily residences or other residential structures. Projects at one location undertaken in phases, stages or otherwise developed in distinct sections shall be considered a single development project for purposes of this section. Development projects are those projects for which the developer is applying for new legislative entitlements which are not otherwise exempt under the provisions of this chapter.

"Dwelling unit" means a residential unit within a development project.

"External subsidy" means any source of funds that is not local public funding, including federal or state grants, loans, bond funds, tax credits or other tax-based subsidy.

"Final decision-making body" means the entity with final approval authority on the development project.

"First-time home buyer" means that neither the purchaser nor spouse has owned a home during the past three years, or that the purchaser meets at least one of the following criteria:

1. The purchaser is a displaced homemaker, defined as a person who has not worked full-time for at least three years, worked primarily without remuneration to care for the home and family, is unemployed or underemployed, is experiencing difficulty in obtaining or upgrading employment, and, while a homemaker, owned a home with a previous spouse;

2. The purchaser is single (unmarried or legally separated), has one or more minor children of whom purchaser has custody, and, while previously married, owned a home with a previous spouse; or

3. The purchaser owns or owned, during the past three years, a mobile home or trailer which is/was not permanently affixed to a permanent foundation as their principal residence.

"Folsom ~~H~~housing ~~trust~~ fund" means the fund created and administered by the city for use on affordable housing projects in the city.

"Inclusionary housing agreement" or "agreement" means the agreement described in Section 17.104.100 between a developer and the city setting forth the manner in which the inclusionary housing requirement will be met in the development project.

"Inclusionary housing plan" means the plan described in Section 17.104.040 setting forth the manner in which the developer proposes to implement the inclusionary housing requirement or alternatives permitted in this chapter within the development project.

"Inclusionary housing requirement" means the provision of the inclusionary housing units in a development project as specified in Section 17.104.030 of this chapter.

"Inclusionary housing unit or inclusionary unit" means an ownership or rental dwelling unit developed as a part of the inclusionary housing requirement of a development project as provided in this chapter.

"Inclusionary incentives" means the fee waivers or reductions, planning and building standards waivers or reductions, regulatory incentives or concessions, and density bonuses provided by the city to a development project to assist in the provision of the inclusionary housing requirement.

"Initial owner" means the first person or persons to purchase a new for-sale inclusionary unit for his, her or their primary residence.

"Land dedication fee" means a fee paid to the Folsom housing ~~trust~~ fund ~~of the city of Folsom~~ for purposes of affordable housing in the city as a method of meeting the inclusionary housing requirement for a development project as provided in Section 17.104.030.

"Legislative entitlements" means and includes general and community plan amendments, zoning and rezoning, planned development permits and conditions and amendments thereto, tentative and final maps and development agreements.

"Low income household" means a household whose income does not exceed eighty percent of median income applicable to Sacramento County, adjusted for family size as published and annually updated by the United States Department of Housing and Urban Development.

"Market rate" means not restricted to an affordable housing price or affordable rent.

"Moderate income household" means a household whose income does not exceed one hundred twenty percent of median income applicable to Sacramento County, adjusted for family size as published and annually updated by the United States Department of Housing and Urban Development.

"Multifamily residential" means residential units ~~at~~ such as apartments, duplexes, halfplexes, townhomes, condominiums, or developments of greater intensity, that are planned, approved, or ~~built~~ constructed on land planned or zoned for other than single-family residential.

"Off-site" means outside of the boundaries of a development project, but within the city limits of the city of Folsom.

"One location" means all adjacent land owned or controlled by the same owner or a related owner, the property lines of which are contiguous at any point, or the property lines of which are separated only by a public or private street, road, or other public or private right-of-way.

"Owner" means and includes the person, persons, partnership, joint venture, association, corporation, or public or private entity having sufficient proprietary interest in real property to commence, maintain, and operate a development project.

"Project level approval" means and includes a tentative subdivision map, a parcel map, a planned development permit, or other administrative or adjudicatory approval or determination in connection with a development project.

"Related owner" means a person or entity, including but not limited to partnerships, limited liability corporations, limited partnerships and corporations, which has any of the following relationships with an owner: (1) they share the majority of members of their governing boards; (2) they share two or more officers; (3) they are owned or controlled by the same majority shareholder(s) or general partner(s); (4) they are in a parent-subsidiary relationship; or (5) the person is a sibling, offspring or parent of an individual owner. For purposes of this definition, a controlling interest means fifty percent or more of the voting power of a corporation, and a parent-subsidiary relationship exists when one corporation owns, directly or indirectly, fifty

percent or more of the voting power of another corporation. For purposes of this definition, a person and any general partnership in which the person is a general partner, or a person and any corporation in which the person owns a controlling interest, shall be treated as one and the same.

"Residential project" means the entirety of market rate residential development in a development project subject to the requirement to provide an inclusionary housing requirement as specified in this chapter.

"Residential space" means the total conditioned square footage of a residential dwelling unit, measured to the exterior walls, and including all areas served by heating or cooling systems. Residential space excludes unconditioned areas such as garages, carports, unfinished basements, attics, and exterior patios. For purposes of in-lieu fee calculations, residential space shall not include accessory dwelling units (ADUs) that are exempt from impact fees in accordance with state law, or other areas specifically exempted by the Folsom Municipal Code.

"Single-family residential" means planned, approved or built on land planned or zoned solely for a permitted residential density of one unit per parcel. Where such a planning or zoning single-family designation also allows ~~as a conditional use~~ duplexes, halfplexes, second units, ADUs, or similar uses, the designation is nonetheless considered single-family residential for purposes of the inclusionary housing requirement and the other provisions of this chapter.

"State density bonus law" means Sections 65915 through 65918 of the California Government Code, or successor provisions, as such laws may be amended from time to time.

"Very low income household" means a household whose income does not exceed fifty percent of the median income, adjusted for household size, applicable to Sacramento County, as published and periodically updated by the United States Department of Housing and Urban Development.

"Zoning code" means Title 17 of the Folsom Municipal Code as it may be amended from time to time. (Ord. 1033 § 2 (part), 2005: Ord. 958 § 2 (part), 2002)

**Section 17.104.030 of the Folsom Municipal Code is amended to read as follows:**

**17.104.030 Inclusionary housing requirement.**

A. Number and Affordability of Inclusionary Units. All for-sale development projects consisting of ten or more units, including condominium conversion projects, as well as residential rental projects of ten or more units receiving funding assistance from the city or that are otherwise subject to a voluntary affordable housing agreement with the city, shall include inclusionary housing units equal to ten percent of the total number of units in the project, excluding density bonus units. The ten percent shall consist of three percent very low income units and seven percent low income units.

When four or fewer inclusionary units are required, the inclusionary units shall be provided in the following manner: one inclusionary unit: one low income unit; two inclusionary units: one low income unit and one very low income unit; three inclusionary units: two low income units

and one very low income unit; four inclusionary units: three low income units and one very low income unit.

1. Calculation of Units Required. Where the number of units required to be constructed in the development project or condominium conversion project results in a percentage other than a whole number, the developer shall round to the nearest whole number the resulting percentage from the total inclusionary housing requirement calculated as provided in this chapter and provide only the whole units resulting from the inclusionary housing requirement calculation. If, after rounding to the nearest whole number, the total number of inclusionary units provided is less than ten percent of the total project units, any difference in units shall be provided as low income units.

2. Various Methods for Compliance. The inclusionary housing requirement may be satisfied by: including the units within the development project; providing an alternative as set forth in Section 17.104.060; providing the units off site; dedicating land for other affordable development projects; acquisition, rehabilitation, and conversion of existing market rate units; conversion of existing market rate units; paying an in-lieu fee as described in this chapter; other methods as approved by the city council that meet the intent of this chapter; or a combination of these methods or other alternatives set forth in this chapter.

B. Implementation. The developer shall propose an inclusionary housing plan as provided in this chapter and incorporate the agreed upon plan into conditions on the project and , if applicable, an inclusionary housing agreement as provided in this chapter.

C. Unit Size. The inclusionary housing requirement shall accommodate diverse family sizes by including a mix of studio, one-, two- and/or three-bedroom units and the mix of inclusionary unit sizes shall generally accommodate the household sizes identified in the city's general plan, unless otherwise negotiated in the inclusionary housing agreement. A developer may propose an alternative mix of the size of units as part of its inclusionary housing plan.

1. Projects of forty residential units or less are exempt from the unit size requirement.

D. Exterior Appearance. Inclusionary units shall be visually compatible with and shall have similar external building materials and finishes as the market rate units in the immediate neighborhood.

E. Access to Common Amenities. Tenants and residents of inclusionary units shall be provided the same rights and access to common amenities in the development project as tenants and residents occupying market rate units.

F. Smaller Parts of Larger Projects. The city shall not approve projects which reasonably appear to be smaller parts of a greater project and have the effect of circumventing the requirements of this chapter. (Ord. 1273 § 2, 2017; Ord. 1177 § 2, 2013: Ord. 1033 § 2 (part), 2005: Ord. 958 § 2 (part), 2002)

**Section 17.104.040 of the Folsom Municipal Code is amended to read as follows:**

**17.104.040 Inclusionary housing plan.**

A. Submittal Requirements. The inclusionary housing plan must include:

1. The method by which the developer intends to comply with the requirements of this chapter. The developer shall describe the location of the inclusionary units within the development project, unit sizes, and any incentives requested.

2. ~~Where an alternative to constructing inclusionary units on-site is intended,~~ Where the developer proposes to satisfy the inclusionary housing requirement through any method other than (i) constructing inclusionary units on-site or (ii) paying the in-lieu fee, the developer shall provide the following information:

a. Detailed information on the proposed parcel(s), site, or existing market rate units including the location, assessor's parcel number(s), size, color photographs, an appraisal of the property dated within the prior six months, known information on physical, environmental or other constraints affecting the use of the property, and known information regarding the positive aspects of the use of the property for affordable housing including proximity to schools, transit routes, shopping and other services.

b. Site Suitability. The site proposed to fulfill the inclusionary housing requirement must be suitable from the perspective of size, configuration, physical characteristics, physical and environmental constraints, access, location, adjacent use, proximity to other affordable housing units and other relevant planning criteria.

c. Current market rate rents, condition of units, and vacancy rate information for alternatives proposing to fulfill the inclusionary housing requirement through conversion of market rate units or acquisition, rehabilitation, and conversion of market rate units.

d. A written representation that the proposed parcel(s), site, or existing market rate units is/are available and capable of being dedicated to the city by the developer and that the site and/or units shall be deed restricted as affordable housing.

3. Timing of Development. The inclusionary housing plan and inclusionary housing agreement shall include a phasing plan that provides a schedule for the timely development of the inclusionary units as the residential project is built out. In instances where the developer demonstrates that phasing, other than concurrent with market rate units, is necessary in order to account for the different financing and funding environments, economies of scale, or infrastructure needs applicable to the development project, a phasing plan shall be provided that includes definitive dates for construction and does not inhibit the intent of this chapter to create affordable housing units. The community

development director shall review the phasing plan and reasons for phasing and make recommendations to the final decision-making body on the timing of the development. The city may condition projects seeking alternative phasing to require posting of bonds, cash deposits, or other securities satisfactory to the city (i.e., deed restriction, development agreement, or withholding of building permit) in an amount sufficient to assure timely construction of the required inclusionary units and to require construction of the units within a specified period of time.

4. Where the developer proposes to satisfy the inclusionary housing requirement exclusively through the payment of an in-lieu fee, the inclusionary housing plan requirements may be satisfied through the provision of a signed letter from the developer as described in Section 17.104.060.

B. Community Development Director's Scope of Authority. The community development director shall be responsible for review of the inclusionary housing plan submitted by the developer, preparation of the inclusionary housing agreement and providing recommendations on these items and other matters as provided in this chapter to the planning commission for action by the planning commission. In any case where the final authority on a project rests with the planning commission or the city council, the community development director shall make recommendations to the planning commission or the city council.

C. Standard for Approval. The community development director shall recommend approval of the inclusionary housing plan, provided the inclusionary housing plan meets all the requirements of this chapter and, if applicable, is included in the inclusionary housing agreement, and based upon a determination by the community development director that the inclusionary housing plan would meet the intent of this chapter. Factors to be considered by the community development director in his/her determination to recommend approval, conditional approval or rejection of the proposed inclusionary housing plan include the criteria~~on~~ provided in this section and Sections 17.104.030 and 17.104.060, the suitability of the proposed site for single- or multifamily affordable housing, the availability of and access to infrastructure, schools, shopping and transit, current zoning of the property, and proximity to and concentration of other affordable housing locations. If a method other than on-site development or payment of the in-lieu fee is proposed to meet the inclusionary housing requirement, the proposed method must further the goal of the ordinance codified in this chapter and provide no less units or opportunity for creation of units than if the units had been included within the development project. The recommendation of the community development director shall be included in the staff report to the final decision-making body who shall approve, reject or modify the inclusionary housing plan. (Ord. 1033 § 2 (part), 2005: Ord. 958 § 2 (part), 2002)

**Section 17.104.050 of the Folsom Municipal Code is amended to read as follows:**

### 17.104.050 Specific plan requirement

A. Number and Affordability of Inclusionary Units. All specific plans approved pursuant to Chapter 17.37 on or after the effective date of the ordinance codified in this chapter and which are not otherwise exempt shall include three percent of the dwelling units restricted to and

affordable to very low income households and seven percent of the dwelling units restricted to and affordable to low income households (inclusionary housing requirement).

1. The inclusionary housing requirement required by this section shall be determined at the specific plan stage, rather than on a project by project basis. Where the inclusionary component is not included in the specific plan, it shall be included with individual projects as provided in this section.

2. The specific plan shall include an inclusionary housing plan that establishes, as a minimum but not limited to, the following:

a. The number of market rate units in the specific plan.

b. The inclusionary housing requirement for very low and low income units over the entire specific plan.

c. The location of multifamily parcels (if applicable), subdivisions and/or mixed-use development sites designated to receive the inclusionary units.

d. The requirements for an inclusionary housing plan specified in Section 17.104.040.

3. If the specific plan is initiated by developer(s) or property owners, the implementation of this section shall be through the inclusionary housing agreement signed and approved at the time of adoption of the specific plan.

4. A general provision requiring that an inclusionary housing agreement shall be made a condition of all future discretionary permits for development within the specific plan. The provision shall establish that all relevant terms and conditions of any inclusionary housing agreement shall be filed and recorded as a restriction on the project as a whole and those individual lots, units, or projects which are designated as inclusionary units. The inclusionary housing agreement shall be consistent with Section 17.104.100.

~~5. Every existing specific plan proposed for amendment shall incorporate into the amended specific plan an inclusionary housing plan, consistent with this section. (Ord. 1177 § 3, 2013: Ord. 958 § 2 (part), 2002~~

**Section 17.104.060 of the Folsom Municipal Code is amended to read as follows:**

**17.104.060 Alternative methods to meet the inclusionary housing requirement.**

Alternatives to the on-site construction of the inclusionary housing requirement shall be encouraged and allowed in order to meet the housing needs for low and very low income households, consistent with the criteria in subsections A through I of this section. Alternatives may include:

A. Land Dedication. The developer may dedicate sufficient land within the city of Folsom on which to construct at least the same number of units and infrastructure to support that number of units as the developer would be required to construct on site subject to the inclusionary housing requirement; provided, that the site will support the same number of units the developer is required to construct, has zoning of a minimum density necessary to accommodate the inclusionary housing requirement, that the site is acceptable to the city, and that the site is restricted for affordable housing. The developer shall dedicate the land to the city, an affordable housing developer, or special needs developer acceptable to the city at no cost to the city.

B. Off-Site Construction ("Off-Site"). The developer may develop housing to satisfy the inclusionary housing requirement at an off-site location within the city of Folsom.

C. Acquisition, Rehabilitation, and Conversion of Market Rate Units. The developer may propose to acquire and rehabilitate existing market rate units in the city of Folsom which are at or above existing affordable rents, which require repair, rehabilitation, modernization or other work, and convert those units to affordable ~~for-sale~~ housing units.

D. Conversion of Market Rate Units. A developer may propose to convert existing market rate units in the city of Folsom which do not require rehabilitation and are at or above existing affordable rents to affordable ~~for-sale~~ housing units by way of deed restrictions, recorded covenants or other legal mechanisms to assure that the units remain affordable housing units.

~~E. Deleted.~~

E~~F~~. Inclusionary Housing Credits. A developer may use inclusionary housing credits, as defined in this chapter, to meet the inclusionary housing requirement.

F~~G~~. In-Lieu Fee. A developer may satisfy the inclusionary housing requirement through payment of a fee to the city in-lieu of constructing the inclusionary units with the residential development project, in accordance with the following requirements: ~~pay an in-lieu fee calculated as follows to satisfy all of the inclusionary housing requirements: multiply one percent of the lowest priced for-sale residential unit in the proposed subdivision by the total number of for-sale residential units in the proposed subdivision. For custom lot subdivisions where only lots will be sold, multiply one-half percent of the estimated cost of the least expensive homes anticipated for the proposed subdivision by the total number of for-sale lots in the proposed subdivision. The in-lieu fee is payable at the time of the building permit on a per-unit basis, and may be deferred upon application by the developer and approval in the city's sole and complete discretion pursuant to Section 16.80.030. Once the in-lieu fee has been set for an initial twelve months, the amount of the fee shall be evaluated on January 1st of each following year. In the event the lowest priced for-sale residential unit or anticipated home in the subdivision changes by ten percent or more, the amount of the in-lieu fee shall be adjusted to the new amount using the formula set forth above, applicable prospectively to the remaining units or lots in the subdivision.~~

1. The in-lieu fee shall be calculated based on square footage of residential space for each dwelling unit within the development project.

2. Procedures for the assessment, collection and adjustment of in-lieu fees shall be established by resolution of the city council.

2. If a development project is approved for payment of an in-lieu fee, the fee shall be collected prior to the issuance of a building permit for each dwelling unit included in the development project

3. In-lieu fees collected by the city shall be deposited into a fund known as the "Folsom housing fund". This fund shall be used to assist in the provision of housing for extremely-low-, very-low- and low-income households, as well as any special needs populations. All expenditures shall be consistent with the goals and policies outlined in the city's housing element. Eligible uses may include, without limitation: land acquisition, predevelopment costs, rehabilitation of existing units to extend their useful life and impose affordability restrictions, construction of new residential units, administration, and compliance monitoring of the affordable housing program.

4. Notwithstanding the provisions of Sections 17.104.030, 17.104.040, and 17.104.100, a developer electing to fulfill the project's inclusionary housing requirements solely through the payment of in-lieu fees is not required to submit a full inclusionary housing plan. Instead, a signed letter from the developer confirming this intent shall suffice to meet the requirements for both the inclusionary housing plan and inclusionary housing agreement. No separate approval from the community development director is necessary, provided the project includes a condition of approval requiring payment of the applicable in-lieu fee per unit in effect at the time building permits are issued.

GH. Combination. Combination of the above alternatives.

HI. Other Alternatives. Other alternatives proposed by the developer which are accepted by the city and meet the requirements and intent of this chapter. (Ord. 1243 § 2, 2015; Ord. 1177 § 4, 2013: Ord. 958 § 2 (part), 2002)

**Section 17.104.070 of the Folsom Municipal Code is amended to read as follows:**

**17.104.070 Incentives and assistance.**

A. Request for Incentives and Assistance. The developer of a development project which is subject to the inclusionary housing provisions of this chapter may request, and the city, in its sole discretion, may grant or deny the provision of inclusionary incentives as set forth in this section and other provisions of the Folsom Municipal Code.

B. Fee Waivers or Deferrals. The city may grant to a developer a program of waivers reductions or deferrals of development fees, administrative and financing fees for inclusionary units as provided in Chapter 16.60 of the Folsom Municipal Code or state law.

~~C. Modification of Planning and Public Works Development Standards. To the extent feasible in light of the uses, design, and infrastructure needs of the development project, modifications for inclusionary units may include: (1) applicable public works development standards contained in the Folsom Municipal Code, such as alternative standards relating to road widths and parking; and (2) applicable planning standards contained elsewhere in this code such as minimum lot size, alternative housing types, lot coverage, locational and other requirements for approval of duplexes and half-plexes. Nothing in this provision is intended to permit deviation from the nature and character of buildings erected in the historic district and design shall be consistent with the design guidelines adopted for that portion of the city.~~

C~~D~~. Density Bonuses. ~~The city may grant to a~~ A developer fulfilling its inclusionary housing requirement through either on site or off-site development may request and receive from the city a density bonus as provided in state density bonus law.~~Chapter 17.102 of the Folsom Municipal Code. As referenced in Chapter 17.102 of the Folsom Municipal Code, the definition of "housing development" shall be interpreted to include both the market rate and inclusionary unit components of a development project.~~

D~~E~~. Inclusionary Housing Credits. A developer may submit as part of the inclusionary housing plan a proposal to provide more affordable housing units or donate additional land in connection with a development project than the 10~~5~~ percent required under this chapter, and may credit the additional amount of land or additional number of affordable housing units against future projects subject to the provisions of this chapter which are proposed in the city. Credits may be transferred or sold to any other person or entity subject to compliance with following conditions:

1. The transfer or sale of the credits shall not interfere with one of the goals of the ordinance codified in this chapter which is to provide affordable housing dispersed throughout the city of Folsom.

2. Any credits must be applied to another development project within 5 years of issuance of a certificate of occupancy for the inclusionary unit(s) or implementation of an alternative method of meeting the inclusionary housing requirement (i.e., land dedication) which gives rise to the credit. For purposes of this section, "applied" shall mean that the credits are committed for use at a development project and included in a developer's proposed inclusionary housing plan. A developer who has not used, transferred or sold credits within the time specified in this section may apply to the city for a 1 year extension on the life of the credits. A request for extension of credits shall be reviewed by the city council who shall grant or deny the request for extension. The city council shall consider progress and efforts the developer has made to utilize the credits during the previous 5 years, the impact on affordable housing if the extension is granted, any proposals for use of the credits should the extension be granted and other relevant factors.

3. Inclusionary units receiving monetary subsidies through the city shall not receive credits unless the city has been reimbursed for its financial assistance.

E~~F~~. Mixed Use. In order to provide additional opportunity for development of inclusionary units, residential development that would fully or partially fulfill the inclusionary housing

requirement of a development project may be implemented in conjunction with commercial or office uses located within an area covered by a General Plan mixed-use or residential overlay designation. This applies within ~~in~~ the central business (C-2), general commercial (C-3), and business and professional office (BP) zoning districts, as well as within areas governed by adopted specific plans, ~~as~~ consistent with applicable provisions of the Folsom Municipal Code and the General Plan or the applicable specific plan.

G. Local Public Funding. The developer may apply to the ~~Folsom Redevelopment Agency (RDA)~~ city for local public funding to assist in the financing and development of the inclusionary housing requirement.

~~H. Local Public Subsidy. The developer of the development project may apply to the Folsom Redevelopment Agency (RDA) or to the administrator of the housing trust fund for local public subsidy.~~

~~1. Inclusionary units provided through the acquisition, rehabilitation, and conversion alternative shall be eligible for funding assistance through the city's substantial rehabilitation program. (Ord. 1177 § 5, 2013; Ord. 958 § 2 (part), 2002)~~

**Section 17.104.090 of the Folsom Municipal Code is amended to read as follows:**

**17.104.090 Restrictions on inclusionary units.**

Each inclusionary unit created as a result of the ordinance codified in this chapter shall have limitations governing its occupancy and its sale and/or resale. The purpose of these limitations is to preserve the long-term affordability and to ensure its continued availability for income-eligible households.

A. Duration of Affordability for Rental Inclusionary Units. Rental inclusionary units under subsections (C)(1) and (2) of this section shall remain affordable for a period of no less than thirty years from the recordation of the affordable rental agreement unless state law requires a longer period. The affordable rental agreement shall be recorded no later than the issuance of the first building permit for the rental inclusionary project under subsection (C)(1) of this section, and prior to the first day of rental of the inclusionary unit under subsection (C)(2) of this section. Rental units under subsection (C)(2) of this section shall be rented to an income-eligible person at the same income level of the original for-sale affordable housing price.

B. Affordability and Resale of For-Sale Units.

1. Sale and Resale to an Income-Eligible Person—Exception. After the initial sale of inclusionary for-sale units at a price affordable to the target income level group, inclusionary for-sale units shall remain affordable to subsequent income-eligible buyers pursuant to a resale restriction with a term of twenty years, or longer if required by state law or other provisions of this code. The initial owner shall be a first-time home buyer as defined in this chapter. Subsequent owners are not required to be a first-time home buyer.

The resale restriction shall require that the unit will be sold, by the initial owner and any subsequent owner, at the same affordable housing price income level as originally sold and will remain at that income level for the duration of the resale restriction term. For example, a home that was sold to the initial owner at a very low income level shall be sold to a subsequent owner who qualifies at the very low income level.

a. If the owner is unable to sell the inclusionary unit within sixty days of offering and advertising the unit for sale, the owner may offer to sell the unit to the city at the affordable housing price at the time of offer. If the city or its assignee does not complete the purchase of the unit within ninety days of the owner's offer of sale to the city, the resale obligations of this section shall terminate; however, the provisions of this section relating to recapture upon sale shall continue to apply and remain in full force and effect.

2. Recapture upon Sale. If the inclusionary unit does not sell within sixty days of offering and advertising the unit for sale and if the city does not acquire the inclusionary unit as specified in this section, the inclusionary unit may be sold at the current market price, and the seller shall pay to the city housing ~~trust~~ fund all proceeds from the sale of the unit less a percentage of profit, if any, as provided in this section. For purposes of this section, "profit" is defined as the net proceeds from the sale after deducting loan(s), ordinary expenses attributed to the seller, including real estate commissions not to exceed six percent, and after deducting the current affordable housing price. If the owner has made improvements to the home, profit shall be determined by deducting the adjusted basis of the home, or the current affordable housing price, whichever is higher.

a. The percentage of profit retained by the owner shall vary according to the number of years an owner owns the residential unit. The percentage of profit to be allocated to the owner is provided as follows:

| Years Current Owner Owned Residence | Percentage of Profit to Current Owner | Percent Profit Paid to the City's Housing Trust Fund |
|---|---|---|
| Less than 1 | 10 | 90 |
| Less than 2 | 20 | 80 |
| Less than 3 | 30 | 70 |
| Less than 4 | 40 | 60 |
| 5 or more | 50 | 50 |

3. Evaluation of Owner's Repayment Ability. On a biannual basis, owners of for-sale inclusionary units who have acquired a second mortgage or other secondary financing or loan provided by the city will be evaluated by the city housing manager~~coordinator~~ as to

their ability to initiate repayment procedures. Where the city determines the owner's household income exceeds the affordable income level applicable to the inclusionary unit, the city may require repayment according to the terms provided in the deed of trust or other financing document(s).

4. Guidelines. The city may adopt guidelines for the administration of this program by resolution of the city council.

5. Home Ownership Incentive. The city ~~and/or the RDA~~ may establish guidelines by resolution to create incentives for home ownership, including partial loan forgiveness provisions relating to loans or second trust deeds provided by the city depending on the length of time a qualified owner has occupied the residence.

C. Occupancy Requirement.

1. Rental Units. Any person(s) who occupies a rental inclusionary unit produced or acquired with funding assistance from the city or is otherwise subject to a voluntary affordable housing agreement between the city and the unit's developer shall occupy that unit as his or her principal residence and shall annually certify that he/she qualifies for the applicable affordable rent level. The city's housing manager~~coordinator~~ shall annually initiate this certification process. If and when any person(s) who rents an inclusionary unit no longer qualifies at the applicable affordable rent and income levels, that person(s) shall be required to quit the unit or pay the market rate for the unit provided another rental unit is made available at the income level of the inclusionary unit.

2. For-Sale Units. Except as provided in this section, an initial owner who purchases a for-sale inclusionary unit shall occupy that unit as his or her principal residence. The inclusionary housing agreement shall provide that a for-sale inclusionary unit may be rented or leased only after the owner, initial or subsequent, has resided in the inclusionary unit for a period of not less than two years. If the owner rents or leases the inclusionary unit, the renter or lessee shall be an income-eligible person at the same income level of the original for-sale affordable housing price. For example, if the initial owner bought the unit at the very low income housing price, the unit shall be rented to tenants of a very low income household.

a. Any person offering a for-sale inclusionary unit for rent or lease shall notify the city housing manager~~coordinator~~ in writing, prior to the renting of the unit, that the unit is offered for rent or lease. Any person offering a for-sale inclusionary unit for rent or lease shall notify prospective tenants of the income eligibility requirements.

b. If the city has provided loans, incentives or other deeds of trust on a for-sale inclusionary unit, the city may include provisions, based on the ability of the owner to repay the loan or other financing instrument, in the deeds of trust to require repayment of the note secured by that deed of trust if the property is not owner occupied.

c. If the city has provided loans, financial assistance or other incentives to purchaser of a for-sale inclusionary unit, the city shall require, in a recorded affordability covenant, that the unit, if rented or leased by the owner, initial or subsequent, pursuant to subsection (C)(2) of this section, shall be rented at an affordable rent level no greater ~~a rental rate~~ than the affordable rent level currently in effect. Any person(s) who occupies a rental inclusionary unit shall occupy that unit as his or her principal residence and shall annually certify that he/she qualifies for the applicable affordable rent level. The city's housing manager~~coordinator~~ shall annually initiate this certification process. If and when any person(s) who rents an inclusionary unit no longer qualifies at the applicable affordable rent and income levels, that person(s) shall be required to quit the unit or pay the market rate for the unit provided another rental unit is made available at the income level of the inclusionary unit.

3. Converted Units. Units which are converted from market rate units shall follow the requirements of subsections A, B, and C of this section based on the type of converted residential unit applicable.

~~4. Resident or Work Eligibility for Affordable Housing Units. To the extent permissible under applicable state and federal law, people who work and/or reside in the city of Folsom shall have priority over other persons to rent or purchase inclusionary units constructed pursuant to the provisions of this chapter. Priority shall be established according to the following provisions:~~

~~a. Work. First priority shall first be given to qualified applicants who work in the city of Folsom. To qualify as a person who works in the city of Folsom, the person responsible for renting or purchasing the inclusionary housing unit must demonstrate that both of the following criteria have been met:~~

~~i. Type of Work. The applicant must have worked in the city of Folsom for a minimum of one year immediately preceding the date of application. Work is defined for purposes of this section as owning or operating a business, employment for wages or salary for an employer located in the city of Folsom, contract employment where the actual work is conducted at a city of Folsom location, or commission work where the applicant's principal location from which he/she worked is located in the city of Folsom.~~

~~ii. Hours of Work. The applicant must have been employed in the city of Folsom an average of at least twenty hours per week over the course of the qualifying year.~~

~~b. Resident. Second priority shall be given to a qualified applicant(s) for rental or for-sale units who is a resident of the city of Folsom. To qualify as a resident of the city of Folsom, the person responsible for renting or purchasing the inclusionary unit must have their principal place of residence in the city of Folsom for a minimum of one year immediately preceding the date of application.~~

~~c. Where no applicants meet the priority criteria set forth above, the inclusionary housing units may be made available to other qualified applicants.~~

~~d. The owner or manager of inclusionary units, which are offered for rent, sale, or lease, shall require the applicant to provide proof that he/she meets the occupancy and income criteria set forth in this chapter. (Ord. 1177 § 6, 2013: Ord. 958 § 2 (part), 2002)~~

**Section 17.104.100 of the Folsom Municipal Code is amended to read as follows:**

**17.104.100 Administration of the inclusionary housing requirement.**

A. Proposed Inclusionary Housing Plan. At the time of and as part of the application for the first ~~legislative~~ entitlement, the developer of a development project shall submit a draft inclusionary housing plan consistent with the requirements of Section 17.104.040.

B. Action on Inclusionary Housing Plan. The inclusionary housing plan shall be subject to the same review and approval as the ~~legislative~~ entitlements. No ~~legislative~~ entitlement shall be granted without an approved inclusionary housing plan, except as described in Section 17.104.060(F)(4). The elements of the inclusionary housing plan shall be incorporated into the terms and conditions of the applicable ~~legislative~~ entitlements and project-level approvals.

1. Amendment of Inclusionary Housing Plan. The community development director shall have the authority to approve amendments of the inclusionary housing plan to reflect changes in the underlying development project. Where the proposed amendment(s) will result in a change in the phasing or timing of development of the inclusionary units, the amendment must be reviewed under the criteria in Section 17.104.040(A)(3).

2. Amendment Process. Amendments which will result in the modification of conditions shall be subject to notice, review, approval and appeal in the same manner as the original approval.

C. Inclusionary Housing Agreement.

1. Requirement. Except as provided in this chapter, ~~N~~no project-level approval may be issued by the city without an inclusionary housing agreement executed by the owner and recorded against the property, the developer (if not owner) and the community development director, and approved by the city attorney; provided, that a tentative subdivision map or tentative parcel map may be approved prior to execution or recordation of an inclusionary housing agreement if (a) an inclusionary housing plan including a phasing plan has been approved; (b) any tentative map or parcel map contains conditions that enforce the applicable phasing and other requirements of the housing plan; and (c) the ~~legislative~~ entitlements contain provisions that condition approval of planned development permits, plan review, or building permits on execution and recordation of, and compliance with, an inclusionary housing agreement.

2. Contents. The agreement shall be consistent with the inclusionary housing plan, and shall indicate ownership information, the number and size of very low and low income units, the developer of the inclusionary units, the phasing and construction scheduling of the inclusionary units, commitments for inclusionary incentives and any other information required by the city relative to the inclusionary housing requirement. In the case of alternatives to the inclusionary housing requirement, the agreement shall also contain the information required in this chapter pertaining to the alternative.

3. Information Required from Developer. The developer of the development project shall present to the city: (a) plans, schematics, and details of phasing of the residential project as a whole, including the inclusionary housing requirement; (b) the name and address of the entity which will develop the inclusionary housing requirement if not the developer; (c) in the case of land dedication, an executed irrevocable offer of dedication at no cost to the city; (d) in the case of off-site location, the evidence of control or ownership of the site required in this chapter; and (e) any other information reasonably required by the city in connection with the agreement.

4. Incentives. The community development director shall recommend to the final decision-making body which inclusionary incentives, if any have been requested by the developer, the city will make available in connection with the development project as provided in this chapter. The inclusionary housing agreement shall specify the nature of the incentives provided.

5. Incorporation into Project-Level Approvals and Recordation. The developer obligations and the inclusionary incentives in the agreement shall be incorporated into the applicable project-level approvals. The executed agreement shall be recorded as a covenant running with the land against the real property of the residential project and, in the case of off-site inclusionary units, against the real property on which such inclusionary units are to be located.

D. Affordable Rental and Affordable Housing Agreements. Upon approval of the entitlements for a for-sale development project which shall include inclusionary units, or a residential rental development project to be produced with funding assistance from the city or ~~is~~ otherwise subject to a voluntary affordable housing agreement with the city, the developer shall record with the county recorder's office an affordable rent agreement or affordable housing agreement against the parcels identified in the inclusionary housing plan for the inclusionary units. Where the inclusionary unit is a for-sale unit within a development project, the developer shall record the affordable housing agreement relating to the lot(s) within the development project which are to be inclusionary units prior to the issuance of a building permit on any lot(s) within the development project.

E. Administration of Affordability for Rental Inclusionary Housing. The owner of rental inclusionary units or for-sale inclusionary units offered for rent pursuant to Section 17.104.090(C)(2) shall be responsible for certifying the income of tenant to the city at the time of initial rental and annually thereafter. The owner of a for-sale inclusionary unit shall certify to the city the income of the initial purchaser and shall certify to the city that the initial

purchaser is a first-time home buyer. The owner of rental inclusionary units shall apply the same rental terms and conditions (except rent levels, deposits and income requirements) to tenants of inclusionary units as are applied to all other tenants, except as otherwise required to comply with government subsidy programs. Discrimination based on subsidies received by the prospective tenant is prohibited. The city shall keep confidential the personal identifying information of the household members occupying an inclusionary unit.

~~F. Reserved.~~

FG. Guidelines. The community development director may develop and adopt additional guidelines as necessary for the implementation of this chapter consistent with the terms contained herein and consistent with any guidelines adopted by the city council as provided in this chapter.

GH. Appeal. Where the provisions of this chapter vest the community development director with final decision-making authority, any applicant aggrieved by the decision of the community development director may appeal that decision to the planning commission. Any appeal of a decision of the community development director must be filed with the community development department within ten calendar days of the date the decision is rendered by the community development director. The community development department shall set the appeal before the planning commission at the next regularly scheduled planning commission meeting, but in no case less than ten calendar days after the community development director's decision. (Ord. 1273 § 3, 2017; Ord. 1177 § 7, 2013: Ord. 1033 § 2 (part), 2005: Ord. 958 § 2 (part), 2002)

**Section 17.104.110 of the Folsom Municipal Code is amended to read as follows:**

**17.104.110 Monitoring of inclusionary housing.**

A. Developers. Developers that have an inclusionary housing agreement requiring the provision of inclusionary housing units will be monitored by the city annually to assure compliance with the inclusionary housing agreement.

B. Inclusionary Units. Units will be monitored by the city to verify that the units are and will remain affordable.

1. Rental Inclusionary Unit. Owners of the rental inclusionary units produced with funding assistance from the city or that are otherwise subject to a voluntary affordable housing agreement with the city will be monitored by the city annually to certify that tenant(s) occupying the unit(s) are income qualified to remain in the unit and that the rent is at or below the affordable rent as stipulated in Section 17.104.090. Owners of the for-sale inclusionary units offered for rent will be monitored by the city annually to certify that tenant(s) occupying the unit(s) are income qualified to remain in the unit. The city shall further monitor approximately ten percent of tenants annually by: (a) requiring the owner submit a copy of the signed rental or lease agreement to verify the rental rate, and (b) independently verifying that the tenant is income-eligible to reside in the inclusionary unit.

2. For-Sale Inclusionary Unit. Owners of for-sale inclusionary units will be monitored by the city to certify that the unit: (a) if sold during the monitoring period, was sold at an affordable for-sale price and to an income qualifying person, (b) is being occupied by the original income-qualifying buyer, and (c) if the unit is being rented or leased it is to an income-eligible household for a rental rate that is at or below the affordable rent as stipulated in Section 17.104.090.

C. Reporting. A~~n annual~~ reporting mechanism shall be created by the city to identify the number of inclusionary units, by very low or low income, that have been required by inclusionary housing agreements during the ~~annual~~ reporting period, the number of inclusionary units, by very low or low income, planned for creation in inclusionary housing agreements during the ~~annual~~ reporting period, the number of inclusionary units, by very low or low income, created during the ~~annual~~ reporting period, and the number of inclusionary housing credits, by very low and low income, both made available and used during the ~~annual~~ reporting period. The report shall also include the results of the monitoring of developers and inclusionary units in subsections A and B of this section and any corrective actions taken if the units were not being rented, sold, or occupied as stipulated in Section 17.104.090. The report shall identify the~~in~~ shortfall between the number of inclusionary units planned for creation and the number of units actually created. This information may be used for future change and amendments to the ordinance codified in this chapter. (Ord. 1177 § 8, 2013; Ord. 958 § 2 (part), 2002)

**Section 17.104.140 of the Folsom Municipal Code is amended to read as follows:**

**17.104.140 Enforcement and penalties**

It shall be unlawful to sell any inclusionary unit without compliance with each and every provision of this chapter. It shall be unlawful to offer for lease or rent, or to enter into a lease or rental agreement, or to collect lease or rental payments without compliance with each and every provision of this chapter. Any person who violates any provision of this chapter shall be guilty of a misdemeanor and/or an administrative violation punishable as follows:

A. A violation of this chapter shall be an administrative violation as defined in Section 1.08.020. In addition to enforcement as set forth in Chapters 1.08 through 1.10, inclusive, any violation of this chapter shall be punishable as a misdemeanor, which shall be punishable by a fine not to exceed one thousand dollars or by imprisonment in the county jail for not more than six months, or by both such fine and imprisonment.

B. Notwithstanding the procedure for administrative violations provided in Chapters 1.08 through 1.10, no notice to correct as provided in Section 1.09.023 shall be required prior to issuance of a notice of administrative violation.

C. Each of the sanctions for administrative violations identified in Section 1.09.013 shall be available for enforcement of this chapter.

D. Based on the criteria for the imposition of administrative violations set forth in Section 1.09.014, a violation of this chapter shall be deemed a Level ~~B~~C violation, as that term is described in Section 1.09.012. The range of monetary sanctions available for a violation of this chapter shall be as set forth in Section 1.09.012(A).

E. Any person who violates any provision of this chapter shall be guilty of a separate offense for each and every day which any such person commits, continues, permits, or causes a violation thereof and, shall be punished accordingly. (Ord. 958 § 2 (part), 2002)

# Attachment 3

# City of Folsom Inclusionary Housing Program Study
# Public Review Draft

Economic & Planning Systems, Inc.
The Economics of Land Use

# CITY OF FOLSOM INCLUSIONARY HOUSING PROGRAM STUDY

**ADMINISTRATIVE DRAFT REPORT #2**

**Prepared for:**
City of Folsom

**Prepared by:**
Economic & Planning Systems, Inc.

**October 22, 2025**

EPS #252017

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# 1. Introduction and Summary of Findings

## Introduction

In 2002, the City of Folsom (City) adopted an inclusionary housing ordinance (IHO) applicable to new development, including the provision of an optional fee in-lieu of developing the affordable housing units. In 2013, the City amended the IHO to establish a formal in-lieu fee component imposed on market rate owner-occupied housing units and to exclude rental developments from inclusionary requirements in accordance with the 2009 *Palmer/Sixth Street Properties, L.P. v. City of Los Angeles* decision.

The City's 2021-2029 Housing Element includes Program H-9, which requires an evaluation of current in-lieu fee levels to ensure they effectively advance affordable housing goals under the IHO. To comply with Program H-9, the City retained Economic & Planning Systems, Inc. (EPS) to evaluate the existing IHO in-lieu fee program and determine whether methodology updates are warranted, feasible, and consistent with other regional affordable housing programs. In addition, City staff have indicated that the current fee calculation and collection process is administratively inefficient and does not align with the City's fee processing system, which calculates other fees automatically for each unit based upon unit characteristics such as zoning and square footage. Because the per-unit fee is subdivision-specific, the IHO in-lieu fee must be entered manually, introducing the risk of clerical error.

This document, the Inclusionary Housing Program In-Lieu Fee Study ("Fee Study" or "Study"), considers an update to the City's IHO in-lieu fee. This Study establishes updated maximum justifiable using a nexus-based methodology that can be charged to new market rate residential land uses in the City. Although the in-lieu fee is not subject to legal nexus requirements under the Mitigation Fee Act (California Government Code Section 66000 et seq.) and related legislation (e.g., Assembly Bill 602), this analysis applies a nexus-based approach to update the affordability gap analysis that underpins the calculation of the maximum justifiable in-lieu fee under the IHO.

Since the 2013 amendment to the City's IHO, State Assembly Bill (AB) 1505 (2017) was signed into law, which explicitly allows local governments to impose inclusionary requirements, including in-lieu fees, on rental housing projects. This study examines the potential to expand the City's existing inclusionary requirements on for-sale housing to also apply to rental housing.

This Study evaluates an updated fee based on current socioeconomic and real estate market conditions in the City. Since the previous study, market shifts, including the impacts of the COVID-19 Pandemic, significant increases in construction costs, and notably higher interest rates, have impacted residential home values and rental rates, reinforcing the need to reassess the current financing gap or subsidy required to produce affordable units while maintaining feasibility for new market rate development.

In addition, this Study incorporates input from stakeholders - including market-rate and affordable housing developers and City staff - and considers legislative changes adopted since the previous study. EPS also reviewed affordable housing policies and funding approaches in select peer jurisdictions to provide context for potential in-lieu fee updates.

## Current Policies

The City's Municipal Code Ordinance Chapter 17.104 Inclusionary Housing (Ordinance) states that all for-sale and rental projects receiving financial assistance from the City with 10 or more units or that are otherwise subject to a voluntary affordable housing agreement with the City shall include inclusionary housing units equal to 10 percent of the total number of units in the project (excluding density bonus units). The 10 percent requirement comprises: 3 percent "Very Low Income" units and 7 percent "Low Income" units, as defined by the Department of Housing and Community and Development (HCD) Income Limits for Sacramento County.[1]

For projects where four or fewer inclusionary units are required, the inclusionary units must be composed as follows: one inclusionary unit: one "Low Income" unit; two inclusionary units: one "Low Income" unit and one "Very Low Income" unit; three inclusionary units: two "Low Income" units and one "Very Low Income" unit; four inclusionary units: three "Low Income" units and one "Very Low Income" unit.

The City also provides that there are additional compliance methods the inclusionary requirement can be met beyond including the units in the project:

- Land dedication.
- Off-site construction.
- Acquisition, rehabilitation, and conversion of market-rate units.
- Conversion of market-rate units.
- Inclusionary housing credits.
- In-lieu fee.
- A combination of the above alternatives.[2]

1 City of Folsom Municipal Code, Chapter 17.104, Inclusionary Housing, June 12, 2020.
[2] Ibid.

The in-lieu fee alternative to on-site construction allows a developer to pay a fee to satisfy inclusionary housing requirements. The City has established the in-lieu fee amount as 1 percent of the lowest-priced for-sale residential unit in the proposed subdivision multiplied by the total number of for-sale residential units in the proposed subdivision.[3]

The Ordinance does not specify the size or ratio of unit types for the inclusionary units but states the provided units, "shall accommodate diverse family sizes by including a mix of studio, one-, two and/or three-bedroom units and the mix of inclusionary sizes shall generally accommodate the household sizes identified in the City's General Plan."[4] The household sizes encouraged in the General Plan include 3- and 4-bedroom units in multifamily rental housing. Projects with 40 units or fewer are exempt from any unit size requirement.[5]

The Ordinance does provide that the exterior of the inclusionary units shall be compatible with or built with similar finishes as the market-rate units, as well as access to common amenities. The ordinance excludes any direction of the caliber of the unit's interior finishes.

The in-lieu fee for each unit must be paid before the City issues a building permit for that unit. Once a per-unit fee has been set for a particular subdivision, it is not subject to review for 12 months. Once 12 months have passed, the fee is reviewed January 1 of each following year. In the event the price of the lowest-priced home in the subdivision changes by 10 percent or more, the fee is recalculated based on the updated price and the method described above.

[3] Ibid.
[4] Ibid.
[5] City of Folsom 2035 General Plan, Policy H-5.9., Final Housing Element, Adopted October 22, 2013.

## Sources

To prepare the in-lieu fee study, EPS relied on numerous current sources of data, including but not limited to the following:

- State of California's Department of HCD annual income limits for 2025. The study relies on the income limit definitions from HCD to estimate the housing costs by household type. HCD's income limits define income levels based on county-level Area Median Income (AMI). In 2025, the AMI for the County of Sacramento for a family of 4 was $120,800. The income limits for households are defined by HCD as follows:
  - "Extremely Low" is 30 percent or less of AMI
  - "Very Low" is between 30 percent and 50 percent of AMI
  - "Low" is between 50 percent and 80 percent of AMI
  - "Moderate" is between 80 percent and 120 percent of AMI
  - "Above Moderate" is between 120 percent and 160 percent of AMI.

**Table 1-1** presents the income categories that are relevant for this fee program evaluation.

**Table 1-1. Sacramento County Area Median Income (AMI) Categories (2025 in 2025$)**

| Item | HUD Defined % of AMI | Study % of AMI | Sacramento County Income Limits Based on HH Size [1] | | | | |
|---|---|---|---|---|---|---|---|
| | | | 1 | 2 | 3 | 4 | 5 |
| **Income Level** | | | | | | | |
| Extremely Low Income | 15 - 30% | < 30% | $27,050 | $30,900 | $34,750 | $38,600 | $41,700 |
| Very Low Income | 30 - 50% | 30-50% | $45,050 | $51,450 | $57,900 | $64,300 | $69,450 |
| Low Income | 50 - 80% | 51-80% | $72,050 | $82,350 | $92,650 | $102,900 | $111,150 |
| Median Income | 80 - 100% | - | $84,550 | $96,650 | $108,700 | **$120,800** | $130,450 |
| Moderate Income | 100 - 120% | 81-120% | $101,450 | $115,950 | $130,450 | $144,950 | $156,550 |

Source: State of California Department of Housing and Community Development, "State Income Limits for 2025"; EPS.

[1] Base AMI for Sacramento County assumes median income and a household size of 4.

- U.S. Census Bureau American Community Survey (ACS) 1-Year Estimates (2023).[6]
- California Department of Finance Demographics Table E-5 2024.

[6] For most metrics, the choice between 5-year and 1-year ACS data does not significantly change the takeaway. 5-year data is more stable and conservative but may flatten data that ought not to be while 1-year data is more current and allows for year-to-year comparisons but has higher margins of error.

- JobsEQ Industry and Occupation data as of 1st quarter 2024. The JobsEQ model is based on the BLS projections.
- U.S. Bureau of Labor Statistics 2022 Consumer Expenditure Survey.
- 2017 U.S. Census Economic Census.
- Input from market-rate and affordable residential developers, and City staff regarding recently developed market rate and affordable housing projects, market assumptions and trends, and the Study methodology.
- Third-party real estate and construction data firms such as CoStar, Zillow, Redfin, and Saylor Construction Costs.

This report presents key findings and recommendations for updating the inclusionary housing program in-lieu fee in the City.

### *Stakeholder Outreach*

In addition to the quantitative data sources consulted above, EPS incorporated stakeholder feedback into the study and recommendations. Stakeholders—including affordable housing developers, single dwelling and market-rate housing developers, and other professionals from the development community— shared their perspectives on the City's existing affordable housing fee program, providing essential input to inform the findings of this analysis. The following themes were identified from these discussions:

- Home builders surveyed support the current fee calculation method, both because they view the typical fee amount as reasonable and because the fee can change in response to the market prices for new homes.
- All market-rate developers surveyed preferred paying an in-lieu fee to providing on-site affordable housing, citing the administrative difficulties with operating affordable housing.
- Multifamily developers expressed concern at the high fee levels for multifamily units in the City (particularly in the Folsom Plan Area), and shared that further fees would negatively impact multifamily feasibility.

## Key Findings and Considerations

The following section reflects the results of the updated Fee Study, which is based on current cost and revenue assumptions. The analyses present updated maximum justifiable affordable housing in-lieu fees that could be exacted on new residential development in the City. This section also summarizes research conducted on affordable and inclusionary housing policies in comparable jurisdictions, current market dynamics, input from local stakeholders, and implementation steps and considerations for the City to provide housing affordable to different income levels.

## Inclusionary Housing Program In-Lieu Fee

This Study applies a nexus-based approach consistent with the requirements of the Mitigation Fee Act, even though in-lieu fees are not subject to these requirements. This nexus-based approach provides the City and stakeholders with transparency regarding the methods and data used to calculate the fee amount. In addition, charging the fee on a per-square-foot basis, as recommended in this Study, eases the administrative burden on City staff and provides developers with clear expectations for fee levels associated with their projects.

Throughout the outreach process for this study, stakeholders in the development community expressed support for the in-lieu fee levels derived under the current methodology. Accordingly, this Study recommends that the updated in-lieu fee, now expressed on a per-square-foot basis, remains comparable to the existing fee, ensuring that developers in Folsom face similar and predictable costs while maintaining adequate revenues to support the City's affordable housing goals.

It is important to ensure the fees exacted on development do not negatively affect development's financial feasibility. The analysis contained in this Study demonstrates the recommended fee level is feasible for all three single-family for-sale prototypes analyzed. However, the analysis in this Study shows that, even without being subject to the current inclusionary housing in-lieu fee, multifamily rental developments in Folsom currently face significant feasibility challenges.

### *Updated In-Lieu Fee*

**Table 1-2** compares the City's existing fee with the updated fees developed in this Study, which are calculated using a nexus-based approach for four residential prototypes representative of housing that has been recently constructed, is currently under construction, or is planned in the City.[7] The updated fees include the updated maximum justifiable in-lieu fee as well as two scenarios representing lower to higher percentages of the maximum justifiable fee. This Study recommends the City consider the fees under the low scenario, which closely approximate the City's existing fee when converted to a per unit fee equivalent. Although now permitted under AB 1505, the Study recommends continuing to exempt multifamily rental units from the City's inclusionary requirements, including the in-lieu fee. This recommendation reflects the feasibility challenges associated with developing this housing type and aligns with the City's goal of encouraging higher-density housing in key locations.

[7] Because the prototypes do not represent all possible home sizes and sales' price points, the difference between the existing fee and the recommended fee may differ for actual developments. However, as this table shows, the overall change in fee level between the current fee and the recommended fee is minimal.

### *Peer Jurisdictions Comparative Survey*

EPS examined local affordable housing programs to provide context and comparable information as the City updates its in-lieu fee in **Chapter 4**. The information includes an evaluation of residential fees and program requirements and is intended to inform decision-making and ensure potential new fees are reasonable and competitive with neighboring areas.

EPS examined affordable housing programs in the following peer jurisdictions:

- City of Sacramento;
- City of Rancho Cordova;
- City of Elk Grove;
- City of Davis;
- City of West Sacramento;
- City of Roseville; and
- Sacramento County.

## Table 1-2. Residential Affordable Housing Impact Fee Comparison (2025$)

**Table 1-2**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Recommended In-Lieu Fee Comparison (2025$)**

| Item | Residential Prototype Examples | | | |
|---|---|---|---|---|
| | Owner-Occupied Prototypes | | | Renter-Occupied Prototype |
| | Single Family Detached Low Density | Single Family Detached Medium Density | Single-Family Attached | Multifamily Apartment Units |
| **Average Unit Sq. Ft.** | 2,600 | 2,000 | 1,500 | 1,000 |
| **EXSITING AFFORDABLE HOUSING IN-LIEU FEE [1]** | | | | |
| Per Unit Example [1] | $8,610 | $6,558 | $5,025 | $0 |
| Current fee Estimate per Sq. Ft. Example [1] | $3.31 | $3.28 | $3.35 | $0.00 |
| **UPDATED AFFORDABLE HOUSING IN-LIEU FEE (2025$)** | | | | |
| **Maximum Supportable Fee per Sq. Ft. [2]** | **$59.56** | **$44.35** | **$35.82** | **$34.01** |
| Per Unit Example [1] | $154,856 | $88,700 | $53,730 | $34,010 |
| Difference between Current Fee and Updated Maximum | $146,246 | $82,142 | $48,705 | $34,010 |
| % Difference between Current Fee and Updated Maximum | 1,698.5% | 1,252.6% | 969.3% | N/A |
| **High Fee Scenario (20 % of Maximum) [3]** | *20.0% of Maximum* | *20.0% of Maximum* | *20.0% of Maximum* | *20.0% of Maximum* |
| Potential Updated Fee per Sq. Ft. | **$11.91** | **$8.87** | **$7.16** | **$6.80** |
| Per Unit Example [1] | $30,966 | $17,740 | $10,740 | $6,800 |
| Difference between Current Fee and Potential Updated Fee | $22,356 | $11,182 | $5,715 | $6,800 |
| % Difference between Current Fee and Potential Updated Fee | 259.6% | 170.5% | 113.7% | N/A |
| **Recommended Fee Scenario (% of Maximum) [3]** | *5.0% of Maximum* | *6.8% of Maximum* | *7.0% of Maximum* | *.0% of Maximum* |
| Potential Updated Fee per Sq. Ft. | **$3.00** | **$3.00** | **$2.50** | **$0.00** |
| Per Unit Example [1] | $7,800 | $6,000 | $3,750 | $0 |
| Difference between Current Fee and Potential Updated Fee | ($810) | ($558) | ($1,275) | $0 |
| % Difference between Current Fee and Potential Updated Fee | (9.4%) | (8.5%) | (25.4%) | N/A |

Source: City of Folsom; EPS.

[1] Per unit example based on current estimated sales price shown in Table 3-7. Per square foot examples based on per unit fee and prototype square footages. See Table 3-1. The City's current in-lieu fee is not applicable to renter-occupied units.

[2] For more details on the maximum supportable fee per square foot calculation, see Table 3-9.

[3] The High Scenario is set at 20% of maximum supportable fee, while the objective of the Low Scenario is to apply percentages of the maximum supportable fee that would result in a similar per unit fee as the current in-lieu fee for the Single Family Detached units. The Low Scenario for the Single Family Attached units is set to be approximately $0.50 lower per square foot than the Single Family Detached units. The Low Scenario for multifamily units is set at zero to reflect the City's position to continue to exempt these units from inclusionary housing requirements.

Additionally, EPS examined other in-lieu fee amounts from jurisdictions outside of the region, including:

- City of Berkeley;
- City of Santa Rosa;
- City of Sunnyvale; and
- City of Atascadero.

*Key Findings from Peer Jurisdictions*

Peer jurisdictions offer a range of approaches to funding affordable housing. Outside of Folsom, no other jurisdiction in the Sacramento region has a formal inclusionary housing in-lieu fee. In addition to Elk Grove, the two largest jurisdictions, the City of Sacramento and Sacramento County, have adopted affordable housing development impact fees applied to market rate residential and nonresidential uses.

The City of Sacramento adopted an incentive program for high-density market-rate development, exempting all single-family and duplex uses with densities greater than 20 units per acre and all multifamily uses with densities greater than 40 units per acre from the fee. The cities of Roseville and Rancho Cordova have no formal inclusionary programs, although both jurisdictions negotiate inclusionary requirements with in-lieu fee options for large development projects through a development agreement. Except for Roseville, all jurisdictions evaluated for this Study have implemented a commercial linkage development impact fee, as shown in **Table 4-1**.

Broadly speaking, the financial impact of Folsom's in-lieu fee (both current and the recommended updated fee) are comparable to fees in other jurisdictions in the Sacramento region, slightly lower than the City of Sacramento and Sacramento County, and slightly higher than the City of West Sacramento and City of Elk Grove. The City of Davis is an outlier, charging a significantly higher in-lieu fee than other jurisdictions in the region.

Because no jurisdictions in the Sacramento have an inclusionary housing requirement and associated in-lieu fee similar to Folsom's, EPS also examined other jurisdictions outside the Region who have formal inclusionary policies with pre-determined in-lieu fee amounts. Compared to these other jurisdiction's formal in-lieu fee amounts, the City's fee is significantly lower than any other jurisdiction examined. However, all of the other in-lieu fee programs that EPS examined are in cities with much higher housing prices than the City of Folsom.

### *Policy and Implementation Considerations*

There are many factors a jurisdiction should consider when establishing affordable housing fee requirements. Like many communities in the State and across the nation, housing demand in the City has continued to outpace supply over the last several decades. This undersupply has increased housing costs for consumers, impacting affordability, and disproportionately affecting the most vulnerable populations. If market-rate units are the only type of housing produced, this ignores the need for housing at below market-rate income levels. However, it should be noted that adding net new net units at any income level has the potential to help reduce the overall housing undersupply and competition for existing units. While this Study finds that the inclusionary housing in-lieu fee in the City of Folsom is comparable to other jurisdictions' affordable housing fees in the Sacramento Region, this fee is only a component of the overall fee and infrastructure burden within a community. The City should ensure that both the inclusionary housing in-lieu fee and other fees are regularly evaluated to ensure that the fee programs are both achieving their funding goals and that the City's overall fee burden is not negatively impacting development feasibility.

Because City staff indicated that reducing administrative burden, rather than increasing revenue, was a key goal of this update, this Fee Study recommends that units subject to the fee be charged a single per-square foot fee, regardless of zoning or housing type. However, approaches from other jurisdictions show that the fee can be used as a policy tool to encourage or discourage different types of housing. For example, the City of Santa Rosa charges a lower per-square-foot fee for smaller units, which favors the construction of smaller dwelling units. Similarly, the City of Sacramento charges a lower per-square-foot fee for dwelling units in the City's "Housing Incentive Zone." If the City desires to encourage certain types of units or increased development in a certain location, these approaches could be considered.

Since the IHO was last amended, the state passed AB 1505 (2017) which allows local governments to require inclusionary housing (and related in-lieu fee options) on rental housing, subject to feasibility review and other conditions. As part of this study, feasibility findings suggest that rental housing, which is not subject to the City's current in-lieu fee, already faces feasibility challenges. As such, and despite other peer jurisdictions imposing fees on this type of housing, this study recommends that the updated in-lieu fee continue to exempt rental housing.

Lastly, because this Study proposes charging market-rate units on a per-square-foot basis, rather than as a percentage of sales price, EPS recommends that an enacting ordinance include an indexing component. By allowing the City to ministerially increase the fee using the Construction Cost Index, the City can ensure that fee revenue keep pace with funding needs.

## Organization of Report

Following this **Introduction and Executive Summary**, this Study includes the following chapters:

- **Chapter 2** summarizes the methodology of the Inclusionary Housing In-Lieu Fee Analysis.
- **Chapter 3** summarizes the results of the Inclusionary Housing In-Lieu Fee Analysis.
- **Chapter 4** provides a comparison of comparable jurisdictions inclusionary housing policies.
- **Chapter 5** provides policy and implementation considerations.

This Study includes two technical appendices. **Appendix A** provides supporting assumptions and calculations for the Residential Inclusionary Housing In-Lieu Fee Study in **Chapter 2. Appendix B** includes key assumptions underlying this analysis.

# 2. Inclusionary Housing: Residential In-Lieu Fee Study

## Methodology Summary

As discussed in **Chapter 1**, the City's Municipal Code (Chapter 17.104) currently allows a per-unit in-lieu fee option equal to one percent of the sales price of the lowest-priced dwelling unit in the subdivision. The City is interested in exploring other potential methodologies to calculate the in-lieu fee in place of providing onsite affordable units within their development projects. The analysis estimates the financing gap or subsidy required to develop affordable units to quantify a "maximum supportable inclusionary housing in-lieu fee" and compares this fee to the current existing in-lieu fee. The "financing gap" approach is a well-accepted methodology used in development impact fee studies to establish maximum supportable fees that can be imposed on new residential development projects.

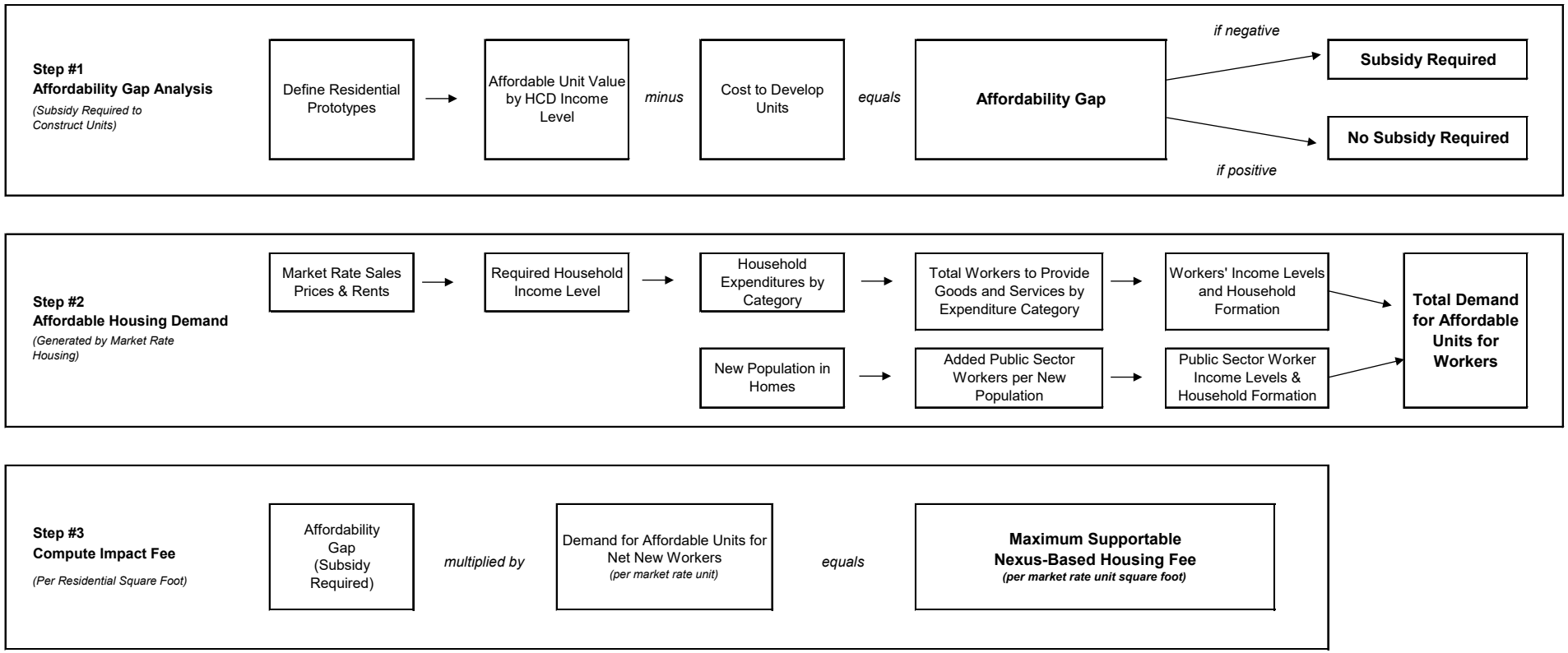
The methodology, as discussed below and summarized in **Figure 2-1**, calculates a fee by combining (1) the subsidy needed to produce a residential unit affordable at HCD-defined income levels and (2) the demand for new affordable housing generated by spending from the households of new market-rate units, which creates additional lower-wage jobs.

This memorandum and the analysis contained herein are intended to support the City's decision-making process regarding inclusionary policy and to promote the construction of affordable housing development in the City.

## Step #1: Conduct Affordability Gap Analysis

EPS developed 4 residential prototypes representative of housing units that have been recently constructed, are currently under construction, or are planned in the City. These prototypes (shown in **Table 3-1)** were developed based on the weighted average of comparable project types from market research, the Folsom Plan Area Specific Plan, the City's Municipal Code density and parking requirements, and input from City staff.

## Figure 2-1. Illustration of Inclusionary Housing In-Lieu Fee Methodology



- **Prototype #1: Low-Density Single Dwelling Unit (For-Sale).** This prototype is a low-density Single Dwelling Unit with a density of 5 units per acre. The prototype unit size reflects an average of 2,600 square feet, with 4 bedrooms and an attached 2-car garage. See **Table A-1** for market research details.
- **Prototype #2: Medium-Density Single Dwelling Unit (For-Sale).** This prototype is a medium-density Single Dwelling Unit with a density of 10 units per acre. The average unit size is 2,000 square feet, with 3 bedrooms and an attached 2-car garage. See **Table A-2** for market research details.
- **Prototype #3: Townhome (For-Sale).** This prototype is a higher density owner-occupied dwelling (townhome or condominium) with a density of 18 units per acre. The Townhome prototype unit size is 1,500 square feet, with 3 bedrooms and an attached 2-car garage. See **Table A-3** for market research details.
- **Prototype #4: Multifamily Apartments (Rental).** The Multifamily Apartments prototype is a renter-occupied building with a density of 30 units per acre. The Multifamily prototype unit size is 1,000 square feet, with 2 bedrooms and includes 1.5 parking spaces per unit. See **Table A-4** for market research details.

An "affordability gap analysis" evaluates whether the cost to construct affordable units exceeds the income-based value of units that are affordable to lower- and moderate-income households. Not all projected new households will require affordable housing. The maximum housing cost is based on income that a household can expend on a mortgage payment or monthly rent (shown in **Table 3-2)**. This analysis estimates that a household spends 30 percent of the annual household income on all housing costs. Other housing costs include utilities for rental units and mortgage insurance, taxes, homeowners insurance, utilities, and HOA fees for for-sale units. These other costs are subtracted from the total housing costs to determine the estimated maximum mortgage amount or rent. to determine the subsidy required to construct affordable housing units for each affordable housing income level (households with incomes at 50 percent, 80 percent, and 120 percent of AMI). The maximum supportable fee calculations commence with an affordability gap calculation (**Table 3-6**), an analysis that compares the cost of developing residential units (**Table 3-5**) to their value under income-based pricing restrictions (**Table 3-3** and **Table 3-4**). Where the development cost exceeds the unit value, there is an affordability gap that must be subsidized to support affordable unit development. The affordability gap is then applied to derive a maximum supportable inclusionary housing impact fee.

Each analytical element used in this calculation is detailed in the following sections.

## Step #2: Calculate Affordable Housing Demand

A justified nexus-based fee is based on the total demand for affordable housing units generated by the construction of market-rate units. The link (or nexus) between market-rate housing and increased demand for affordable housing is that residents of market-rate units demand goods and services that rely on lower wage earners (for example, retail salesclerks), some of whom cannot afford market-rate housing and thus require affordable housing.

Because more expensive housing units require occupants to have higher incomes, and higher income households create more jobs through their spending, the nexus impacts and thus the justified fees for units vary according to the price range of the market-rate units. Typically, larger units (i.e., larger square footage and more bedrooms) command higher sales prices or rents, so their occupants are required to have higher household incomes than occupants of smaller units. Thus, larger units create and/or support more jobs because of their occupants' spending patterns. Consequently, nexus impacts and the justified fees for market-rate units vary by unit size.

This analysis evaluates the demand for affordable housing generated by an average unit size. The demand-based nexus fee calculation involves the following steps:

1. **Market-Rate Household Income Levels.** The expected sales price and rental rate of each prototype is based on market data reflecting the weighted average of current sales prices and effective rents of multi-unit dwellings of more recently built units at the different density ranges. The required income levels of households occupying new market-rate housing are derived based on these price points, assuming standard housing expenses as a proportion of overall household income. For example, a typical household renting a market-rate two-bedroom unit for around $2,980 per month plus $280 in monthly utilities would have a household income of $130,100, provided the household spends 30 percent of its income on housing costs (including rent and utilities).[8] (**Table 3-7**).

2. **Household Expenditures.** Based on the household income computed in Step 1, Consumer Expenditure Survey data is used to evaluate the typical spending patterns of each prototype household. This analysis provides an estimate of how much the household spends on specific categories of expenditures, such as "Food at Home." As the households' income increases along with the price and size of the market-rate units, the total spending on goods and services also increases. The Consumer Expenditure Survey also indicates that these relationships are not

[8] Per HCD the "Affordable housing cost" for lower-income households is defined in State law as not more than 30 percent of gross household income with variations (Health and Safety Code Section 50052.5). "Housing cost" commonly includes rent or mortgage payments, utilities (gas, electricity, water, sewer, garbage, recycling, green waste), and property taxes and insurance on owner-occupied housing.

linear (e.g., a household with twice the income does not necessarily spend twice as much on food). See **Appendix A Table A-8**, **Table A-9, Table A-10**, and **Table A-11**.

3. **Job Creation and Worker Households.** Having estimated the households' spending on assorted items, that spending is then converted into an estimation of jobs created for each residential prototype. For each expenditure category, data regarding average worker wages and the ratio between gross business receipts and wages are used to translate these household expenditures into the total number of private-sector workers. For selected public-sector jobs that typically grow in proportion to the local population size (e.g., teachers, protective service workers), the demand for new workers is estimated by relating current levels of employment in such categories to the current population and applying this ratio to future development.

   Because each new worker does not represent an independent household (Folsom has an average of 1.65 workers per working household), the total number of new households created is somewhat less than the number of new jobs created.[9] This analysis assumes that workers form households with others earning similar wages. EPS has further adjusted the household formation rates to reflect the fact that a certain proportion of workers will **not** form their own households, particularly those of younger ages.[10] See **Table 3-8**, **Appendix A Table A-12, Table A-13**, **Table A-14**, **Table A-15**, and **Table A-16**.

4. **Worker Households by Income Category.** Each worker household generated is assigned to an income category—represented as a proportion of AMI ranging from 50 to 120 percent— based on its estimated gross wages. This provides the total number of households generated at each income level by the construction of market-rate units at various sizes and price points. The results indicate that residents of smaller, lower-priced units generate fewer worker households requiring affordable housing than do residents of larger, higher-priced units. **Appendix A Table A-12, Table A-13**, **Table A-14**, **Table A-15**, and **Table A-16**.

These steps of the nexus-based fee calculation provide the total number of income-qualified workers required to meet the needs for goods and services generated by market-rate housing. The number of workers servicing market-rate housing is then converted to total income-qualified households and each household is assumed to occupy one housing unit.

[9] Average workers per household per ACS.

[10] BLS data indicates that 12.5 percent of retail/restaurant workers are age 16-19, but an average of only 1.9 percent of workers overall (this factor is applied to other industries). EPS has assumed that such young workers do not form their own households.

## Step #3: Compute Impact Fee per Market Rate Unit

The nexus fee is calculated by multiplying the number of affordable units required to support the development of a 100-unit market rate project proportionally for each income-level households by the dollar amount affordability gap or subsidy needed to build that affordable unit. The total is divided by 100 to estimate the weighted average per unit and then divided by the gross square footage of the prototype to estimate the maximum supportable in-lieu fee per gross square foot (**Table 3-9**).

# 3. Affordability Gap Analysis Results

For any nexus-based inclusionary in-lieu or affordable housing development impact fee calculation, it is necessary to estimate the subsidy required to construct affordable housing units. This chapter details the analysis conducted to determine the subsidy needed to produce both the different prototype density levels of for-sale and rental housing that is affordable to very low- through moderate-income households (31 through 120 percent of AMI).

## Product Types

While the nexus fees calculated herein are based on demands created by market-rate housing that may be Single-Family Units, Townhomes/Two-Packs, or Multiunit Apartments, the analysis assumes that new lower-income worker households would be housed in affordable units similar to the type of construction currently observed in the City. The assumed prototypes reflect construction at various densities including two (2) Single-Family Detached ownership prototypes, one (1) Townhome prototype, and one (1) Multifamily Apartment prototype as discussed in the methodology section of this chapter and shown in **Table 3-1**. Project densities, unit sizes, and the number of bedrooms per unit are based on with comparable projects in the area, parking requirements from the City's Municipal Code, Chapter 17, the Folsom Plan Area Specific Plan, and City staff input.

## Revenue Assumptions

To calculate the values of the affordable units, assumptions must be made regarding the applicable income level (Very Low, Low, and Moderate incomes) and the percentage of household income spent on housing costs. In addition, translating these assumptions into unit prices and values requires estimates of purchase price variables, including interest rates, down payment amounts, as well as operating expenses and capitalization rates for the renter-occupied Multifamily Apartment prototype.

**Table 3-1. Market-Rate Housing Development Prototype Assumptions**

| Item | Prototype | City of Folsom Prototypes Characteristics | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Designation [1] | Product Type | Construction Type | Density | Bedrooms | Unit Sq. Ft. | Parking Type [2] |
| 1 | Single-Family Detached Homes | R-1-L through R-1-M SF/SFHD | For-Sale | Type V 1-2 Stories | 5 units/acre | 4 Bedroom | 2,600 sq. ft. | 2 spaces per unit |
| 2 | Single-Family Detached Homes | R-1-M through R-2 SFHD/MLD | For-Sale | Type V 1-2 Stories | 10 units/acre | 3 Bedroom | 2,000 sq. ft. | 2 spaces per unit |
| 3 | Single-Family Attached [5] | R-2 through R-3 MLD/MMD | For-Sale | Type V 2-3 Stories | 18 units/acre | 3 Bedroom | 1,500 sq. ft. | 2 spaces per unit |
| 4 | Multifamily Apartments [6] | R-4 MHD | Rental | Type V 2-3 Stories | 30 units/acre | 2 Bedroom | 1,000 sq. ft. | 1.5 spaces per unit [7] |

Source: City of Folsom Municipal Code; Redfin; CoStar; EPS.

[1] Residential prototype designations are based on associated density ranges established in the Folsom Plan Area Specific Plan and Folsom Municipal Code.
[2] Parking requirements per the City of Folsom Municipal Code, Chapter 17.
[3] Assumption data for the low-density, single family detached home prototype derived from Redfin (accessed 03/25), see Table A-1. Values have been rounded.
[4] Assumption data for the medium-density, single family detached home prototype derived from Redfin (accessed 03/25), see Table A-2.Values have been rounded.
[5] Assumption data for the single-family attached prototype derived from Redfin (accessed 09/24). Values have been rounded. Given the lack of recently-constructed homes of this type in Folsom, this prototype is based on developments in the greater Sacramento Region. See Table A-3.
[6] Assumption data for the multifamily apartments prototype derived from Costar (accessed 03/25), see Table A-4. Values have been rounded.
[7] Per Folsom Municipal Code Section 17.57.040, 1.5 spaces required per multifamily unit.

The following assumptions were used for both the rental and ownership product calculations:

- *Income Levels*—This analysis estimates the subsidy required to produce units for households earning up to 50, 80, and 120 percent of AMI for 3-person, 4-person, and 5-person households. HCD's income limits by household size are shown in **Table 1-1**.[11]
- *Percentage of Gross Household Income Available for Housing Costs*—HCD standards on overpaying for rent indicate that households should pay no more than 30 percent of their gross income on housing costs. For this analysis, EPS has assumed that all households spend 30 percent of their gross income on housing costs, including utilities. **Table 3-2** provides the estimated maximum monthly rent or mortgage payment by household size for HCD's different household income levels.

## Rental Product Assumptions

As shown in **Table 3-3**, the following assumptions are applied to the maximum rent payment calculated in the steps above to estimate the total supportable unit value by income level for a 3-person household:

- *Operating Costs for Rental Units* – This analysis assumes that multifamily rental operators incur annual operating costs of 35 percent of the annual rental revenue based on data from the National Apartment Association Survey.
- *Capitalization Rate* – This analysis assumes a 5.25 percent capitalization rate based on information from CBRE United States Cap Rate Survey H1 2024, the most recently available survey at the time of this report.[12]
- *Vacancy Rate* – This analysis assumes a vacancy rate of 4.3 percent based on the average vacancy rate for multifamily rentals in the Sacramento-Roseville-Arden-Arcade Metropolitan Statistical Area from 2014 to 2024, as reported by the US Census Bureau.

Based on HCD's income levels, the supportable multifamily apartment unit values range from $152,400 for very low, $265,600 for low, and $388,700 for moderate income.

[11] California State law (California Health and Safety Code Section 50052.5) assumes that a 2-bedroom unit is occupied by a 3-person household, a 3-bedroom unit is occupied by 4-person household, and a 4-bedroom unit is occupied by a 5-person household and these assumptions are used in this analysis.

[12] The capitalization rate is used to determine the current value of a property based on estimated future operating income and is typically a measure of estimated operating risk.

## Table 3-2.Maximum Monthly Rent or Mortgage Payment

| Item | Percentage of AMI [1] | Maximum Annual HH Income [1] | Total Max. Annual Spending on Housing [2] | Total Max. Monthly Spending on Housing | Monthly Spending on Other Housing Costs [3] | Maximum Monthly Rent or Mortgage Payment [4] |
|---|---|---|---|---|---|---|
| | | **Maximum Monthly Rent or Mortgage Payment** | | | | |
| *Formula* | | *a* | *b = a * 30%* | *c = b / 12* | *d* | *e = c - d* |
| **INCOME CATEGORY AND HOUSEHOLD (HH) SIZE [5]** | | | | | | |
| **Rental Units** | | | | | | |
| 3-Person HH (2 bedrooms) | | | | | | |
| Extremely Low | < 30% | $34,750 | $10,425 | $869 | $278 | $591 |
| Very Low | 30-50% | $57,900 | $17,370 | $1,448 | $278 | $1,170 |
| Low | 51-80% | $92,650 | $27,795 | $2,316 | $278 | $2,038 |
| Moderate | 81-120% | $130,450 | $39,135 | $3,261 | $278 | $2,983 |
| **For-Sale Units** | | | | | | |
| 4-Person HH (3 bedrooms) | | | | | | |
| Extremely Low | < 30% | $38,600 | $11,580 | $965 | $610 | $355 |
| Very Low | 30-50% | $64,300 | $19,290 | $1,608 | $850 | $758 |
| Low | 51-80% | $102,900 | $30,870 | $2,573 | $1,160 | $1,413 |
| Moderate | 81-120% | $144,950 | $43,485 | $3,624 | $1,500 | $2,124 |
| 5-Person HH (4 bedrooms) | | | | | | |
| Extremely Low | < 30% | $41,700 | $12,510 | $1,043 | $650 | $393 |
| Very Low | 30-50% | $69,450 | $20,835 | $1,736 | $890 | $846 |
| Low | 51-80% | $111,150 | $33,345 | $2,779 | $1,230 | $1,549 |
| Moderate | 81-120% | $156,550 | $46,965 | $3,914 | $1,590 | $2,324 |

Source: State of California Department of Housing and Community Development, "State Income Limits for 2024"; EPS.

[1] See Table 1-1.

[2] Assumes a housing cost-to-income ratio of 30 percent, which is the standard measure used by the U.S. Department of Housing and Urban Development (HUD) to assess housing cost burden.

[3] For rental units, other housing costs include utility expenditures consistent with the Sacramento Housing and Redevelopment Agency allowances for a 2-bedroom unit (assumes electric heating and cooking); Refer to Table A-6 for cost breakdown. For for-sale units, other housing costs include mortgage insurance, taxes and homeowner insurance, utilities, and HOA fees. The assumptions are based on the applicable prototypes and are shown on Table 3-3 and Table 3-4.

[4] Maximum income available to pay for rent or mortgage after allowance for other housing costs.

[5] California State law (California Health and Safety Code Section 50052.5) assumes that a 2-bedroom unit is occupied by a 3-person household, a 3-bedroom unit is occupied by 4-person household, and a 4-bedroom unit is occupied by a 5-person household and these assumptions are used in this analysis.

**Table 3-3. Prototype Revenue Assumptions: Rental Product**

| Item | Assumptions | Formula | 2 Bedroom (3 Person Household) Very Low Income (50% AMI) | Low Income (80% AMI) | Income (120% AMI) |
|---|---|---|---|---|---|
| **Maximum Annual HH Income (rounded)** | *Table 3-2* | *a* | $57,900 | $92,650 | $130,450 |
| **Maximum Monthly Spending on All Housing Costs** | *Table 3-2* | *b = a * 30% / 12* | $1,448 | $2,316 | $3,261 |
| **Monthly Spending on Other Housing Costs** | | | | | |
| Utilities | *Table A-6* | *c* | $278 | $278 | $278 |
| **Maximum Rent Payment** | | *d = c - b* | **$1,170** | **$2,038** | **$2,983** |
| **Project Net Operating Income (NOI)** | | | | | |
| Total Annual Revenue | | *e = d * 12* | $14,034 | $24,459 | $35,799 |
| Less Operating Costs | *35.0%* | f | ($4,912) | ($8,561) | ($12,530) |
| Less Vacancy for Market Rate Units [1] | *4.3%* | *g* | ($603) | ($1,052) | ($1,539) |
| **Annual NOI** | | *h = e - f - g* | **$8,519** | **$14,847** | **$21,730** |
| Capitalization Rate [2] | *5.25%* | *i* | - | - | - |
| **Total Supportable Unit Value (rounded)** | | *j = h / i* | **$162,300** | **$282,800** | **$413,900** |

Source: National Apartment Association Survey; CBRE; US Census Bureau Current Population Survey; EPS.

[1] Vacancy rates based on the average multifamily vacancy rates within the Sacramento-Roseville-Arden-Arcade Metropolitan Statistical Area from 2014 - 2024, rounded.

[2] Cap rate per CBRE Cap Rate Survey H12024 for suburban west.

## Ownership Product Assumptions

As shown in **Table 3-4**, the following assumptions are applied to the maximum monthly spending on housing costs for an ownership product calculated in the steps above to estimate the total supportable unit value by income level and household size:

- *Mortgage Insurance*—This analysis assumes a mortgage insurance rate of 1.5 percent of the loan.
- *Taxes and Insurance* – Assumes property taxes, including Mello-Roos special tax assessments, and homeowners' insurance account for 2 percent of the unit value.
- *Utilities*– Utilities costs calculations are shown in **Table A-5** based on estimates from Sacramento Municipal Utilities District and the City of Folsom.
- *HOA Fee* – Estimated HOA fees are based on comparable properties as shown in **Table A-7**.
- *Down Payment* – Assumes a 5 percent down payment.

The supportable ownership unit values based on HCD's income levels by household size range from the following:

**3 bedroom (4-Person Household)**

- Very Low Income: $126,200
- Low Income: $235,300
- Moderate Income: $353,700

**4 Bedroom (5-Person Household)**

- Very Low Income: $140,900
- Low Income: $258,000
- Moderate Income: $387,000

## Table 3-4. Prototype Revenue Assumptions: Ownership Product (2025$)

| Item | Assumptions | Formula | 3 Bedroom (4 Person Household) [1] | | | 4 Bedroom (5 Person Household) [1] | | |
|---|---|---|---|---|---|---|---|---|
| | | | Very Low Income (50% AMI) | Low Income (80% AMI) | Moderate Income (120% AMI) | Very Low Income (50% AMI) | Low Income (80% AMI) | Moderate Income (120% AMI) |
| Maximum Annual HH Income (rounded) | *Table 3-2* | *a* | $64,300 | $102,900 | $144,950 | $69,450 | $111,150 | $156,550 |
| **Maximum Monthly Spending on All Housing Costs [2]** | | ***b = a* 30% / 12*** | **$1,608** | **$2,573** | **$3,624** | **$1,736** | **$2,779** | **$3,914** |
| **Monthly Spending on Other Housing Costs [3]** | | | | | | | | |
| Mortgage Insurance [4] | *1.50%* | *c* | $150 | $280 | $420 | $170 | $310 | $460 |
| Taxes and Insurance [5] | *2.00%* | *d* | $210 | $390 | $590 | $230 | $430 | $640 |
| Utilities | *Table A-5* | *e* | $300 | $300 | $300 | $300 | $300 | $300 |
| HOA Fee | *Table A-7* | *f* | $190 | $190 | $190 | $190 | $190 | $190 |
| **Total Monthly Spending on Other Housing Costs** | | *g = c + d + e + f* | **$850** | **$1,160** | **$1,500** | **$890** | **$1,230** | **$1,590** |
| **Maximum Mortgage Payment** | | ***h = b - g*** | **$758** | **$1,413** | **$2,124** | **$846** | **$1,549** | **$2,324** |
| Estimated Loan Value [6] | | *i* | $119,924 | $223,552 | $336,040 | $133,846 | $245,069 | $367,682 |
| **Total Supportable Unit Value [7] [8]** | *5.0% down payment* | *j = i / (1 - 5%)* | **$126,200** | **$235,300** | **$353,700** | **$140,900** | **$258,000** | **$387,000** |

Source: California Health and Safety Code; HUD; Freddie Mac; EPS.

[1] California State law (California Health and Safety Code Section 50052.5) assumes that a 2-bedroom unit is occupied by a 3-person household, a 3-bedroom unit is occupied by 4-person household, and a 4-bedroom unit is occupied by a 5-person household and these assumptions are used in this analysis.
[2] Assumes a housing cost-to-income ratio of 30 percent, which is the standard measure used by the U.S. Department of Housing and Urban Development (HUD) to assess housing cost burden.
[3] Rounded to nearest $10.
[4] Assumes mortgage insurance is equal to approximately 1.5% of loan value, divided by 12.
[5] Assumes property taxes, Mello-Roos taxes, and homeowners insurance is equal to 2% of home value, divided by 12.
[6] The estimated loan value is based on mortgage terms of a 6.5% interest rate and a 30-year repayment period.
[7] The total supportable unit value is equivalent to the estimated loan value plus a 5.0 percent down payment. Federal Housing Administration-backed loans require a minimum of 3.5% down for most buyers. This analysis rounds this figure to 5%.
[8] Rounded to nearest $100.

## Development Cost Assumptions

Housing development costs include land costs, direct costs (e.g., labor and materials), and indirect or "soft" costs (e.g., architecture, entitlement, marketing, etc.). Data from recent Folsom land transactions have been combined with EPS's information from various market-rate housing developers to estimate appropriate development cost assumptions for use in Folsom. These assumptions are shown in **Table 3-5** and demonstrate the following total cost per unit in the Folsom Plan Area Specific Plan:

- Single Dwelling Unit Low Density 4-bedroom Unit: $807,600
- Single Dwelling Unit Medium Density 3-bedroom Unit: $611,600
- Owner-Occupied Multi-Unit Dwellings 3-bedroom Unit: $512,500
- Renter-Occupied Multi-Unit Dwellings 2-bedroom unit: $455,900

## Table 3-5. Development Costs by Prototype: Existing Fees (2025$)

| Item | Input Assumptions | For-Sale Prototype: Prototype 1: Single-Family Detached Home (Low Density) | For-Sale Prototype: Prototype 2: Single-Family Detached Home (Medium Density) | For-Sale Prototype: Prototype 3: Single Family Attached (High Density) | Rental Prototype: Prototype 4: Multifamily Apartments (High Density) |
|---|---|---|---|---|---|
| **Development Program Assumptions** | | | | | |
| Acreage | | 20.00 | 10.00 | 5.56 | 3.33 |
| Density/Acre | | 5 | 10 | 18 | 30 |
| Total Unit Count | | 100 | 100 | 100 | 100 |
| Gross Unit Size [1] | | 2,600 | 2,000 | 1,765 | 1,176 |
| Net Unit Size | | 2,600 | 2,000 | 1,500 | 1,000 |
| Number of Bedrooms | | 4 | 3 | 3 | 2 |
| Parking Spaces/Unit [2] | | 2 | 2 | 2 | 1.5 |
| **Cost Assumptions per Unit** | | | | | |
| Land Value/ Acre [3] | | $470,000 | $470,000 | $470,000 | $810,000 |
| Land Value (rounded) | | $9,400,000 | $4,700,000 | $2,611,000 | $2,700,000 |
| **Land Cost/ Unit [3]** | | **$94,000** | **$47,000** | **$26,110** | **$27,000** |
| *Direct Costs* | | | | | |
| Basic Site Work/Grading | $10 per land site sq. ft. | $48,100 | $37,000 | $32,647 | $21,765 |
| *Construction Costs/Gross SF [4]* | | *$150* | *$150* | *$150* | *$200* |
| Direct Construction Costs/Unit (rounded) | | $390,000 | $300,000 | $264,700 | $235,300 |
| Carport Parking Construction Cost/Unit [5] | $8,000 per space | $0 | $0 | $0 | $12,000 |
| **Subtotal, Direct Costs/Unit** | | **$438,100** | **$337,000** | **$297,347** | **$269,065** |
| *Indirect Costs* | | | | | |
| **Indirect Costs/Unit (rounded) [6]** | **12.0% of direct costs** | **$63,900** | **$40,400** | **$35,700** | **$32,300** |
| *Impact Fees* | | | | | |
| **Existing Affordable Housing In-Lieu Fee** | | $8,610 | $6,558 | $5,025 | $0 |
| Other Impact Fees (North of 50) | Table A-20 | $66,524 | $59,764 | $54,131 | $34,016 |
| Other Impact Fees (FPASP) | Table A-21 | $128,340 | $121,421 | $96,693 | $78,079 |
| **Total Impact Fees (North of 50) [7]** | | **$75,134** | **$66,322** | **$59,155** | **$34,016** |
| **Total Impact Fees (FPASP) [7]** | | **$136,950** | **$127,979** | **$101,717** | **$78,079** |
| *Financing + Developer Fee Costs* | | | | | |
| Interest (7.0%, 50% LTC, 50% Outstanding) [8] | | $11,182 | $8,844 | $7,608 | $6,640 |
| Fees (2.0% of loan amount) | | $6,390 | $5,054 | $4,348 | $3,794 |
| Developer Fee | 10.0% of direct costs | $59,471 | $45,762 | $40,416 | $34,582 |
| **Subtotal Financing + Developer Fee Costs** | | **$77,042** | **$59,660** | **$52,372** | **$45,016** |
| **Total Estimated Cost/Unit (rounded) (North of 50)** | | **$748,200** | **$550,400** | **$470,700** | **$407,400** |
| **Total Esitimated Cost/ Unit (rounded) (FPSAP)** | | **$810,000** | **$612,000** | **$513,200** | **$451,500** |

Source: Saylor Construction Costs 2023 Edition 2022 Construction Costs; City of Folsom Municipal Code; California HCD; CoStar; Weekly; local developers; EPS.

[1] Gross size per unit includes garage for single family attached units and common areas for high-density multifamily (assumed efficiency ratio of 85%).
[2] Parking assumption is consistent with the City's parking requirements for the prototype..
[3] Single family land value assumption based on 2024 appraisal for Folsom SPIF Public Land/ Parkland Equalization Fee. Multifamily land value assumption based on 2024 appraisal for Folsom CFD No.18 Bond sale.
[4] Construction cost estimates for single family home (both attached and detached) product is based on input from developers. Construction cost estimate for multifamily rental product is based on 2022 Saylor Construction Cost data and adjusted for inflation to 2024 dollars.
[5] Garage parking costs for the single family units is assumed to be included in the construction costs per gross square foot. The 1.5 parking spaces per multifamily unit are assumed to be covered spaces.
[6] Includes estimated costs for architecture and engineering; project management; appraisal and market study; marketing, commissions, and general administration; insurance; and contingency.
[7] Development impact fee estimates per the City of Folsom website for FY 2024-25.
[8] Financing costs based on FPASP fees.

## Affordability Gap Results

**Table 3-6** provides the affordability gap, or subsidy, required to develop each prototype unit at the very- low, low, and moderate-income levels. As shown, there is an affordability gap or subsidy needed for all of the prototypes at all income level ranges. The affordability gap ranges from a high of $666,700 for a low-density single family detached units at the Very Low-income level to a low of $67,200 for multifamily apartment units at the Moderate Income level. These housing affordability gaps then were used to calculate the justified nexus-based maximum supportable in-lieu fees by multiplying the required subsidy by the number of units required to house workers providing goods and services to new market-rate housing development. This methodology is discussed in more detail in the next section.

## Demand-Based Nexus Fee Calculation

The maximum supportable nexus-based fees are based on both the affordability gap and the estimated impact that new market-rate rental units have on the need for affordable units, as reflected in the number of income-qualified local workers required to support the residents of market-rate multi-unit dwellings and the total subsidy required to construct housing for those workers.

This approach is based on the following logic: (a) residents of market-rate housing have disposable incomes and require a variety of goods and services (including private sector goods and services and government services); (b) the provision of those goods and services will create employment demand for some workers who make moderate or lower incomes and cannot afford market-rate housing; and (c) fees charged to market-rate projects can mitigate the impact of those projects on the increased need for affordable housing.

**Table 3-6. Development Funding Affordability Gap: Existing Fees**

| Item | Source | Affordability Gap by Income Level per Unit: Very Low Income (50% AMI) | Low Income (80% AMI) | Moderate Income (120% AMI) |
|---|---|---|---|---|
| **Prototype 1: Single-Family Detached Home (Low Density)** | | | | |
| Supportable Unit Value | Table 3-4 | $140,900 | $258,000 | $353,700 |
| Unit Development Cost [1] | Table 3-5 | $810,000 | $810,000 | $810,000 |
| **Affordability Gap** | | **($669,100)** | **($552,000)** | **($456,300)** |
| **Prototype 2: Single-Family Detached Home (Medium Density)** | | | | |
| Supportable Unit Value | Table 3-4 | $126,200 | $235,300 | $353,700 |
| Unit Development Cost [1] | Table 3-5 | $612,000 | $612,000 | $612,000 |
| **Affordability Gap** | | **($485,800)** | **($376,700)** | **($258,300)** |
| **Prototype 3: Single Family Attached** | | | | |
| Supportable Unit Value | Table 3-4 | $126,200 | $235,300 | $353,700 |
| Unit Development Cost [1] | Table 3-5 | $513,200 | $513,200 | $513,200 |
| **Affordability Gap** | | **($387,000)** | **($277,900)** | **($159,500)** |
| **Prototype 4: Multifamily Apartments** | | | | |
| Supportable Unit Value | Table 3-3 | $162,300 | $282,800 | $413,900 |
| Unit Development Cost [1] | Table 3-5 | $451,500 | $451,500 | $451,500 |
| **Affordability Gap** | | **($289,200)** | **($168,700)** | **($37,600)** |

Source: EPS.

[1] All unit development costs based on FPASP unit development costs.

## Market-Rate Household Income Levels

Households with larger incomes typically spend more on goods and services, thereby creating additional lower-income jobs, which in turn generates a greater demand for affordable housing. To assess the impact that market-rate rental units have on the need for affordable housing, EPS estimated the typical income required to purchase or rent average market-rate units in Folsom, as shown in **Table 3-7**.

Average purchase prices and rental rates are based on recent comparable products shown in **Table A-1, Table A-2, Table A-3,** and **Table A-4**. Generally, newer unit purchase prices and rents are higher than existing housing stock because the higher prices and rents are required to cover the costs of construction.

The minimum household income needed to purchase or rent each unit type is calculated using the same assumptions to calculate the additional housing costs such as utilities, mortgage insurance, property taxes and homeowners' insurance, and HOA costs as shown in **Table 3-3**, **Table 3-4**, and **Table A-6**. The minimum annual household income is also predicated on the assumption that a household will spend 30 percent of their income on the above housing costs in addition to rent and mortgage. As shown in **Table 3-7**, the required average household income by unit type is as follows:

- Single-Family Detached Low Density 4-bedroom Unit: $327,200
- Single-Family Detached Medium Density 3-bedroom Unit: $253,500
- Townhome/2-Packs 3-bedroom Unit: $199,100
- Market Rate Multifamily Apartment 2-bedroom unit: $130,100

## Table 3-7. Required Income by Market Rate Unit Type

| Item | Weighted Average Sales Price/Rent [1] | Required Household Income for Market Rate Prototypes: Average Market Rate Monthly Mortgage/Rent [2] | Utilities [3] | Mortgage Insurance | Taxes and Insurance | HOA Fee | Monthly Total Housing Costs | Annual Total Housing Costs | Minimum Annual Household Income Required (rounded) [4] |
|---|---|---|---|---|---|---|---|---|---|
| *Formula* | | *A* | *B* | *C* | *D* | *E* | *F = A + B + C + D + E* | *G = F * 12* | *H = G / 30%* |
| **Unit Type** | | | | | | | | | |
| Prototype 1: Single-Family Detached Home (Low Density) | $861,011 | $5,170 | $300 | $1,080 | $1,440 | $190 | **$8,180** | **$98,161** | **$327,200** |
| Prototype 2: Single-Family Detached Home (Medium Density) | $655,794 | $3,938 | $300 | $820 | $1,090 | $190 | **$6,338** | **$76,054** | **$253,500** |
| Prototype 3: Single Family Attached Home | $502,467 | $3,017 | $300 | $630 | $840 | $190 | **$4,977** | **$59,726** | **$199,100** |
| Prototype 4: Market-Rate Multifamily Apartments | $2,974 | $2,974 | $278 | - | - | - | **$3,252** | **$39,026** | **$130,100** |

Source: CoStar;RedFin; EPS.

[1] See Table A-1, Table A-2, Table A-3, and Table A-4.
[2] Estimated monthly mortgage and rent calculated using the same assumptions used in Table 3-4.
[3] See Table A-5 and Table A-6.
[4] Assumes a housing cost-to-income ratio of 30 percent, based on HCD requirements.

## Household Expenditures and Job Creation by Income Level

Having established the income requirements for purchasing or renting average units in the City, the fee calculation then requires an analysis of the household spending patterns at those required income levels. Consistent with development impact fee nexus calculations for schools, parks, roads, etc., this analysis also assumes that all households purchasing or renting new market-rate units in Folsom are "net new" households to the City. To assume otherwise—for instance, that only those buyers or renters of new housing units relocating from outside Folsom should be counted in the impact analysis—would require assuming that the homes left by those households relocating *within* Folsom would be demolished or left vacant in perpetuity. This scenario would occur only if the City were experiencing a significant loss of population and housing inventory, which has not happened and is not expected to occur.

The Consumer Expenditure Survey from the United States Bureau of Labor Statistics provides data for households at a variety of income levels, detailing the amounts that typical households spend on things like "Food", "Apparel and Services", and "Vehicle Maintenance and Repairs". Interestingly, household expenditures by category are not uniformly proportional to household income levels. For example, households earning around $40,000 to $49,000 spend roughly 17 percent of their income on food and drink (at home and eating out), while households earning $100,000 to $149,000 spend only about 11 percent of their income on food and drink. Because of these and other differences in proportionate spending, the expenditure profile varies at different income levels.

Each of the prototype's household's typical expenditures were converted to the number of jobs created by its spending. The first step in this process is to determine how much of an industry's gross receipts are used to pay wages and employee compensation. EPS relied on data from the Economic Census, which provides employment, gross sales, and payroll data by industry for Sacramento County.[13]

To link the Economic Census data and the Consumer Expenditure Survey data, EPS made determinations as to the industries involved with expenditures in various categories. For example, purchases in the Consumer Expenditure Survey's "Food at Home" category would likely involve the Economic Census's "Food & Beverage Stores" industry, where gross receipts were more than eight times the employees' wages. By contrast, purchases in the Consumer Expenditure Survey's "Entertainment Fees and Admissions" category were attributed to the Economic Census' "Arts, Entertainment, and Recreation" industry, where gross receipts are only four times the employees' wages. Where more than one Economic Census category was

[13] The Economic Census and Consumer Expenditure Survey and were published in 2017 and 2022, respectively, but are current as of 2024. EPS converted all numbers to 2024 dollars using the Consumer Price Index (CPI) for the urban west from the Bureau of Labor Statistics.

attributable to a Consumer Expenditure Survey category, EPS estimated the proportion of expenditures associated with each Economic Census category.

After determining the amount of the household's expenditures that were used for employee wages, EPS estimated the number of employees those aggregate wages represent. EPS calculated the number of workers supported by that spending using the average wage per worker from the 2017 Economic Census, the most recent dataset available. After accounting for CPI adjustments to reflect 2025 dollars, these wages ranged from a low of roughly $22,600 per year for workers in the Food Services industry to a high of almost $132,500 in Legal Services.

A range of occupations and incomes exist in a given industry sector. For instance, the methodology used to generate **Table A-12, Table A-13, Table A-14,** and **Table A-15** in **Appendix A** distinguishes between the typical incomes of workers in different types of retail stores (e.g., "food and beverage stores" versus "general merchandise stores"), rather than assuming all retail sector workers earn the same income. However, the average wage is used for each sub-category of industry employment and represents a reasonable proxy for the range of incomes in that group. While some employees will have higher wages and require lower subsidies, others will have lower incomes and require higher subsidies. Using the average approximates the total housing subsidy needed by workers in that industry.

To calculate the number of *households* supported by the expenditures of market-rate housing units, EPS estimated the employees' household formation rates. Importantly, employees generated from the increase in housing units do not all form households; some employees, in the retail and food services industries in particular, are young workers and do not form households. Data from the Bureau of Labor Statistics indicates that 12.5 percent of retail/restaurant workers are aged 16 to 19, but an average of only 1.9 percent of workers in the workforce overall. EPS applied these discounts to household formation by type of business to get a more accurate calculation of households formed by the employees and the average total incomes of those households.

To get the overall household income rather than the individual workers, the wages of workers forming households were multiplied by the average of approximately 1.65 workers per working household in Folsom.[14] This assumption implies the workers in a given household will have roughly equivalent pay per hour. While certainly there will often be some variation in wages per employee within a household, on average this assumption is reasonable because it implies comparable levels of education and training among all workers in a household. The average household incomes then are allocated to various income categories to estimate the

[14] Workers per working household based on American Community Survey (ACS) Census data as of 2023. Although ACS data reported is based on historical figures, these figures can vary somewhat based on ongoing revisions to the ACS data.

number of affordable housing units demanded in each income category (50 through 120 percent of AMI).

A simplified example of these calculations follows:

| | | |
|---|---|---|
| A. | Number of Households (prototype #1) | 1000 |
| B. | Average Household Income (prototype #1) | $327,200 |
| C. | Aggregate Household Income (A x B) | $327 million |
| D. | Average Household Income Spent on Retail (Consumer Expenditure Survey) | $60,000 |
| E. | Aggregate Retail Spending (A x D) | $60.0 million |
| F. | Retail Gross Receipts: Payroll Ratio (Economic Census) | 10:1 |
| G. | Estimated Retail Payroll (E ¸ F) | $6.0 million |
| H. | Average Retail Wage (Economic Census) | $33,400 |
| I. | Estimated Total Retail Jobs (G ¸ H) | 180 |
| J. | Percent Age 20+ (Bureau of Labor Statistics) | 87.5% |
| K. | Total Retail Workers Forming Households (I x J) | 158 |
| L. | Average Workers/Household (Census Data) | 1.65 |
| M. | Estimated Households Created (K÷L) | 95 |
| N. | Average Household Income (H x L) | $55,110 |
| O. | Income Category | Low-Income (up to 80% of AMI) |

In this simplified example, 1,000 new market-rate low density single family homes sold to households earning $327,700 per year would create demand for 95 housing units for retail workers with household incomes typically between 50 and 80 percent of AMI. Actual calculations and impact distinctions by type of household expenditure for various unit sizes are shown in the series of tables presented in **Appendix A**.

## Demand for Public-Sector Workers

In addition to the jobs created by the spending of the new market-rate households, this analysis also aims to evaluate the number of public-sector employees generated by the public service demands of new market-rate households. Rather than a comprehensive computation of public-sector employment, the analysis aims to be conservative by sampling only certain public-sector jobs (e.g., teachers, transportation providers, and public safety providers) that are expected to grow in proportion to household growth.

Data from the 2023 Occupational Employment Survey for the Sacramento MSA was used to determine the number of these public-sector employees needed to serve new market-rate development. See **Table A-16**. This data was generated by the California Employment Development Department (EDD) and provides employment and wage information for a variety of occupational categories. EPS reviewed the data and sampled occupations that were public sector related.

Based on the ratio of the selected public-sector jobs to the total households in the MSA, EPS estimates that approximately 39 government jobs or 24 households with a government employee are required per 1,000 total households. These figures are conservative (i.e., low) because numerous types of public-sector jobs are *not* included in this analysis (such as federal postal workers and County health and human services workers).

## Combined Demand for Income-Qualified Workers

The total number of income-qualified households required to support the expenditure and public-sector service needs of new market-rate units was determined based on the affordable housing income limits from HCD for 3- to 5-person households based on each prototype. **Chapter 1 Table 1-1** summarizes the HCD income limits used to compute the total number of income-qualified households generated by the construction of market-rate units. The number of income-qualified households required to provide goods and services to new housing units is detailed in **Appendix A Table A-12** through **Table A-16**.

The nexus methodology used herein computes the total number of income-qualified households generated by market-rate units (as shown in **Table 3-8**) and calculates the impact fee based on the estimated cost to subsidize the production of units to meet that affordable housing demand.

This analysis assumes that the fees on residential development will fund the required affordable housing for all new workers generated. In practice, only a portion of Folsom's workers reside in the City as many workers commute *in to* the City from other areas for a variety of reasons, one of which is the relative cost of housing among different communities. However, if every jurisdiction adopted a policy that only funded housing for the fraction of its locally generated workers who also choose to live in the City, the region's overall affordable housing demand would be grossly underrepresented and underfunded.

## Table 3-8. Summary of Worker and Household Generation per 100 Market-Rate Units

| Item | Minimum Household Income Requirement for Market Rate Unit [1] | Total Workers Generated per 100 Market Rate Units [2] | Total Worker Households [3] | Total Income Qualified Households [4] | Worker Households by Income Category [5] | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | Very Low | Low | Moderate | Above Moderate |
| **Unit Type** | | | | | | | | |
| Prototype 1: Single-Family Detached Home (Low Density) | $327,200 | 78.6 | 44.0 | **24.3** | 18.1 | 5.8 | 0.3 | N/A |
| Prototype 2: Single-Family Detached Home (Medium Density) | $253,500 | 61.7 | 33.9 | **20.8** | 11.6 | 7.2 | 1.9 | N/A |
| Prototype 3: Single Family Attached Home | $199,100 | 49.3 | 27.1 | **16.4** | 9.1 | 5.7 | 1.5 | N/A |
| Prototype 4: Market-Rate Multifamily Apartment | $130,100 | 33.6 | 18.5 | **15.4** | 8.0 | 6.2 | 1.2 | N/A |

Source: EPS.

[1] Minimum household income required to afford the average home price or rent in the City of Folsom See Table 3-7.

[2] Total workers generated by the development of market rate units. See Table A-12, Table A-13, Table A-14, and Table A-15.

[3] Total worker households derived assuming 1.65 workers per household. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.

[4] Total income qualified households reflects the very low-, low-, and moderate-income households eligible for affordable housing based on total household income. SeeTable A-8 through Table A-15.

[5] Allocates the income qualified households by income level based on estimated average wages of the jobs/workers generated by the development of new market rate households. See Table A-12, Table A-13, Table A-14, and Table A-15. Above Moderate Income households are excluded because these households can afford market-rate housing and typically do not qualify for affordable housing.

## Affordable Housing Impact Fee Calculation Conclusions

The affordability gap analysis quantifies the subsidy required to construct affordable housing at various income levels. Analysis of consumer expenditures that rely on lower-wage workers provides an estimate of the total number of income-qualified households generated by new residential units. Then for market-rate units, the nexus-based fee is calculated by applying the total number of income-qualified households generated to the affordability gap computed for each affordable household income level. The analysis provides the maximum supportable nexus-based fees for new for-sale and rental housing development in Folsom.

The impact fee calculation for each prototype market-rate unit by income level is reflected in **Table 3-9**. The total impact fee required for a representative project of 100 units is calculated by multiplying the number of affordable units required per income level by the cost of subsidizing such housing as shown in **Table 3-9.** The total nexus-based supported per unit fee is calculated based on the weighted average of the number of affordable unit required for each income level. The per unit fee is then divided by the average habitable square feet of residential unit type resulting in a **maximum** impact fee per square foot for each unit type as detailed in **Table 3-9** and summarized below.

- Single Family Low Density Unit: $59.34
- Single Family Medium Density Unit: $41.90
- Single Family Attached Unit: $34.16
- Multifamily Apartment Unit: $34.69

While the City has the option of adopting fees up to the maximum level calculated, there are often reasons to adopt the fee below the maximum – for example, to support project financial feasibility. Housing affordability is also shaped by market forces, land use regulations, construction costs, and entitlement expenses, and the revenue from this fee program represents only one source of subsidy for affordable housing. Adoption of the maximum fees represents a sizable development cost increase, which could hamper the City's economic development and competitiveness objectives.

For the City's consideration, two fee scenarios representing a percentage of the maximum supportable nexus-based in-lieu fee are reflected in **Table 3-9**: 1) a Low In-Lieu Fee Scenario, which represents a percentage of the maximum fee set to approximate the existing in-lieu fee; and 2) a High In-Lieu Fee Scenario, which represents 20 percent of the maximum supportable in-lieu fee.

Based on the development prototypes used for this study, the fee for the high scenario, set at 20 percent of the maximum justifiable fee for this Study, is significantly higher than the current fee when expressed on a per-unit basis. Based on historical data provided by the City, developers have paid an in-lieu fee of

approximately $3.00 per square foot for single-family detached developments under the current fee structure. Accordingly, the low in-lieu fee scenario, was set at varying percentages of the maximum justifiable fee by residential prototype to approximate the per-square-foot fee that developers pay under the existing fee calculation methodology for single-family detached housing units. EPS recommends that the City consider adopting the low in-lieu fee scenario, which includes a reduced fee for single-family attached units and maintaining a $0 rate for multifamily rental units, as discussed further below.

The market rate feasibility analysis prepared for this study indicates that estimated residential development costs, including the existing in-lieu fee, are feasible for both single family detached unit protoypes, while single family attached and multifamily apartments appear to be infeasible, assuming current market values. The maximum supportable fee results in project infeasibility for all identified prototypes. Under both alternative in-lieu fee scenarios described above, and similar to current development costs (including the existing in-lieu fee), both single family detached prototypes are estimated to be financially feasible, while the single family attached and multifamily apartment prototypes indicate funding gaps that may need additional subsidies. Based on these feasibility challenges, and the City's policy goal of encouraging higher-density housing in key locations, EPS recommends that the City consider an in-lieu fee of $2.50 per square foot for single-family attached units and continue to exempt multifamily rental developments from the in-lieu fee.

A comparison of the existing fee with the updated maximum supportable fee and two in-lieu fee scenarios are shown in **Table 3-10**.

## Table 3-9. Maximum Nexus-Based Support Fee per Gross Square Foot

| Item | Affordable Units Required Per 100 Market-Rate Units [1] | Affordability Gap per Affordable Unit [2] | Maximum Nexus-Based Supported Fee | | | | Potential Fee Update Scenario (% of Maximum Supportable Fee) [4] | |
|---|---|---|---|---|---|---|---|---|
| | | | Per 100 Market-Rate Units | Per Market-Rate Unit | Prototype Gross Sq. Ft. [3] | Per Gross Sq. Ft. [3] | Low Scenario (Set to match existing per-unit fee) | High Scenario (20% of maximum) |
| *Formula* | *A* | *B* | *C = A * B* | *D = C / 100* | *E* | *F = D / E* | *G = F * % of Maximum* | |
| **AFFORDABLE UNIT INCOME LEVEL** | | | | | | | | |
| **Single Family Detached Units** | | | | | | | | |
| **Prototype 1: Single-Family Detached Home (Low Density)** | | | | | | | | |
| Very Low Income | 18.1 | $669,100 | $12,113,994 | | | | | |
| Low Income | 5.8 | $552,000 | $3,213,644 | | | | *5.0% of Maximum* | *20.0% of Maximum* |
| Moderate Income | 0.3 | $456,300 | $158,491 | | | | | |
| **Subtotal Maximum Fee for Low-Density SFR** | **24.3** | **-** | **$15,486,129** | **$154,861** | **2,600** | **$59.56** | **$3.00** | **$11.91** |
| **Prototype 2: Single-Family Detached Home (Medium Density)** | | | | | | | | |
| Very Low Income | 11.6 | $485,800 | $5,656,677 | | | | | |
| Low Income | 7.2 | $376,700 | $2,730,808 | | | | *6.8% of Maximum* | *20.0% of Maximum* |
| Moderate Income | 1.9 | $258,300 | $482,044 | | | | | |
| **Subtotal Maximum Fee for Med-Density SFR** | **18.9** | **-** | **$8,869,528** | **$88,695** | **2,000** | **$44.35** | **$3.00** | **$8.87** |
| **Single Family Attached Units** | | | | | | | | |
| **Prototype 3: Single Family Attached** | | | | | | | | |
| Very Low Income | 9.1 | $387,000 | $3,539,673 | | | | | |
| Low Income | 5.7 | $277,900 | $1,594,175 | | | | *7.0% of Maximum* | *20.0% of Maximum* |
| Moderate Income | 1.5 | $159,500 | $239,691 | | | | | |
| **Total Maximum Fee for Single Family Attached Units** | **14.9** | - | **$5,373,539** | **$53,735** | **1,500** | **$35.82** | **$2.50** | **$7.16** |
| **Multifamily Apartment Units** | | | | | | | | |
| **Prototype 4: Multifamily Apartments** | | | | | | | | |
| Very Low Income | 8.0 | $289,200 | $2,306,903 | | | | | |
| Low Income | 6.2 | $168,700 | $1,047,792 | | | | *0% of Maximum* | *20.0% of Maximum* |
| Moderate Income | 1.2 | $37,600 | $46,220 | | | | | |
| **Total Maximum Fee for Multifamily Units** | **14.2** | - | **$3,400,915** | **$34,009** | **1,000** | **$34.01** | **$0.00** | **$6.80** |

Source: EPS.

[1] The amount of affordable units by income level generated by new market rate units household spending. See Table 3-8.

[2] See Table 3-6 for the affordability gap calcuation by prototype.

[3] See Table 3-1 for gross square feet for each prototype.

[4] The High Scenario is set at 20% of maximum supportable fee, while the objective of the Low Scenario is to apply percentages of the maximum supportable fee that would result in a similar per unit fee as the current in-lieu fee for the Single Family Detached units. The Low Scenario for the Single Family Attached units is set to be approximately $0.50 lower per square foot than the Single Family Detached units. The Low Scenario for multifamily units is set at zero to reflect the City's position to continue to exempt these units from inclusionary housing requirements.

**Table 3-10. Development Feasibility Comparison: Existing Fee, Maximum Supportable Fee, and Potential Fee as % of the Maximum (2025$)**

| Item | Source | Market Rate Feasibility per Unit | | | |
|---|---|---|---|---|---|
| | | | Updated Fee | | |
| | | | | Potential Updated Fee (% of Maximum) | |
| | | Existing AH In-Lieu Fee | Maximum Supportable AH In-Lieu Fee | Low Scenario (Set to Match Existing Per-Unit Fee) | High Scenario (20% of Maximum) |
| **Single Family Low Density** | | | | *5.0% of Maximum* | *20.0% of Maximum* |
| Unit Value | Table A-1 | $861,011 | $861,011 | $861,011 | $861,011 |
| Unit Cost | Table 3-5, Table A-17, & Table A-19 | $810,000 | $973,400 | $809,100 | $835,300 |
| **Development Funding Gap** | | **$51,011** | **($112,389)** | **$51,911** | **$25,711** |
| **Single Family Medium Density** | | | | *6.8% of Maximum* | *20.0% of Maximum* |
| Unit Value | Table A-1 | $655,794 | $655,794 | $655,794 | $655,794 |
| Unit Cost | Table 3-5, Table A-17, & Table A-19 | $612,000 | $703,000 | $611,400 | $622,900 |
| **Development Funding Gap** | | **$43,794** | **($47,206)** | **$44,394** | **$32,894** |
| **Single Family Attached Units** | | | | *7.0% of Maximum* | *20.0% of Maximum* |
| Unit Value | Table A-3 | $502,467 | $502,467 | $502,467 | $502,467 |
| Unit Cost | Table 3-5, Table A-17, & Table A-19 | $513,200 | $567,000 | $511,800 | $518,600 |
| **Development Funding Gap** | | **($10,733)** | **($64,533)** | **($9,333)** | **($16,133)** |
| **Multifamily Apartment** | | | | *.0% of Maximum* | *20.0% of Maximum* |
| Unit Value | Table A-4 | $412,600 | $412,600 | $412,600 | $412,600 |
| Unit Cost | Table 3-5, Table A-17, & Table A-19 | $451,500 | $488,600 | $451,500 | $458,500 |
| **Development Funding Gap** | | **($38,900)** | **($76,000)** | **($38,900)** | **($45,900)** |

Source: EPS.

# 4. Comparative Jurisdictions Survey

EPS examined local affordable housing programs to provide context and comparable information as the City updates its affordable inclusionary housing in-lieu fee program. This information includes an evaluation of residential and nonresidential fees and program requirements and is intended to inform decision-making and ensure potential new fees are reasonable and competitive with neighboring areas.

EPS examined affordable housing programs in the following peer jurisdictions:

- City of Sacramento;
- City of Rancho Cordova;
- City of Folsom;
- City of Roseville; and
- Sacramento County.

Because no local jurisdiction in the Sacramento region has an inclusionary program comparable to Folsom, with both a formal inclusionary requirement and a set in-lieu fee, EPS also researched similar programs outside the region from:

- City of Berkeley;
- City of Santa Rosa;
- City of Sunnyvale; and
- City of Atascadero.

As shown in **Table 4-1**, the reviewed peer jurisdictions have adopted a range of affordable housing requirements on private development, including residential and nonresidential development impact fees or inclusionary housing policies and associated in-lieu fees.

Of the local jurisdictions evaluated, the City of Sacramento, City of Elk Grove, and Sacramento County have implemented development impact fees. The City of Roseville and City of Rancho Cordova do not have formal inclusionary policies. Rather, large developments are subject to negotiated development agreements, which include requirements for inclusionary housing, including payment of in-lieu fees . Remaining jurisdictions evaluated have formal (adopted) or informal inclusionary housing requirements with options to pay a fee in lieu of developing affordable housing onsite. Additional details on the various affordable housing programs across the region, both implemented and proposed, are provided below.

## Table 4-1. Sacramento Region Peer Cities Analysis

| Jurisdiction | Affordable Housing Impact Fee | Inclusionary Housing Requirement and In-Lieu Fee | |
|---|---|---|---|
| | | Inclusionary Requirement | In-Lieu Fee |
| **City of Folsom** | **NA** | **10% of units in for-sale development projects, with 3% consisting of very low income units and 7% consisting of low income units.** | **- (1% x lowest priced for-sale residential unit in proposed subdivision) x total for-sale residential units.**<br>**- Lots only: (0.5% x least expensive anticipated home in** |
| City of Elk Grove | - $6,289 per Single Family Unit (1-2 units inc. duplex)<br>- $3,773 per Multifamily Unit (3+ units) | NA | NA |
| City of Sacramento | Existing<br>- $0.00/SF for high density single-unit or duplex dwellings (≥ 20 DU/acre) and multi-unit dwellings (≥ 40 DU/acre)<br>- $0.00/SF for conversion of a nonresidential building to a residential use<br>- $1.54/SF for dwelling units in the Housing Incentive Zone<br>- $3.56/SF for single-unit or duplex dwellings (< 20 DU/acre) and multi-unit dwellings (< 40 DU/acre) | Existing<br>Projects over 100 gross acres in size are required to have an approved Mixed Income Housing Strategy that indentifies how the project will provide housing for a variety of incomes and family types. Fee credits may be provided for construction of affordable units, land dedication, or other mechanism that leads to the provision of affordable housing.<br><br>Proposed<br>Options range from 5% to 7% of units at 60% to 100% AMI, increasing to 15% to 20% of units at 60% to 80% AMI for large-scale developments. Requirements are contingent on tenure type (rental vs. for-sale). | Proposed<br>Fee schedule based on location and tenure type.<br>- Central City: $10/SF for rental and for-sale units.<br>- Inner South & East and West of I-5: $7/SF for rental units and $10/SF for for-sale units<br>- Southern Neighborhoods: $3.54/SF for rental units and $6/SF for for-sale units<br>- North Sacramento and South Natomas: $3.54/SF for rental units and $5/SF for for-sale units.<br>- North Natomas: $3.54/SF for rental units and $7/SF for for-sale units. |
| City of Rancho Cordova | NA | All large-scale development in the City's undeveloped areas, generally located south of Highway 50, shall prepare an Affordable Housing Plan (AHP) for the project. Required units vary depending on terms set in the AHP. | Variable, contigent upon terms of developer agreement ($2,470 - $7,238 per unit) |
| City of Roseville | NA | New Specific Plan Areas must designate at least 10% of total units as affordable. Accomplished through an Affordable Housing Goal established within a proposed Specific Plan and a Development Agreement, and effectuated by a Affordable Housing Agreement - not done on a project-by-project basis. | Variable, contigent upon terms of developer agreement based on recent costs of developing affordable rental housing. |
| County of Sacramento | $3.75 per habitable square foot of each market rate unit | NA | NA |

Source: City of Elk Grove 2024 Development Related Fees Booklet; City of Sacramento Planning Department 2024 Housing Impact Fee Notice & Mixed Income Housing Ordinance Revised Recommendations 3.24.24; City of Rancho Cordova 2021 - 2029 Housing Element & 2024 Development Related Processes and Fees Worksheet; City of Folsom Municipal Code Ch. 17.104; City of Roseville Housing Division & 2021 Housing Element; Sacramento County 2024 Notice of Affordable Housing Fee Increase; EPS.

# Local Peer Jurisdictions

## City of Sacramento

The City's Mixed Income Housing Ordinance (MIHO), originally adopted in 2015 and currently under revision, imposes a Housing Impact Fee (HIF) of $3.56 per square foot (effective July 1, 2024, and adjusted annually) on all new market-rate residential developments that fall below specific density thresholds. These thresholds are less than 20 dwelling units per acre for single dwelling units and duplexes, and less than 40 dwelling units per acre for renter-occupied multi-unit dwellings developments. However, the City of Sacramento applies reduced fees of $1.54 per square foot in the city's Housing Incentive Zones. Additionally, Sacramento also requires that for residential projects over 100 gross acres, developers must both pay a HIF as well as obtain City Council approval for a mixed-income housing strategy. The goal of this strategy is to outline how the project will provide housing for various income levels and household types, consistent with city policies. While not a traditional inclusionary housing requirement, it effectively requires the development of affordable units for projects over a certain size.

Since Sacramento's implementation, however, significant market shifts have prompted calls for an updated fee structure and housing policy that better reflects and adapts to the diverse needs and submarkets within the city. In 2023, Sacramento began evaluating the financial feasibility of residential development in light of the current MIHO for both for-sale and rental prototypes across different market contexts. The analysis revealed that rising interest rates and financing costs have placed a significant strain on rental projects, reducing their ability to absorb increased fees or meet onsite affordability requirements. In contrast, for-sale projects in submarkets capable of supporting higher home prices showed a greater capacity to accommodate these demands, prompting the City of Sacramento to explore revisions.[15]

As part of this update, the City of Sacramento is evaluating a new set of compliance options for all new residential developments, factoring in scale, location, tenure, transit proximity, market-based adjustments responsive to development trends, and triggers for re-evaluation in the event of new funding sources. These compliance options, which would replace the HIF, include: (1) providing onsite affordable units, (2) paying in-lieu fees, or (3) dedicating land. Additionally, both the definition and the requirements for large-scale projects would be revised. Rather than being defined as developments spanning 100 gross acres or more, large-scale projects would instead be characterized by having 750 or more units and a site size of at least 15 acres. Furthermore, instead of being required to provide a mixed-income housing strategy, large developments would now have to choose from a range of inclusionary housing

[15] Keyser Marston Associates, Inc. Feasibility Analysis, Historical Performance, and Case Study Research, Supporting Proposed Updates to the Mixed Income Housing Ordinance. Draft Report. August 8, 2023. Available at: https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/MIHO-Draft-Report-8-8-23.pdf

options.[16] The revised recommendations are aimed at addressing stakeholder comments and concerns focused on market conditions, fee levels and feasibility, and preferences between fee-based and inclusionary requirements.[17]

## Sacramento County

Sacramento County has a development impact fee of $3.75 per square foot for both for-sale and rental market-rate units. Developers are required to meet affordable housing obligations through payment of this fee or, alternatively, by complying with a variety of other options that further housing affordability. As an alternative to paying the affordability fee, developers can comply with the project's affordable housing plan, if applicable, or enter into a development agreement with the County. This agreement may offer fee credits for land dedication, construction of affordable dwelling units, or other mechanisms that facilitate the production of affordable housing. This approach ensures that developers can either directly produce affordable housing or contribute through equivalent financial or land-based alternatives.

## City of Rancho Cordova and City of Roseville

Rancho Cordova and Roseville do not impose affordable housing development impact fees nor have formalized inclusionary policies with prescribed in-lieu fees. Instead, the requirement to provide onsite affordable units or pay an in-lieu fee is established through a project-based agreement: an Affordable Housing Plan (AHP) in Rancho Cordova; and a Development Agreement (DA) in Roseville.

In Rancho Cordova, AHPs are created for individual development projects, particularly large-scale specific plans. In Roseville, affordable housing provisions are outlined in development agreements tied to new specific plans. The language in the AHPs or DAs of both cities suggests that, in at least one case, in-lieu fees are determined by the funding gap associated with tax credit-financed developments.[18]

[16] City of Sacramento. Mixed Income Housing Ordinance - Revised Recommendations. March 3, 2024. Available at: https://www.cityofsacramento.gov/content/dam/portal/cdd/Planning/Housing/mixed-income-housing-ordinance/MIHO%20Revised%20Recommendations%203.4.2024%20Post-PDC%20For%20Distribution.pdf

[17] City of Sacramento. Mixed Income Housing Ordinance – Revised Recommendations. PowerPoint presentation. February 22, 2024. Available at: https://records.cityofsacramento.org/ViewDoc.aspx?ID=s6tFBnt4W+I1Q8PlxV8duRePJc3ZpKko

[18] City of Rancho Cordova. Affordable Housing Plan for Suncreek Specific Plan. June 12, 2003. Available at: https://www.cityofranchocordova.org/home/showpublisheddocument/18387/637962457721800000

## Selected Jurisdictions with Inclusionary Requirements and In-Lieu Fees

In addition to examining inclusionary housing policies around the Sacramento region, EPS also examined jurisdictions throughout the State whose inclusionary ordinance was structurally similar to the City of Folsom's, with a pre-set inclusionary requirement and in-lieu fee. As seen in **Table 4-2** below, EPS examined policies from the Berkeley, Santa Rosa, Sunnyvale, and Atascadero.

In summary, all three Bay Area jurisdictions (Berkeley, Santa Rosa, and Sunnyvale) subject rental projects to inclusionary requirements, and all four jurisdictions examined have a much higher in-lieu fee than either the current or recommended in-lieu fee in the City of Folsom. However, all of these jurisdictions have housing prices much higher than Folsom.

### City of Berkeley

In 2023, the City adopted its IHO, shifting from an Affordable Housing Mitigation Fee to an inclusionary requirement with an associated in-lieu fee. In 2025, the City once again adopted changes to its in-lieu fee. Previously, smaller projects were exempt or subject to a smaller fee. Projects below 5,000 SF of residential floor area were exempt from the fee, while projects between 5,000 and 11,999 SF were subject to a per-square-foot fee that rose with total project square footage. The 2025 update applied the same per-square foot fee to all projects, but exempted the first 5,000 SF from the fee calculation.

For projects electing to build units on-site, 20 percent of units are required be below market rate (BMR) units. Rental housing inclusionary units must be split evenly, with half affordable to VLI households and the remainder affordable to LI households. For ownership projects, all units must be affordable to LI households.

In addition to complying with the IHO by paying a fee or building units, the ordinance also allows a blended compliance option, where developers can construct some of the required inclusionary units. The in-lieu fee is then prorated based on the percentage of inclusionary requirement remaining after accounted for the on-site BMR units. For example, if a developer builds half of the required inclusionary units, the in-lieu fee would be half of the fee that would be required if the developer was electing to comply purely through in-lieu fee payment.

## Table 4-2. Comparison of Selected Jurisdictions' Inclusionary Programs

| Jurisdiction | Inclusionary Housing Requirement and In-Lieu Fee | |
|---|---|---|
| | Inclusionary Requirement | In-Lieu Fee |
| **City of Folsom** | **10% of units in for-sale development projects, with 3% consisting of very low income units and 7% consisting of low income units.** | **- (1% x lowest priced for-sale residential unit in proposed subdivision) x total for-sale residential units.**<br>**- Lots only: (0.5% x least expensive anticipated home in proposed subdivision) x total for-sale lots.** |
| City of Berkeley | Existing<br>Projects over 5,000 SF of residential area must provide at least 20% of floor area in affordable units | $56.25 PSF for all new Residential Developments. Projects using 100% fee to comply deduct 5,000 SF from assessed SF. |
| City of Santa Rosa | Rental<br>- 8% LI units OR 5% VLI units<br>For Sale<br>- 10% MI units | *Outside Downtown DUs*<br>Less than 909 SF - $5 PSF<br>More than 910 SF - $10 PSF<br>*Downtown DUs*<br>Less than 909 SF - $2 PSF<br>More than 910 SF - $3 PSF |
| City of Sunnyvale | 15% (5% VLI and 10% LI)<br>- All rental projects of 3 or more units<br>- All for-sale projects of 7 or more | *Rental*<br>3-6 units - $15.50 PSF<br>7 or more units - $31.00 PSF<br>*For Sale*<br>7% of the higher of sales price or appraised value |
| City of Atascadero | 20% for-sale condominium and subdivision projects with 11 units or more. | *For Sale (Proposed)*<br>$38.71 to $42.06 PSF |

Source: Berkeley Municipal Code Chapter 23.328; City of Santa Rosa City Council Resolution No. Res-2019-153; City of Sunnyvale Municipal Code Chapter 19.77; City of Atascadero Affordable Housing Fee Nexus Study for For-Sale Housing Dated April 22, 2022.

## City of Santa Rosa

The City of Santa Rosa imposes different inclusionary requirements on rental and for-sale projects. Rental projects must provide either 8 percent of their total units as affordable to LI households or 5 percent of their units as affordable to VLI households. For-sale projects must ensure that 10 percent of their units are affordable to MI households.

Because Santa Rosa is seeking to encourage housing development in its downtown, and additionally seeking to incentivize denser projects, it provides different in-lieu fee rates for projects in downtown and for smaller dwelling units. Within downtown, smaller dwelling units (909 square feet or less) are subject to an in-lieu fee of $2 PSF, compared to $5 PSF for similarly-sized units outside of downtown. For units larger than 910 SF, fees are $10 PSF for units outside of downtown or $5 PSF for units in downtown.

## City of Sunnyvale

The City updated its IHO in 2019 to apply inclusionary requirements, including in-lieu fees as a compliance option, to rental projects. Both for-sale and rental projects to which the IHO applies must provide a total of 15 percent of their units as inclusionary units. A minimum of 5 percent of the total units must be affordable to VLI households, while the remainder must be affordable to LI households.

The IHO requirements do not apply to for-sale projects with six or less dwelling unit nor rental projects of two units or less. The IHO also calculates in-lieu fees for rental projects and for-sale projects differently.

Small rental projects (3 to 6 units) are subject to a per-square foot fee of $15.50 PSF, while projects of 7 or more units pay twice this fee, $31.00 PSF. In-lieu fees on for-sale projects are based on the value of the dwelling units. For each unit, the project must pay a fee equal to the 7 percent of the sales price or 7 percent of the appraised value of the unit, whichever amount is greater.

## City of Atascadero

The current inclusionary policy only applies to residential developments of 11 units or larger that require legislative approval at the City council. Projects subject to the policy must provide 20 percent of their units as affordable. Single-family projects must include inclusionary units affordable to MI households, while multifamily projects must provide their inclusionary units as follows: 20 percent affordable to VLI households, 37 percent affordable to LI households, and 43 percent affordable to MI households.

Projects electing to pay an in-lieu fee pay a fee equal to 5 percent of the building permit construction value of the market rate units. The City is currently considering updates to its inclusionary housing ordinance due to recent changes in state law that increase the ability of projects to secure ministerial approvals, thus exempting them from Atascadero's inclusionary housing policy.

As part of this evaluation, the City retained EPS to calculate the maximum nexus-based fees for its in-lieu fee. Based on a similar methodology to the approach used in this Study, the maximum justifiable fee ranges from approximately$39 to $42 per square foot.[19] At this time, Atascadero is still evaluating the fee amount.

## Local Jurisdiction Fee Amounts

In addition to evaluating the policies of each jurisdiction examined in the Sacramento Region, this Study also includes a summary of the per-unit fee amount for the single-family low-density prototype. This analysis shows what the developer of one single-family unit would pay for an inclusionary housing in-lieu fee or affordable housing impact fee in jurisdictions throughout the Sacramento Region. As shown in **Table 4-3**, the City of Folsom's current fee and the recommended fee in this Study are broadly comparable to fees throughout the region. Folsom's fee is approximately 10 percent lower than the fees in the City of Sacramento and Sacramento County, but between 35 and 75 percent higher than fees in the City of Rancho Cordova and City of Elk Grove.

As noted in **Table 4-3**, the Rio Del Oro Specific Plan affordable housing fee was originally negotiated in 2016 and was not subject to inflationary adjustments until 2024. Additionally, that agreement also includes a stipulation allowing the City to buy certain sites within the project for developing affordable housing. While the City of Roseville's affordable housing agreements follow a similar structure to the City of Rancho Cordova's, no recent affordable housing agreements in Roseville include an in-lieu fee as part of the developer obligations.

The major outlier in the region is the City of Davis, which has a significantly higher inclusionary requirement and associated in-lieu fee for single-family subdivisions with lots greater than 5,000 square feet.

[19] City of Atascadero Inclusionary Housing Policy and Program. Available at: https://www.atascadero.org/sites/default/files/2023-11/Nexus_Studies_and_Recommendations_4_15_22.pdf

## Table 4-3. Sacramento Region Peer Cities Fee Comparison

| Jurisdiction | Fee Type | Fee Amount | | Fee Calculation Method | Notes |
|---|---|---|---|---|---|
| **Prototype for Fee Comparison** | | | | | |
| Type | Single-Family Detached for Sale | | | | |
| Density | 5 units/ acre | | | | |
| Unit Sq. Ft. | 2,600 | | | | |
| Sales Price | $861,011 | | | | |
| **City of Folsom (existing in-lieu fee)** | **In-Lieu** | **$8,610** | **1%** | **of Lowest Sales Price in Subdivision** | |
| **City of Folsom (proposed in-lieu fee)** | **In-Lieu** | **$7,800** | **$3.00** | **Per Square Foot** | [1] |
| City of Rancho Cordova (Rio Del Oro Specific Plan) | Development Agreement | $4,978 | | Per Dwelling Unit | [2] |
| City of Elk Grove | Impact Fee | $6,396 | | Per Dwelling Unit | [3] |
| City of Davis [1] | In-Lieu | $21,028 | | Per Dwelling Unit | [4] |
| West Sacramento | In-Lieu | $7,699 | | Per Dwelling Unit | |
| Sacramento County | Impact Fee | $9,854 | $3.79 | Per Square Foot | |
| City of Sacramento | Impact Fee | $9,256 | $3.56 | Per Square Foot | [5] |

Source: City of Folsom, EPS; City of Rancho Cordova; City of Elk Grove; City of Davis; City of West Sacramento; Sacramento County.

[1] Rate based on Single-Family Low Density Prototype

[2] Fee was originally negotiated in 2016 and was not subject to inflationary increases for 7 years thereafter. Development agreement also includes City right to purchase sites within the Specific Plan area for the purposes of developing affordable housing.

[3] City is currently updating to a per-square-foot-fee.

[4] Payment of in-lieu fees as a method of complying with the City's Inclusionary Housing Ordinance must be approved by City Council. Based on a 25% inclusionary requirement for homes on lots greater than 5,000 sq. ft. and a $84,410 in-lieu fee per affordable unit required.

[5] Fee only applies to developments under 20 units/ net acre.

# 5. Policy and Implementation Considerations

## Maximum/Recommended Fee Levels

The City may choose to establish impact fees at levels below or equal to (but not higher than) the maximum fees calculated in the Nexus Study for policy, feasibility, or other reasons. As part of this project and to help guide this decision, EPS surveyed other affordable housing impact fees in other jurisdictions to provide the City with a comparison of adopted fees elsewhere in the region (see **Chapter 4**). The maximum supportable fee level would be significantly higher than the jurisdictions surveyed.

## Implementing Ordinances/Resolutions

The updated in-lieu fee would be adopted by the City through an ordinance or resolution amending the existing inclusionary housing policy, including the updated fee amount, methodology for calculation, and any other related updated provisions. The new ordinances or resolutions should incorporate the automatic inflation adjustment factor discussed in this chapter and definitions for single family attached units that would be subject to a lower fee.

### Alignment with Other City Housing Policies

The City's Housing Element contains several policies designed to incentivize higher-density housing development with smaller units, which are more naturally affordable to home buyers than larger units in low-density development. In an effort to align with these policies, EPS recommends that single family attached units be subject to a lower per-square foot in-lieu, as shown in **Table 1-2** and **Table 3-9**. The feasibility analysis in **Table 3-10** shows that the financial feasibility for these types of units is marginal and decreasing this in-lieu fee could increase the feasibility of these units.

Additionally, the City does not currently apply the inclusionary housing policy (including the in-lieu fee) to rental products. Given that renters tend to have lower incomes than homeowners, and recognizing the feasibility challenges of multifamily rental projects show in **Table 3-10**, EPS recommends that the City continue to exempt multifamily rental projects from the inclusionary housing policy.

### Assessing the Fee

The City should be explicit about defining the area square footage or other fee metric that a fee is charged upon. If possible, the City's method for calculating the square footage subject to the fee should align with other City or local agency fees that are charged per-square-foot. If not, the City can use other existing definitions

of assessable square footage for new development. For example, California Government Code section 65995, which describes methods for charging school impact fees for new development, defines residential and commercial spaces as follows:

> ***Residential space:*** *"Assessable space," for this purpose, means all of the square footage within the perimeter of a residential structure, not including any carport, covered or uncovered walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area. The amount of the square footage within the perimeter of a residential structure shall be calculated by the building department of the city or county issuing the building permit, in accordance with the standard practice of that city or county in calculating structural perimeters.*

## In-Lieu Fee Update

EPS recommends that the fee be subject to automatic annual inflation adjustments, periodic updates, and a 5-year review requirement. The purpose of each update is described in this section.

### Automatic Annual Inflation Adjustment

The proposed fee should be automatically adjusted by the City annually to account for the inflation of construction, environmental, or design costs. The City's Housing Trust Fund Fee, which applies to non-residential developments, is adjusted each year at the discretion of the City Council based on the change in construction costs described by the Engineering News Record's Construction Cost Index (ENR CCI). [20]

The ENR CCI measures the change of construction costs by tracking the cost of construction labor and key construction materials. Additionally, using the CCI would ensure that fee revenue roughly keeps pace with the cost of constructing affordable housing.

In order to ensure the index adjustment is made in a manner that minimizes administrative burden to City staff, EPS recommends that an enabling ordinance give authority to the Finance Director or a similar City staff member to execute the inflationary adjustment, as is allowed for the Folsom Plan Area Specific Plan Infrastructure Fees.[21]

In addition, the ordinance should specify that, if no listed index is available the Finance Director may use an alternative index or other source that the Finance Director finds, in his or her discretion, to be most equivalent to estimate changes in construction costs.

[20] Folsom Municipal Code Chapter 3.90.050(E).
[21] Folsom Municipal Code Chapter 3.120.080(A).

## Study Timeframe: Updating the Impact Fee Nexus Study

While not required by law it is recommended that the City evaluate the fee at least every five years following this update. During the fee evaluation, the City should consider updating the fee based on:

- The overall fee and infrastructure burden in the City of Folsom compared to housing prices;
- Significant changes to land costs and/or costs for construction labor or materials;
- Changes in the City's affordable housing need;
- Changes in the cost of producing affordable housing and the availability of external funding for affordable housing;
- Feedback from stakeholders, such as affordable and market-rate housing developers.

# Appendix A: Fee Calculation Detail

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**Table A-1**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Low-Density Single-Family Detached Home Market Comparables**

| Item | Low-Density Single-Family Detached Home Market Comparables [1] | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | City | Sales Price | Beds | Unit SF | Price/SF | Lot SF | Estimated Density [2] | Year Built |
| **Property Address** | | | | | | | | |
| 3302 Whispering Brook Way | Folsom | $755,000 | 4 | 2,566 | $294 | 4,000 | 8.7 | 2024 |
| 4625 Snapdragon Way | Folsom | $879,990 | 4 | 2,458 | $358 | 4,038 | 8.6 | 2023 |
| 4621 Snapdragon Way | Folsom | $804,990 | 3 | 2,160 | $373 | 4,121 | 8.5 | 2023 |
| 4651 Dandelion Way | Folsom | $665,000 | 3 | 1,879 | $354 | 4,121 | 8.5 | 2025 |
| 4647 Dandelion Way | Folsom | $819,536 | 3 | 2,458 | $333 | 4,121 | 8.5 | 2025 |
| 4639 Dandelion Way | Folsom | $677,990 | 3 | 1,879 | $361 | 4,121 | 8.5 | 2025 |
| 3422 Apollo Dr | Folsom | $790,265 | 4 | 2,392 | $330 | 4,500 | 7.7 | 2024 |
| 3362 Apollo Ct | Folsom | $754,000 | 4 | 2,392 | $315 | 4,500 | 7.7 | 2024 |
| 3419 Apollo Dr | Folsom | $663,000 | 3 | 1,784 | $372 | 4,991 | 7.0 | 2024 |
| 4268 Crescent Way | Folsom | $873,000 | 4 | 3,056 | $286 | 5,375 | 6.5 | 2024 |
| 4256 Crescent Way | Folsom | $719,000 | 4 | 1,962 | $366 | 5,375 | 6.5 | 2024 |
| 3308 Crooked Bed Way | Folsom | $839,656 | 5 | 2,995 | $280 | 5,432 | 6.4 | 2024 |
| 3129 Velvet Grove Ct | Folsom | $855,000 | 4 | 2,150 | $398 | 6,181 | 5.6 | 2024 |
| 3276 Bitterroot Way | Folsom | $754,990 | 4 | 2,160 | $350 | 6,438 | 5.4 | 2024 |
| 4244 Crescent Way | Folsom | $777,000 | 4 | 2,517 | $309 | 6,444 | 5.4 | 2024 |
| 3321 Garden Terace Dr | Folsom | $1,010,000 | 4 | 3,131 | $323 | 6,573 | 5.3 | 2024 |
| 3369 Rock Springs Ranch Rd | Folsom | $990,000 | 4 | 2,380 | $416 | 6,961 | 5.0 | 2024 |
| 4514 Rocky Hills Circle | Folsom | $1,205,880 | 5 | 3,952 | $305 | 8,057 | 4.3 | 2024 |
| 5073 Brooks Circle | Folsom | $1,016,000 | 4 | 3,308 | $307 | 8,825 | 3.9 | 2023 |
| 4511 Rocky Hills Circle | Folsom | $1,070,740 | 3 | 2,604 | $411 | 9,330 | 3.7 | 2024 |
| 4510 Rocky Hills Circle | Folsom | $1,160,200 | 4 | 3,476 | $334 | 11,326 | 3.1 | 2024 |
| 5077 Brooks Circle | Folsom | $1,016,000 | 5 | 3,008 | $338 | 11,326 | 3.1 | 2023 |
| **Average/Weighted Average** | | **$861,011** | **4** | **2,576** | **$334** | **4,917** | **7.3** | **2024** |

Source: RedFin; Zillow; EPS.

[1] Includes detached single-family homes sold from October 2024 to March 2025 built 2023 or later. Excludes 55+ communities.

**Table A-2**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Medium-Density Single-Family Detached Home Market Comparables**

| Item | Med-Density Single-Family Detached Home Market Comparables [1] | | | | | | |
|---|---|---|---|---|---|---|---|
| | City | Price | Beds | Unit SF | Lot SF | Estimated Density | Year Built |
| **Property Address** | | | | | | | |
| 3429 Magnolia Way | Folsom | $580,000 | 3 | 1,705 | 2,449 | 14.2 | 2024 |
| 3376 Gallatin Dr | Folsom | $621,000 | 4 | 2,239 | 2,644 | 13.2 | 2023 |
| 3395 Gallatin Dr | Folsom | $650,000 | 4 | 1,990 | 2,801 | 12.4 | 2023 |
| 3425 Magnolia Way | Folsom | $637,716 | 3 | 1,941 | 2,997 | 11.6 | 2024 |
| 4428 Sanderson Dr | Folsom | $665,000 | 4 | 1,945 | 3,381 | 10.3 | 2023 |
| 3449 Magnolia Way | Folsom | $675,000 | 4 | 1,990 | 3,511 | 9.9 | 2024 |
| 3485 Nightberry Dr | Folsom | $690,427 | 3 | 2,033 | 3,935 | 8.9 | 2024 |
| 3469 Nightberry Dr | Folsom | $665,000 | 3 | 2,033 | 4,328 | 8.1 | 2024 |
| 3481 Nightberry Dr | Folsom | $625,000 | 3 | 1,822 | 3,611 | 9.7 | 2024 |
| 4759 Gailander Ct | Folsom | $694,548 | 3 | 2,033 | 3,637 | 9.6 | 2024 |
| 4758 Gailander Ct | Folsom | $672,683 | 3 | 2,033 | 4,186 | 8.3 | 2024 |
| 4750 Gailander Ct | Folsom | $693,154 | 3 | 2,033 | 3,747 | 9.3 | 2024 |
| **Average/Weighted Average** | | **$655,794** | **3** | **1,983** | **3,436** | **10.5** | **2024** |

Source: RedFin; Zillow; EPS.

[1] Includes detached single-family homes sold from October 2024 to March 2025 built 2023 or later. Excludes 55+ communities.

**Table A-3**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Single Family Attached Unit Market Comparables**

| Item | Single Family Attached Comparables [1] | | | | | | |
|---|---|---|---|---|---|---|---|
| | City | Price | Beds | Unit SF | Lot SF | Estimated Density | Year Built |
| **Property Address - Recently Sold** | | | | | | | |
| 2715 Democracy Aly | Sacramento | $750,000 | 3 | 1,486 | 1,621 | 21.5 | 2023 |
| 2932 Chatelet Walk | Sacramento | $485,000 | 4 | 1,920 | 1,920 | 18.2 | 2020 |
| 3057 Cityscape Walk | Sacramento | $525,000 | 3 | 1,656 | 1,442 | 24.2 | 2020 |
| 3051 Copper Rose Walk | Sacramento | $520,000 | 3 | 1,740 | 1,740 | 20.0 | 2020 |
| 990 Central St | West Sacramento | $715,000 | 2 | 1,615 | 1,615 | 21.6 | 2020 |
| 4187 Gloster Way | Sacramento | $425,000 | 3 | 1,263 | 1,307 | 26.7 | 2019 |
| 3764 E Commerce Way | Sacramento | $500,000 | 3 | 1,263 | 1,424 | 24.5 | 2018 |
| 2559 Radar Ln | Sacramento | $428,000 | 2 | 1,065 | 1,394 | 25.0 | 2018 |
| 10934 International Dr | Rancho Cordova | $445,000 | 3 | 1,378 | 1,400 | 24.9 | 2015 |
| 3188 Bridgeway Dr | Rancho Cordova | $420,000 | 3 | 1,311 | 1,917 | 18.2 | 2009 |
| 10946 Tower Park Dr | Rancho Cordova | $405,000 | 2 | 1,065 | 1,306 | 26.7 | 2009 |
| 3139 Rushall | Rancho Cordova | $475,000 | 3 | 1,649 | 1,742 | 20.0 | 2007 |
| 2430 Pavilions Place Ln | Sacramento | $663,000 | 3 | 2,006 | 2,265 | 15.4 | 2007 |
| 7737 Park River Oak Cir | Sacramento | $441,000 | 3 | 1,379 | 1,821 | 19.1 | 2005 |
| 3925 Oak Villa Cir | Carmichael | $340,000 | 3 | 1,323 | 1,355 | 25.7 | 2002 |
| **Average/Weighted Average** | | **$502,467** | **3** | **1,475** | **1,618** | **22.1** | **2014** |

Source: RedFin; Zillow; EPS.

[1] Due to the limited number of Single Family Attached comparables within the City of Folsom, the analysis compares sales prices for recent Single Family Attached units constructed around the greater Sacramento Region.

**Table A-4**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Multifamily Apartment Market Comparables**

| | | Multifamily Property Details | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Property Name** | **Address** | Number of Units | Average Rent/Unit | Average Unit SF | Average Rent/SF | Average Bedroom Count | % 1-Bed | % 2-Bed | % 3-Bed | Year Built |
| Anindell [2] | 115 Healthy Way | 153 | $3,317 | 919 | $3.61 | 1.36 | 64% | 36% | 0% | 2025 |
| Broadstone Villas | 2840 E Bidwell St | 257 | $2,801 | 1,105 | $2.53 | 1.82 | 25% | 68% | 7% | 2024 |
| Verdell Pointe | 2137 Iron Point Rd | 253 | $2,559 | 863 | $2.96 | 1.53 | 55% | 38% | 7% | 2024 |
| Atwell at Folsom Ranch | 14481 Southpointe Dr | 278 | $2,628 | 1,136 | $2.31 | 1.71 | 47% | 34% | 18% | 2024 |
| Revel Folsom Apartments [2] | 2075 Iron Point Rd | 166 | $4,139 | 754 | $5.49 | 1.81 | 37% | 44% | 19% | 2024 |
| **Average/Weighted Average** | | **1,107** | **$2,974** | **979** | **$3.17** | **1.65** | **45%** | **45%** | **11%** | **2024** |

Source: Costar; EPS.

[1] Data was filtered by active multifamily properties with rental units within the City of Folsom completed within the last 5 years.

**Table A-5**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Owner-Occupied Residential Utilities Calculations**

| Item | Single-Family For-Sale Residential Utility Costs |
|---|---|
| **Monthly Utility Cost Estimates** | |
| Electric [1] | $139 |
| Water [2] | $51 |
| Waste [3] | $82 |
| Sewer [4] | $25 |
| **Total Utility Allowance per Month (Rounded)** | **$300** |

Source: Sacramento Municipal Utility District; City of Folsom; EPS.

[1] Electric estimated fees based on an average monthly price for a residential bill per month as of 10/01/2024, derived from Sacramento Municipal Utility District website.

[2] Estimated water costs assume a 1" meter size, for residential customer types, and 14.5 CCF a month.

[3] Estimated waste collection fees based on 2024-2025 rate for one (1) 32 gallon refuse carts, derived from City of Folsom website.

[4] Estimated sewer fees based on 2024-2025 rates for single-family units, established by the City of Folsom.

**Table A-6**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Sacramento County Renter-Occupied Residential Utility Allowances per Month (2022$)**

| Item | Renter-Occupied Units by Number of Bedrooms | | | | | |
|---|---|---|---|---|---|---|
| | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
| **Heating [1]** | $12 | $14 | **$18** | $21 | $25 | $29 |
| **Cooking [1]** | $6 | $7 | **$11** | $14 | $18 | $21 |
| **Other Electric & Cooling** | | | | | | |
| Other Electric (Lights & Appliances) | $24 | $28 | **$39** | $50 | $61 | $73 |
| Air Conditioning | $12 | $14 | **$20** | $25 | $31 | $36 |
| **Water Heating [1]** | $15 | $17 | **$22** | $27 | $32 | $37 |
| **Water, Sewer, Trash Collection** | | | | | | |
| Water (avg) | $46 | $46 | **$49** | $51 | $54 | $57 |
| Sewer (avg) | $23 | $23 | **$23** | $23 | $24 | $25 |
| Trash Collection (avg) | $47 | $47 | **$47** | $47 | $47 | $47 |
| **Tenant-supplied Appliances** | | | | | | |
| Range / Microwave - Tenant-supplied | $11 | $11 | **$11** | $11 | $11 | $11 |
| Refrigerator - Tenant-supplied | $12 | $12 | **$12** | $12 | $12 | $12 |
| **Other** | | | | | | |
| Electric Charge | $26 | $26 | **$26** | $26 | $26 | $26 |
| **Total Utility Allowance per Month** | **$234** | **$245** | **$278** | **$307** | **$341** | **$374** |

Source: Utility Allowance Schedule for Sacramento Housing Redevelopment Agency Locality HUD as of 2025; EPS

[1] Assumes use of electricity for space heating, cooking, and water heating.

**Table A-7**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**HOA Fee Comparables (2024$)**

| Item | HOA Fees |
|---|---|
| **Address** | |
| 4188 Eagle View Way | $255 |
| 3324 Auburn Leaf Loop | $123 |
| 3349 Jackrabbit Ct | $119 |
| 4810 White Pine Dr | $103 |
| 3363 Loggerhead Cir, Folsom | $155 |
| 14869 Auburn Summit Dr | $300 |
| 3325 Garden Terrace Dr | $195 |
| 4522 Rocky Hills Cir | $187 |
| 150 Barnhill Dr | $124 |
| 106 Monet Ln | $372 |
| 3320 Parasol Ct | $195 |
| **Average (Rounded)** | **$190** |

Source: Redfin as of November 2024; EPS.

**Table A-8**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 1 Low-Density SFR**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Low-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers/ HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $327,200 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Food at Home** | 6.9% | 100% | $22,540 | | | | | | | | | | | | |
| Food & Beverage Stores | | 100% | $22,540 | $22,539,708 | 9.85 | $2,288,892 | 12,338 | $28,279 | $37,086 | 61.72 | 100.0% | 1.65 | 37.41 | $61,191 | Very Low |
| **Food Away From Home** | 4.5% | 100% | $14,645 | | | | | | | | | | | | |
| Food Services and Drinking Places | | 100% | $14,645 | $14,645,411 | 3.37 | $4,351,428 | 50,828 | $17,222 | $22,585 | 192.67 | 87.5% | 1.65 | 102.17 | $37,265 | Extremely Low |
| **Alcoholic Beverages** | 0.7% | 100% | $2,372 | $2,372,013 | | | | | | | | | | | |
| Food & Beverage Stores | | 50% | $1,186 | $1,186,006 | 9.85 | $120,438 | 12,338 | $28,279 | $37,086 | 3.25 | 87.5% | 1.65 | 1.72 | $61,191 | Very Low |
| Food Services and Drinking Places | | 50% | $1,186 | $1,186,006 | 3.37 | $352,385 | 50,828 | $17,222 | $22,585 | 15.60 | 87.5% | 1.65 | 8.27 | $37,265 | Extremely Low |
| **Housing Maintenance, Repairs, Insurance, Other expens** | 3.0% | 100% | $9,678 | $9,677,962 | | | | | | | | | | | |
| Personal and Household Goods Repair and Maintenance | | 45% | $4,355 | $4,355,083 | 3.13 | $1,389,805 | 6,507 | $24,559 | $32,207 | 43.15 | 98.1% | 1.65 | 25.66 | $53,142 | Very Low |
| Building Material and Garden Equipment and Supplies Dealer | | 45% | $4,355 | $4,355,083 | 8.85 | $491,987 | 4,783 | $31,497 | $41,305 | 11.91 | 87.5% | 1.65 | 6.32 | $68,154 | Very Low |
| Real Estate and Rental and Leasing | | 10% | $968 | $967,796 | 5.53 | $175,158 | 9,009 | $49,123 | $64,420 | 2.72 | 98.1% | 1.65 | 1.62 | $106,294 | Low |
| **Fuel oil and Other fuels [7]** | 0.2% | 100% | $521 | $521,322 | | | | | | | | | | | |
| Nonstore Retailers | | 100% | $521 | $521,322 | 14.48 | $36,014 | 1,785 | $35,886 | $47,061 | 0.77 | 87.5% | 1.65 | 0.41 | $77,650 | Low |
| **Water and Other Public Services [7]** | 0.9% | 100% | $2,905 | $2,904,506 | | | | | | | | | | | |
| Waste Management and Remediation Services | | 100% | $2,905 | $2,904,506 | 4.29 | $676,664 | 1,267 | $58,325 | $76,488 | 8.85 | 98.1% | 1.65 | 5.26 | $126,205 | Median |
| **Household Operations Personal Services** | 0.6% | 100% | $2,048 | $2,048,049 | | | | | | | | | | | |
| Nursing and Residential Care Facilities | | 40% | $819 | $819,220 | 2.41 | $339,289 | 11,439 | $30,269 | $39,695 | 8.55 | 98.1% | 1.65 | 5.08 | $65,497 | Very Low |
| Social Assistance | | 60% | $1,229 | $1,228,829 | 3.02 | $407,317 | 15,778 | $27,674 | $36,292 | 11.22 | 98.1% | 1.65 | 6.67 | $59,881 | Very Low |
| **Household Operations Other Household Expenses** | 1.6% | 100% | $5,344 | $5,343,546 | | | | | | | | | | | |
| Services to Buildings and Dwellings | | 100% | $5,344 | $5,343,546 | 2.50 | $2,135,699 | 1,267 | $58,325 | $76,488 | 27.92 | 98.1% | 1.65 | 16.60 | $126,205 | Median |
| **Housekeeping Supplies** | 0.9% | 100% | $3,046 | $3,046,007 | | | | | | | | | | | |
| Building Materials and Garden Equipment and Supplies Dealers | | 10% | $305 | $304,601 | 8.85 | $34,410 | 4,783 | $31,497 | $41,305 | 0.83 | 87.5% | 1.65 | 0.44 | $68,154 | Very Low |
| Food & Beverage Stores | | 35% | $1,066 | $1,066,102 | 9.85 | $108,262 | 12,338 | $28,279 | $37,086 | 2.92 | 87.5% | 1.65 | 1.55 | $61,191 | Very Low |
| General Merchandise | | 35% | $1,066 | $1,066,102 | 10.71 | $99,496 | 12,002 | $25,624 | $33,604 | 2.96 | 87.5% | 1.65 | 1.57 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 20% | $609 | $609,201 | 5.89 | $103,504 | 3,257 | $21,765 | $28,542 | 3.63 | 87.5% | 1.65 | 1.92 | $47,095 | Very Low |

**Table A-8**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 1 Low-Density SFR**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Low-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers/ HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $327,200 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Household Furnishings and Equipment** | 2.9% | 100% | $9,339 | | | | | | | | | | | | |
| Furniture and Home Furnishings Stores | | 40% | $3,736 | $3,735,641 | 7.31 | $510,888 | 1,671 | $29,240 | $38,346 | 13.3 | 87.5% | 1.65 | 7.1 | $63,270 | Very Low |
| Electronics and Appliance Stores | | 40% | $3,736 | $3,735,641 | 9.51 | $392,811 | 1,962 | $27,499 | $36,063 | 10.9 | 87.5% | 1.65 | 5.8 | $59,504 | Very Low |
| General Merchandise | | 10% | $934 | $933,910 | 10.71 | $87,159 | 12,002 | $25,624 | $33,604 | 2.6 | 87.5% | 1.65 | 1.4 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 10% | $934 | $933,910 | 5.89 | $158,673 | 3,257 | $21,765 | $28,542 | 5.6 | 87.5% | 1.65 | 2.9 | $47,095 | Very Low |
| **Apparel and Services** | 2.3% | 100% | $7,600 | | | | | | | | | | | | |
| Clothing and Clothing Accessories Stores | | 40% | $3,040 | $3,040,049 | 7.56 | $402,287 | 7,012 | $18,120 | $23,763 | 16.9 | 87.5% | 1.65 | 9.0 | $39,209 | Extremely Low |
| General Merchandise | | 40% | $3,040 | $3,040,049 | 10.71 | $283,719 | 12,002 | $25,624 | $33,604 | 8.4 | 87.5% | 1.65 | 4.5 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 10% | $760 | $760,012 | 5.89 | $129,127 | 3,257 | $21,765 | $28,542 | 4.5 | 87.5% | 1.65 | 2.4 | $47,095 | Very Low |
| Personal and Household Goods Repair and Maintenance | | 5% | $380 | $380,006 | 3.13 | $121,269 | 6,507 | $24,559 | $32,207 | 3.8 | 87.5% | 1.65 | 2.0 | $53,142 | Very Low |
| Drycleaning and Laundry Services | | 5% | $380 | $380,006 | 3.30 | $115,164 | 1,824 | $31,553 | $41,379 | 2.8 | 87.5% | 1.65 | 1.5 | $68,275 | Very Low |
| **Vehicle Purchases (net outlay)** | 6.3% | 100% | $20,626 | | | | | | | | | | | | |
| Motor Vehicle and Parts Dealers | | 100% | $20,626 | $20,625,713 | 12.17 | $1,695,068 | 8,549 | $48,855 | $64,069 | 26.5 | 87.5% | 1.65 | 14.0 | $105,713 | Low |
| **Gasoline and motor oil** | 3.1% | 100% | $10,032 | | | | | | | | | | | | |
| Gasoline Stations | | 100% | $10,032 | $10,031,715 | 32.04 | $313,091 | 2,212 | $22,756 | $29,843 | 10.5 | 87.5% | 1.65 | 5.6 | $49,241 | Very Low |
| **Vehicle Maintenance and Repairs** | 1.1% | 100% | $3,631 | | | | | | | | | | | | |
| Repair and Maintenance | | 100% | $3,631 | $3,630,632 | 3.58 | $1,014,557 | 6,004 | $38,749 | $50,815 | 20.0 | 98.1% | 1.65 | 11.9 | $83,845 | Low |
| **Medical Services** | 1.4% | 100% | $4,662 | | | | | | | | | | | | |
| Ambulatory Health Care Services | | 40% | $1,865 | $1,864,842 | 2.22 | $839,836 | 35,993 | $82,454 | $108,131 | 7.8 | 98.1% | 1.65 | 4.6 | $178,415 | Above Moderate |
| General Medical and Surgical Hospitals | | 30% | $1,399 | $1,398,631 | 2.75 | $509,050 | 24,767 | $92,641 | $121,490 | 4.2 | 98.1% | 1.65 | 2.5 | $200,459 | Above Moderate |
| Nursing and Residential Care Facilities | | 30% | $1,399 | $1,398,631 | 2.41 | $579,258 | 11,439 | $30,269 | $39,695 | 14.6 | 98.1% | 1.65 | 8.7 | $65,497 | Very Low |
| **Drugs** | 0.7% | 100% | $2,201 | | | | | | | | | | | | |
| Health and Personal Care Stores | | 100% | $2,201 | $2,200,722 | 6.72 | $327,449 | 4,366 | $37,345 | $48,974 | 6.7 | 87.5% | 1.65 | 3.5 | $80,807 | Low |
| **Medical Supplies** | 0.3% | 100% | $994 | | | | | | | | | | | | |
| Health and Personal Care Stores | | 100% | $994 | $994,235 | 6.72 | $147,934 | 4,366 | $37,345 | $48,974 | 3.0 | 87.5% | 1.65 | 1.6 | $80,807 | Low |
| **Entertainment Fees and Admissions** | 1.1% | 100% | $3,541 | | | | | | | | | | | | |
| Arts, Entertainment, & Recreation | | 100% | $3,541 | $3,541,263 | 2.61 | $1,359,127 | 8,187 | $35,292 | $46,282 | 29.4 | 87.5% | 1.65 | 15.6 | $76,366 | Low |

**Table A-8**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 1 Low-Density SFR**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Low-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers/ HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $327,200 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Entertainment Audio and Visual Equipment and Service** | 1.1% | 100% | $3,631 | | | | | | | | | | | | |
| Electronics and Appliance Stores | | 100% | $3,631 | $3,630,632 | 9.51 | $381,769 | 1,962 | $27,499 | $36,063 | 10.6 | 87.5% | 1.65 | 5.6 | $59,504 | Very Low |
| **Entertainment Pets, Toys, Hobbies, and Playground Equ** | 1.2% | 100% | $3,936 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 40% | $1,574 | $1,574,391 | 7.62 | $206,636 | 2,355 | $18,068 | $23,694 | 8.7 | 87.5% | 1.65 | 4.6 | $39,095 | Extremely Low |
| Miscellaneous Store Retailers | | 40% | $1,574 | $1,574,391 | 5.89 | $267,491 | 3,257 | $21,765 | $28,542 | 9.4 | 87.5% | 1.65 | 5.0 | $47,095 | Very Low |
| Veterinary Services | | 20% | $787 | $787,195 | 3.06 | $257,264 | 34,059 | $47,652 | $62,491 | 4.1 | 98.1% | 1.65 | 2.4 | $103,110 | Low |
| **Other Entertainment Supplies, Equipment, and Services** | 0.7% | 100% | $2,432 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 85% | $2,067 | $2,066,854 | 7.62 | $271,271 | 2,355 | $18,068 | $23,694 | 11.4 | 87.5% | 1.65 | 6.1 | $39,095 | Extremely Low |
| Photographic Services | | 15% | $365 | $364,739 | 4.27 | $85,503 | 6,920 | $30,385 | $39,847 | 2.1 | 98.1% | 1.65 | 1.3 | $65,748 | Very Low |
| **Personal Care Products and Services** | 1.1% | 100% | $3,538 | | | | | | | | | | | | |
| Unspecified Retail | | 50% | $1,769 | $1,768,769 | 5.89 | $300,517 | 3,257 | $21,765 | $28,542 | 10.5 | 87.5% | 1.65 | 5.6 | $47,095 | Very Low |
| Personal Care Services | | 50% | $1,769 | $1,768,769 | 2.90 | $610,333 | 3,230 | $18,932 | $24,828 | 24.6 | 98.1% | 1.65 | 14.6 | $40,966 | Extremely Low |
| **Reading** | 0.1% | 100% | $436 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 100% | $436 | $435,676 | 7.62 | $57,182 | 2,355 | $18,068 | $23,694 | 2.4 | 87.5% | 1.65 | 1.3 | $39,095 | Extremely Low |
| **Education** | 1.9% | 100% | $6,166 | | | | | | | | | | | | |
| Educational Services | | 100% | $6,166 | $6,166,489 | 2.84 | $2,171,667 | 4,202 | $29,430 | $38,595 | 56.3 | 98.1% | 1.65 | 33.5 | $63,681 | Very Low |
| **Tobacco Products and Smoking Supplies** | 0.4% | 100% | $1,378 | | | | | | | | | | | | |
| Unspecified Retail | | 100% | $1,378 | $1,377,778 | 5.89 | $234,087 | 3,257 | $21,765 | $28,542 | 0.1 | 87.5% | 1.65 | 0.1 | $47,095 | Very Low |
| **Miscellaneous** | 1.3% | 100% | $4,409 | | | | | | | | | | | | |
| Accounting | | 20% | $882 | $881,778 | 2.91 | $302,981 | 4,019 | $48,431 | $63,512 | 4.8 | 98.1% | 1.65 | 2.8 | $104,795 | Low |
| Architectural, Engineering, and Related [8] | | 20% | $882 | $881,778 | 2.74 | $321,688 | 6,361 | $92,859 | $121,777 | 2.6 | 98.1% | 1.65 | 1.6 | $200,931 | Above Moderate |
| Specialized Design Services | | 20% | $882 | $881,778 | 3.63 | $242,713 | 22,856 | $62,955 | $82,560 | 2.9 | 98.1% | 1.65 | 1.7 | $136,223 | Moderate |
| Death Care Services | | 20% | $882 | $881,778 | 3.96 | $222,628 | 10,167 | $44,027 | $57,738 | 3.9 | 98.1% | 1.65 | 2.3 | $95,268 | Low |
| Legal Services | | 20% | $882 | $881,778 | 2.94 | $299,915 | 150,205 | $101,023 | $132,482 | 2.3 | 98.1% | 1.65 | 1.3 | $218,595 | Above Moderate |
| **Total per 1,000 Market Rate Households** | | | | | | | | | | **746.8** | | | **416.9** | | |

Source: 2023 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2017 Economic Census, American Community Survey; EPS.

[1] Percentage of income spent per category is based on the nationwide 2023 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2023 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2023 U.S. Consumer Expenditure Survey. Assumes a household income of $327,200, as shown in Table 3-7.

[4] 2017 wages converted to 2024 dollars using the CPI for the urban West from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, 2022 ACS data for the City of Folsom.

[7] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2017 Economic Census.

[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

**Table A-9**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 2 Medium-Density SFR**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Medium-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers/ HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $253,500 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Food at Home** | 6.9% | 100% | $17,463 | | | | | | | | | | | | |
| Food & Beverage Stores | | 100% | $17,463 | $17,462,763 | 9.85 | $1,773,332 | 12,338 | $28,279 | $37,086 | 47.82 | 100.0% | 1.65 | 28.98 | $61,191 | Very Low |
| **Food Away From Home** | 4.5% | 100% | $11,347 | | | | | | | | | | | | |
| Food Services and Drinking Places | | 100% | $11,347 | $11,346,613 | 3.37 | $3,371,293 | 50,828 | $17,222 | $22,585 | 149.27 | 87.5% | 1.65 | 79.16 | $37,265 | Extremely Low |
| **Alcoholic Beverages** | 0.7% | 100% | $1,838 | $1,837,730 | | | | | | | | | | | |
| Food & Beverage Stores | | 50% | $919 | $918,865 | 9.85 | $93,310 | 12,338 | $28,279 | $37,086 | 2.52 | 87.5% | 1.65 | 1.33 | $61,191 | Very Low |
| Food Services and Drinking Places | | 50% | $919 | $918,865 | 3.37 | $273,012 | 50,828 | $17,222 | $22,585 | 12.09 | 87.5% | 1.65 | 6.41 | $37,265 | Extremely Low |
| **Housing Maintenance, Repairs, Insurance, Other expense** | 3.0% | 100% | $7,498 | $7,498,054 | | | | | | | | | | | |
| Personal and Household Goods Repair and Maintenance | | 45% | $3,374 | $3,374,124 | 3.13 | $1,076,759 | 6,507 | $24,559 | $32,207 | 33.43 | 98.1% | 1.65 | 19.88 | $53,142 | Very Low |
| Building Material and Garden Equipment and Supplies Dealer | | 45% | $3,374 | $3,374,124 | 8.85 | $381,169 | 4,783 | $31,497 | $41,305 | 9.23 | 87.5% | 1.65 | 4.89 | $68,154 | Low |
| Real Estate and Rental and Leasing | | 10% | $750 | $749,805 | 5.53 | $135,705 | 9,009 | $49,123 | $64,420 | 2.11 | 98.1% | 1.65 | 1.25 | $106,294 | Median |
| **Fuel oil and Other fuels [7]** | 0.2% | 100% | $404 | $403,897 | | | | | | | | | | | |
| Nonstore Retailers | | 100% | $404 | $403,897 | 14.48 | $27,902 | 1,785 | $35,886 | $47,061 | 0.59 | 87.5% | 1.65 | 0.31 | $77,650 | Low |
| **Water and Other Public Services [7]** | 0.9% | 100% | $2,250 | $2,250,282 | | | | | | | | | | | |
| Waste Management and Remediation Services | | 100% | $2,250 | $2,250,282 | 4.29 | $524,249 | 1,267 | $58,325 | $76,488 | 6.85 | 98.1% | 1.65 | 4.08 | $126,205 | Moderate |
| **Household Operations Personal Services** | 0.6% | 100% | $1,587 | $1,586,737 | | | | | | | | | | | |
| Nursing and Residential Care Facilities | | 40% | $635 | $634,695 | 2.41 | $262,866 | 11,439 | $30,269 | $39,695 | 6.62 | 98.1% | 1.65 | 3.94 | $65,497 | Low |
| Social Assistance | | 60% | $952 | $952,042 | 3.02 | $315,571 | 15,778 | $27,674 | $36,292 | 8.70 | 98.1% | 1.65 | 5.17 | $59,881 | Very Low |
| **Household Operations Other Household Expenses** | 1.6% | 100% | $4,140 | $4,139,941 | | | | | | | | | | | |
| Services to Buildings and Dwellings | | 100% | $4,140 | $4,139,941 | 2.50 | $1,654,645 | 1,267 | $58,325 | $76,488 | 21.63 | 98.1% | 1.65 | 12.86 | $126,205 | Moderate |
| **Housekeeping Supplies** | 0.9% | 100% | $2,360 | $2,359,911 | | | | | | | | | | | |
| Building Materials and Garden Equipment and Supplies Dealers | | 10% | $236 | $235,991 | 8.85 | $26,660 | 4,783 | $31,497 | $41,305 | 0.65 | 87.5% | 1.65 | 0.34 | $68,154 | Low |
| Food & Beverage Stores | | 35% | $826 | $825,969 | 9.85 | $83,877 | 12,338 | $28,279 | $37,086 | 2.26 | 87.5% | 1.65 | 1.20 | $61,191 | Very Low |
| General Merchandise | | 35% | $826 | $825,969 | 10.71 | $77,085 | 12,002 | $25,624 | $33,604 | 2.29 | 87.5% | 1.65 | 1.22 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 20% | $472 | $471,982 | 5.89 | $80,190 | 3,257 | $21,765 | $28,542 | 2.81 | 87.5% | 1.65 | 1.49 | $47,095 | Very Low |

**Table A-9**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 2 Medium-Density SFR**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Medium-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers/ HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $253,500 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Household Furnishings and Equipment** | 2.9% | 100% | $7,236 | | | | | | | | | | | | |
| Furniture and Home Furnishings Stores | | 40% | $2,894 | $2,894,208 | 7.31 | $395,813 | 1,671 | $29,240 | $38,346 | 10.3 | 87.5% | 1.65 | 5.5 | $63,270 | Very Low |
| Electronics and Appliance Stores | | 40% | $2,894 | $2,894,208 | 9.51 | $304,332 | 1,962 | $27,499 | $36,063 | 8.4 | 87.5% | 1.65 | 4.5 | $59,504 | Very Low |
| General Merchandise | | 10% | $724 | $723,552 | 10.71 | $67,527 | 12,002 | $25,624 | $33,604 | 2.0 | 87.5% | 1.65 | 1.1 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 10% | $724 | $723,552 | 5.89 | $122,933 | 3,257 | $21,765 | $28,542 | 4.3 | 87.5% | 1.65 | 2.3 | $47,095 | Very Low |
| **Apparel and Services** | 2.3% | 100% | $5,888 | | | | | | | | | | | | |
| Clothing and Clothing Accessories Stores | | 40% | $2,355 | $2,355,295 | 7.56 | $311,674 | 7,012 | $18,120 | $23,763 | 13.1 | 87.5% | 1.65 | 7.0 | $39,209 | Very Low |
| General Merchandise | | 40% | $2,355 | $2,355,295 | 10.71 | $219,813 | 12,002 | $25,624 | $33,604 | 6.5 | 87.5% | 1.65 | 3.5 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 10% | $589 | $588,824 | 5.89 | $100,042 | 3,257 | $21,765 | $28,542 | 3.5 | 87.5% | 1.65 | 1.9 | $47,095 | Very Low |
| Personal and Household Goods Repair and Maintenance | | 5% | $294 | $294,412 | 3.13 | $93,953 | 6,507 | $24,559 | $32,207 | 2.9 | 87.5% | 1.65 | 1.5 | $53,142 | Very Low |
| Drycleaning and Laundry Services | | 5% | $294 | $294,412 | 3.30 | $89,224 | 1,824 | $31,553 | $41,379 | 2.2 | 87.5% | 1.65 | 1.1 | $68,275 | Low |
| **Vehicle Purchases (net outlay)** | 6.3% | 100% | $15,980 | | | | | | | | | | | | |
| Motor Vehicle and Parts Dealers | | 100% | $15,980 | $15,979,885 | 12.17 | $1,313,263 | 8,549 | $48,855 | $64,069 | 20.5 | 87.5% | 1.65 | 10.9 | $105,713 | Median |
| **Gasoline and motor oil** | 3.1% | 100% | $7,772 | | | | | | | | | | | | |
| Gasoline Stations | | 100% | $7,772 | $7,772,127 | 32.04 | $242,569 | 2,212 | $22,756 | $29,843 | 8.1 | 87.5% | 1.65 | 4.3 | $49,241 | Very Low |
| **Vehicle Maintenance and Repairs** | 1.1% | 100% | $2,813 | | | | | | | | | | | | |
| Repair and Maintenance | | 100% | $2,813 | $2,812,852 | 3.58 | $786,034 | 6,004 | $38,749 | $50,815 | 15.5 | 98.1% | 1.65 | 9.2 | $83,845 | Low |
| **Medical Services** | 1.4% | 100% | $3,612 | | | | | | | | | | | | |
| Ambulatory Health Care Services | | 40% | $1,445 | $1,444,796 | 2.22 | $650,668 | 35,993 | $82,454 | $108,131 | 6.0 | 98.1% | 1.65 | 3.6 | $178,415 | Above Moderate |
| General Medical and Surgical Hospitals | | 30% | $1,084 | $1,083,597 | 2.75 | $394,389 | 24,767 | $92,641 | $121,490 | 3.2 | 98.1% | 1.65 | 1.9 | $200,459 | Above Moderate |
| Nursing and Residential Care Facilities | | 30% | $1,084 | $1,083,597 | 2.41 | $448,784 | 11,439 | $30,269 | $39,695 | 11.3 | 98.1% | 1.65 | 6.7 | $65,497 | Low |
| **Drugs** | 0.7% | 100% | $1,705 | | | | | | | | | | | | |
| Health and Personal Care Stores | | 100% | $1,705 | $1,705,021 | 6.72 | $253,693 | 4,366 | $37,345 | $48,974 | 5.2 | 87.5% | 1.65 | 2.7 | $80,807 | Low |
| **Medical Supplies** | 0.3% | 100% | $770 | | | | | | | | | | | | |
| Health and Personal Care Stores | | 100% | $770 | $770,289 | 6.72 | $114,613 | 4,366 | $37,345 | $48,974 | 2.3 | 87.5% | 1.65 | 1.2 | $80,807 | Low |
| **Entertainment Fees and Admissions** | 1.1% | 100% | $2,744 | | | | | | | | | | | | |
| Arts, Entertainment, & Recreation | | 100% | $2,744 | $2,743,613 | 2.61 | $1,052,991 | 8,187 | $35,292 | $46,282 | 22.8 | 87.5% | 1.65 | 12.1 | $76,366 | Low |

**Table A-9**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 2 Medium-Density SFR**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Medium-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers/ HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $253,500 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Entertainment Audio and Visual Equipment and Services** | 1.1% | 100% | $2,813 | | | | | | | | | | | | |
| Electronics and Appliance Stores | | 100% | $2,813 | $2,812,852 | 9.51 | $295,778 | 1,962 | $27,499 | $36,063 | 8.2 | 87.5% | 1.85 | 3.9 | $66,682 | Low |
| **Entertainment Pets, Toys, Hobbies, and Playground Equi** | 1.2% | 100% | $3,049 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 40% | $1,220 | $1,219,768 | 7.62 | $160,093 | 2,355 | $18,068 | $23,694 | 6.8 | 87.5% | 1.85 | 3.2 | $43,811 | Very Low |
| Miscellaneous Store Retailers | | 40% | $1,220 | $1,219,768 | 5.89 | $207,240 | 3,257 | $21,765 | $28,542 | 7.3 | 87.5% | 1.85 | 3.4 | $52,776 | Very Low |
| Veterinary Services | | 20% | $610 | $609,884 | 3.06 | $199,317 | 34,059 | $47,652 | $62,491 | 3.2 | 98.1% | 1.85 | 1.7 | $115,549 | Median |
| **Other Entertainment Supplies, Equipment, and Services** | 0.7% | 100% | $1,884 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 85% | $1,601 | $1,601,306 | 7.62 | $210,169 | 2,355 | $18,068 | $23,694 | 8.9 | 87.5% | 1.85 | 4.2 | $43,811 | Very Low |
| Photographic Services | | 15% | $283 | $282,583 | 4.27 | $66,244 | 6,920 | $30,385 | $39,847 | 1.7 | 98.1% | 1.85 | 0.9 | $73,680 | Low |
| **Personal Care Products and Services** | 1.1% | 100% | $2,741 | | | | | | | | | | | | |
| Unspecified Retail | | 50% | $1,370 | $1,370,364 | 5.89 | $232,827 | 3,257 | $21,765 | $28,542 | 8.2 | 87.5% | 1.85 | 3.9 | $52,776 | Very Low |
| Personal Care Services | | 50% | $1,370 | $1,370,364 | 2.90 | $472,859 | 3,230 | $18,932 | $24,828 | 19.0 | 98.1% | 1.85 | 10.1 | $45,908 | Very Low |
| **Reading** | 0.1% | 100% | $338 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 100% | $338 | $337,542 | 7.62 | $44,302 | 2,355 | $18,068 | $23,694 | 1.9 | 87.5% | 1.85 | 0.9 | $43,811 | Very Low |
| **Education** | 1.9% | 100% | $4,778 | | | | | | | | | | | | |
| Educational Services | | 100% | $4,778 | $4,777,521 | 2.84 | $1,682,511 | 4,202 | $29,430 | $38,595 | 43.6 | 98.1% | 1.85 | 23.1 | $71,364 | Low |
| **Tobacco Products and Smoking Supplies** | 0.4% | 100% | $1,067 | | | | | | | | | | | | |
| Unspecified Retail | | 100% | $1,067 | $1,067,441 | 5.89 | $181,360 | 3,257 | $21,765 | $28,542 | 0.1 | 87.5% | 1.85 | 0.1 | $52,776 | Very Low |
| **Miscellaneous** | 1.3% | 100% | $3,416 | | | | | | | | | | | | |
| Accounting | | 20% | $683 | $683,162 | 2.91 | $234,736 | 4,019 | $48,431 | $63,512 | 3.7 | 98.1% | 1.85 | 2.0 | $117,438 | Median |
| Architectural, Engineering, and Related [8] | | 20% | $683 | $683,162 | 2.74 | $249,230 | 6,361 | $92,859 | $121,777 | 2.0 | 98.1% | 1.85 | 1.1 | $225,171 | Above Moderate |
| Specialized Design Services | | 20% | $683 | $683,162 | 3.63 | $188,043 | 22,856 | $62,955 | $82,560 | 2.3 | 98.1% | 1.85 | 1.2 | $152,657 | Above Moderate |
| Death Care Services | | 20% | $683 | $683,162 | 3.96 | $172,482 | 10,167 | $44,027 | $57,738 | 3.0 | 98.1% | 1.85 | 1.6 | $106,760 | Median |
| Legal Services | | 20% | $683 | $683,162 | 2.94 | $232,361 | 150,205 | $101,023 | $132,482 | 1.8 | 98.1% | 1.85 | 0.9 | $244,965 | Above Moderate |
| **Total per 1,000 Market Rate Households** | | | | | | | | | | **578.6** | | | **315.5** | | |

Source: 2023 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2017 Economic Census, American Community Survey; EPS.

[1] Percentage of income spent per category is based on the nationwide 2023 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.

[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.

[3] 2023 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2023 U.S. Consumer Expenditure Survey. Assumes a household income of $253,500, as shown in Table 3-7.

[4] 2017 wages converted to 2024 dollars using the CPI for the urban West from the BLS.

[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.

[6] Based on US Census, 2022 ACS data for the City of Folsom.

[7] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2017 Economic Census.

[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

**Table A-10**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 3**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Medium-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers/ HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $199,100 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Food at Home** | 6.9% | 100% | $13,715 | | | | | | | | | | | | |
| Food & Beverage Stores | | 100% | $13,715 | $13,715,330 | 9.85 | $1,392,783 | 12,338 | $28,279 | $37,086 | 37.56 | 100.0% | 1.65 | 22.76 | $61,191 | Very Low |
| **Food Away From Home** | 4.5% | 100% | $8,912 | | | | | | | | | | | | |
| Food Services and Drinking Places | | 100% | $8,912 | $8,911,679 | 3.37 | $2,647,828 | 50,828 | $17,222 | $22,585 | 117.24 | 87.5% | 1.65 | 62.17 | $37,265 | Extremely Low |
| **Alcoholic Beverages** | 0.7% | 100% | $1,443 | $1,443,361 | | | | | | | | | | | |
| Food & Beverage Stores | | 50% | $722 | $721,681 | 9.85 | $73,286 | 12,338 | $28,279 | $37,086 | 1.98 | 87.5% | 1.65 | 1.05 | $61,191 | Very Low |
| Food Services and Drinking Places | | 50% | $722 | $721,681 | 3.37 | $214,425 | 50,828 | $17,222 | $22,585 | 9.49 | 87.5% | 1.65 | 5.03 | $37,265 | Extremely Low |
| **Housing Maintenance, Repairs, Insurance, Other expenses** | 3.0% | 100% | $5,889 | $5,889,004 | | | | | | | | | | | |
| Personal and Household Goods Repair and Maintenance | | 45% | $2,650 | $2,650,052 | 3.13 | $845,692 | 6,507 | $24,559 | $32,207 | 26.26 | 98.1% | 1.65 | 15.61 | $53,142 | Very Low |
| Building Material and Garden Equipment and Supplies Dealer | | 45% | $2,650 | $2,650,052 | 8.85 | $299,372 | 4,783 | $31,497 | $41,305 | 7.25 | 87.5% | 1.65 | 3.84 | $68,154 | Low |
| Real Estate and Rental and Leasing | | 10% | $589 | $588,900 | 5.53 | $106,583 | 9,009 | $49,123 | $64,420 | 1.65 | 98.1% | 1.65 | 0.98 | $106,294 | Median |
| **Fuel oil and Other fuels [7]** | 0.2% | 100% | $317 | $317,222 | | | | | | | | | | | |
| Nonstore Retailers | | 100% | $317 | $317,222 | 14.48 | $21,914 | 1,785 | $35,886 | $47,061 | 0.47 | 87.5% | 1.65 | 0.25 | $77,650 | Low |
| **Water and Other Public Services [7]** | 0.9% | 100% | $1,767 | $1,767,381 | | | | | | | | | | | |
| Waste Management and Remediation Services | | 100% | $1,767 | $1,767,381 | 4.29 | $411,748 | 1,267 | $58,325 | $76,488 | 5.38 | 98.1% | 1.65 | 3.20 | $126,205 | Moderate |
| **Household Operations Personal Services** | 0.6% | 100% | $1,246 | $1,246,230 | | | | | | | | | | | |
| Nursing and Residential Care Facilities | | 40% | $498 | $498,492 | 2.41 | $206,456 | 11,439 | $30,269 | $39,695 | 5.20 | 98.1% | 1.65 | 3.09 | $65,497 | Low |
| Social Assistance | | 60% | $748 | $747,738 | 3.02 | $247,851 | 15,778 | $27,674 | $36,292 | 6.83 | 98.1% | 1.65 | 4.06 | $59,881 | Very Low |
| **Household Operations Other Household Expenses** | 1.6% | 100% | $3,252 | $3,251,528 | | | | | | | | | | | |
| Services to Buildings and Dwellings | | 100% | $3,252 | $3,251,528 | 2.50 | $1,299,565 | 1,267 | $58,325 | $76,488 | 16.99 | 98.1% | 1.65 | 10.10 | $126,205 | Moderate |
| **Housekeeping Supplies** | 0.9% | 100% | $1,853 | $1,853,484 | | | | | | | | | | | |
| Building Materials and Garden Equipment and Supplies Dealers | | 10% | $185 | $185,348 | 8.85 | $20,939 | 4,783 | $31,497 | $41,305 | 0.51 | 87.5% | 1.65 | 0.27 | $68,154 | Low |
| Food & Beverage Stores | | 35% | $649 | $648,719 | 9.85 | $65,877 | 12,338 | $28,279 | $37,086 | 1.78 | 87.5% | 1.65 | 0.94 | $61,191 | Very Low |
| General Merchandise | | 35% | $649 | $648,719 | 10.71 | $60,543 | 12,002 | $25,624 | $33,604 | 1.80 | 87.5% | 1.65 | 0.96 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 20% | $371 | $370,697 | 5.89 | $62,982 | 3,257 | $21,765 | $28,542 | 2.21 | 87.5% | 1.65 | 1.17 | $47,095 | Very Low |

**Table A-10**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 3**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Medium-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers/ HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $199,100 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Household Furnishings and Equipment** | 2.9% | 100% | $5,683 | | | | | | | | | | | | |
| Furniture and Home Furnishings Stores | | 40% | $2,273 | $2,273,124 | 7.31 | $310,873 | 1,671 | $29,240 | $38,346 | 8.1 | 87.5% | 1.65 | 4.3 | $63,270 | Very Low |
| Electronics and Appliance Stores | | 40% | $2,273 | $2,273,124 | 9.51 | $239,024 | 1,962 | $27,499 | $36,063 | 6.6 | 87.5% | 1.65 | 3.5 | $59,504 | Very Low |
| General Merchandise | | 10% | $568 | $568,281 | 10.71 | $53,036 | 12,002 | $25,624 | $33,604 | 1.6 | 87.5% | 1.65 | 0.8 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 10% | $568 | $568,281 | 5.89 | $96,552 | 3,257 | $21,765 | $28,542 | 3.4 | 87.5% | 1.65 | 1.8 | $47,095 | Very Low |
| **Apparel and Services** | 2.3% | 100% | $4,625 | | | | | | | | | | | | |
| Clothing and Clothing Accessories Stores | | 40% | $1,850 | $1,849,859 | 7.56 | $244,790 | 7,012 | $18,120 | $23,763 | 10.3 | 87.5% | 1.65 | 5.5 | $39,209 | Very Low |
| General Merchandise | | 40% | $1,850 | $1,849,859 | 10.71 | $172,642 | 12,002 | $25,624 | $33,604 | 5.1 | 87.5% | 1.65 | 2.7 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 10% | $462 | $462,465 | 5.89 | $78,573 | 3,257 | $21,765 | $28,542 | 2.8 | 87.5% | 1.65 | 1.5 | $47,095 | Very Low |
| Personal and Household Goods Repair and Maintenance | | 5% | $231 | $231,232 | 3.13 | $73,791 | 6,507 | $24,559 | $32,207 | 2.3 | 87.5% | 1.65 | 1.2 | $53,142 | Very Low |
| Drycleaning and Laundry Services | | 5% | $231 | $231,232 | 3.30 | $70,077 | 1,824 | $31,553 | $41,379 | 1.7 | 87.5% | 1.65 | 0.9 | $68,275 | Low |
| **Vehicle Purchases (net outlay)** | 6.3% | 100% | $12,551 | | | | | | | | | | | | |
| Motor Vehicle and Parts Dealers | | 100% | $12,551 | $12,550,671 | 12.17 | $1,031,443 | 8,549 | $48,855 | $64,069 | 16.1 | 87.5% | 1.65 | 8.5 | $105,713 | Median |
| **Gasoline and motor oil** | 3.1% | 100% | $6,104 | | | | | | | | | | | | |
| Gasoline Stations | | 100% | $6,104 | $6,104,262 | 32.04 | $190,515 | 2,212 | $22,756 | $29,843 | 6.4 | 87.5% | 1.65 | 3.4 | $49,241 | Very Low |
| **Vehicle Maintenance and Repairs** | 1.1% | 100% | $2,209 | | | | | | | | | | | | |
| Repair and Maintenance | | 100% | $2,209 | $2,209,226 | 3.58 | $617,355 | 6,004 | $38,749 | $50,815 | 12.1 | 98.1% | 1.65 | 7.2 | $83,845 | Low |
| **Medical Services** | 1.4% | 100% | $2,837 | | | | | | | | | | | | |
| Ambulatory Health Care Services | | 40% | $1,135 | $1,134,749 | 2.22 | $511,037 | 35,993 | $82,454 | $108,131 | 4.7 | 98.1% | 1.65 | 2.8 | $178,415 | Above Moderate |
| General Medical and Surgical Hospitals | | 30% | $851 | $851,062 | 2.75 | $309,755 | 24,767 | $92,641 | $121,490 | 2.5 | 98.1% | 1.65 | 1.5 | $200,459 | Above Moderate |
| Nursing and Residential Care Facilities | | 30% | $851 | $851,062 | 2.41 | $352,477 | 11,439 | $30,269 | $39,695 | 8.9 | 98.1% | 1.65 | 5.3 | $65,497 | Low |
| **Drugs** | 0.7% | 100% | $1,339 | | | | | | | | | | | | |
| Health and Personal Care Stores | | 100% | $1,339 | $1,339,131 | 6.72 | $199,252 | 4,366 | $37,345 | $48,974 | 4.1 | 87.5% | 1.65 | 2.2 | $80,807 | Low |
| **Medical Supplies** | 0.3% | 100% | $605 | | | | | | | | | | | | |
| Health and Personal Care Stores | | 100% | $605 | $604,988 | 6.72 | $90,017 | 4,366 | $37,345 | $48,974 | 1.8 | 87.5% | 1.65 | 1.0 | $80,807 | Low |
| **Entertainment Fees and Admissions** | 1.1% | 100% | $2,155 | | | | | | | | | | | | |
| Arts, Entertainment, & Recreation | | 100% | $2,155 | $2,154,845 | 2.61 | $827,024 | 8,187 | $35,292 | $46,282 | 17.9 | 87.5% | 1.65 | 9.5 | $76,366 | Low |

**Table A-10**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 3**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Medium-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers/ HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $199,100 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Entertainment Audio and Visual Equipment and Services** | 1.1% | 100% | $2,209 | | | | | | | | | | | | |
| Electronics and Appliance Stores | | 100% | $2,209 | $2,209,226 | 9.51 | $232,305 | 1,962 | $27,499 | $36,063 | 6.4 | 87.5% | 1.85 | 3.0 | $66,682 | Low |
| **Entertainment Pets, Toys, Hobbies, and Playground Equip** | 1.2% | 100% | $2,395 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 40% | $958 | $958,011 | 7.62 | $125,737 | 2,355 | $18,068 | $23,694 | 5.3 | 87.5% | 1.85 | 2.5 | $43,811 | Very Low |
| Miscellaneous Store Retailers | | 40% | $958 | $958,011 | 5.89 | $162,768 | 3,257 | $21,765 | $28,542 | 5.7 | 87.5% | 1.85 | 2.7 | $52,776 | Very Low |
| Veterinary Services | | 20% | $479 | $479,006 | 3.06 | $156,544 | 34,059 | $47,652 | $62,491 | 2.5 | 98.1% | 1.85 | 1.3 | $115,549 | Median |
| **Other Entertainment Supplies, Equipment, and Services** | 0.7% | 100% | $1,480 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 85% | $1,258 | $1,257,673 | 7.62 | $165,067 | 2,355 | $18,068 | $23,694 | 7.0 | 87.5% | 1.85 | 3.3 | $43,811 | Very Low |
| Photographic Services | | 15% | $222 | $221,942 | 4.27 | $52,028 | 6,920 | $30,385 | $39,847 | 1.3 | 98.1% | 1.85 | 0.7 | $73,680 | Low |
| **Personal Care Products and Services** | 1.1% | 100% | $2,153 | | | | | | | | | | | | |
| Unspecified Retail | | 50% | $1,076 | $1,076,290 | 5.89 | $182,863 | 3,257 | $21,765 | $28,542 | 6.4 | 87.5% | 1.85 | 3.0 | $52,776 | Very Low |
| Personal Care Services | | 50% | $1,076 | $1,076,290 | 2.90 | $371,385 | 3,230 | $18,932 | $24,828 | 15.0 | 98.1% | 1.85 | 7.9 | $45,908 | Very Low |
| **Reading** | 0.1% | 100% | $265 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 100% | $265 | $265,107 | 7.62 | $34,795 | 2,355 | $18,068 | $23,694 | 1.5 | 87.5% | 1.85 | 0.7 | $43,811 | Very Low |
| **Education** | 1.9% | 100% | $3,752 | | | | | | | | | | | | |
| Educational Services | | 100% | $3,752 | $3,752,286 | 2.84 | $1,321,452 | 4,202 | $29,430 | $38,595 | 34.2 | 98.1% | 1.85 | 18.2 | $71,364 | Low |
| **Tobacco Products and Smoking Supplies** | 0.4% | 100% | $838 | | | | | | | | | | | | |
| Unspecified Retail | | 100% | $838 | $838,373 | 5.89 | $142,441 | 3,257 | $21,765 | $28,542 | 0.1 | 87.5% | 1.85 | 0.1 | $52,776 | Very Low |
| **Miscellaneous** | 1.3% | 100% | $2,683 | | | | | | | | | | | | |
| Accounting | | 20% | $537 | $536,559 | 2.91 | $184,363 | 4,019 | $48,431 | $63,512 | 2.9 | 98.1% | 1.85 | 1.5 | $117,438 | Median |
| Architectural, Engineering, and Related [8] | | 20% | $537 | $536,559 | 2.74 | $195,746 | 6,361 | $92,859 | $121,777 | 1.6 | 98.1% | 1.85 | 0.9 | $225,171 | Above Moderate |
| Specialized Design Services | | 20% | $537 | $536,559 | 3.63 | $147,690 | 22,856 | $62,955 | $82,560 | 1.8 | 98.1% | 1.85 | 0.9 | $152,657 | Above Moderate |
| Death Care Services | | 20% | $537 | $536,559 | 3.96 | $135,468 | 10,167 | $44,027 | $57,738 | 2.3 | 98.1% | 1.85 | 1.2 | $106,760 | Median |
| Legal Services | | 20% | $537 | $536,559 | 2.94 | $182,497 | 150,205 | $101,023 | $132,482 | 1.4 | 98.1% | 1.85 | 0.7 | $244,965 | Above Moderate |
| **Total per 1,000 Market Rate Households** | | | | | | | | | | **454.5** | | | **247.8** | | |

Source: 2023 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2017 Economic Census, American Community Survey; EPS.

[1] Percentage of income spent per category is based on the nationwide 2023 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.
[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.
[3] 2023 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2023 U.S. Consumer Expenditure Survey. Assumes a household income of $199,100, as shown in Table 3-7.
[4] 2017 wages converted to 2024 dollars using the CPI for the urban West from the BLS.
[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.
[6] Based on US Census, 2022 ACS data for the City of Folsom.
[7] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2017 Economic Census.
[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

**Table A-11**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 4**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Medium-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers / HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $130,100 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Food at Home** | 6.9% | 100% | $8,962 | | | | | | | | | | | | |
| Food & Beverage Stores | | 100% | $8,962 | $8,962,152 | 9.85 | $910,101 | 12,338 | $28,279 | $37,086 | 24.54 | 100.0% | 1.65 | 14.87 | $61,191 | Low |
| **Food Away From Home** | 4.5% | 100% | $5,823 | | | | | | | | | | | | |
| Food Services and Drinking Places | | 100% | $5,823 | $5,823,252 | 3.37 | $1,730,198 | 50,828 | $17,222 | $22,585 | 76.61 | 87.5% | 1.65 | 40.63 | $37,265 | Very Low |
| **Alcoholic Beverages** | 0.7% | 100% | $943 | $943,151 | | | | | | | | | | | |
| Food & Beverage Stores | | 50% | $472 | $471,575 | 9.85 | $47,888 | 12,338 | $28,279 | $37,086 | 1.29 | 87.5% | 1.65 | 0.68 | $61,191 | Low |
| Food Services and Drinking Places | | 50% | $472 | $471,575 | 3.37 | $140,114 | 50,828 | $17,222 | $22,585 | 6.20 | 87.5% | 1.65 | 3.29 | $37,265 | Very Low |
| **Housing Maintenance, Repairs, Insurance, Other expenses** | 3.0% | 100% | $3,848 | $3,848,114 | | | | | | | | | | | |
| Personal and Household Goods Repair and Maintenance | | 45% | $1,732 | $1,731,651 | 3.13 | $552,609 | 6,507 | $24,559 | $32,207 | 17.16 | 98.1% | 1.65 | 10.20 | $53,142 | Very Low |
| Building Material and Garden Equipment and Supplies Dealer | | 45% | $1,732 | $1,731,651 | 8.85 | $195,622 | 4,783 | $31,497 | $41,305 | 4.74 | 87.5% | 1.65 | 2.51 | $68,154 | Low |
| Real Estate and Rental and Leasing | | 10% | $385 | $384,811 | 5.53 | $69,646 | 9,009 | $49,123 | $64,420 | 1.08 | 98.1% | 1.65 | 0.64 | $106,294 | Median |
| **Fuel oil and Other fuels [7]** | 0.2% | 100% | $207 | $207,286 | | | | | | | | | | | |
| Nonstore Retailers | | 100% | $207 | $207,286 | 14.48 | $14,320 | 1,785 | $35,886 | $47,061 | 0.30 | 87.5% | 1.65 | 0.16 | $77,650 | Low |
| **Water and Other Public Services [7]** | 0.9% | 100% | $1,155 | $1,154,878 | | | | | | | | | | | |
| Waste Management and Remediation Services | | 100% | $1,155 | $1,154,878 | 4.29 | $269,053 | 1,267 | $58,325 | $76,488 | 3.52 | 98.1% | 1.65 | 2.09 | $126,205 | Moderate |
| **Household Operations Personal Services** | 0.6% | 100% | $814 | $814,337 | | | | | | | | | | | |
| Nursing and Residential Care Facilities | | 40% | $326 | $325,735 | 2.41 | $134,907 | 11,439 | $30,269 | $39,695 | 3.40 | 98.1% | 1.65 | 2.02 | $65,497 | Low |
| Social Assistance | | 60% | $489 | $488,602 | 3.02 | $161,956 | 15,778 | $27,674 | $36,292 | 4.46 | 98.1% | 1.65 | 2.65 | $59,881 | Low |
| **Household Operations Other Household Expenses** | 1.6% | 100% | $2,125 | $2,124,680 | | | | | | | | | | | |
| Services to Buildings and Dwellings | | 100% | $2,125 | $2,124,680 | 2.50 | $849,188 | 1,267 | $58,325 | $76,488 | 11.10 | 98.1% | 1.65 | 6.60 | $126,205 | Moderate |
| **Housekeeping Supplies** | 0.9% | 100% | $1,211 | $1,211,142 | | | | | | | | | | | |
| Building Materials and Garden Equipment and Supplies Dealers | | 10% | $121 | $121,114 | 8.85 | $13,682 | 4,783 | $31,497 | $41,305 | 0.33 | 87.5% | 1.65 | 0.18 | $68,154 | Low |
| Food & Beverage Stores | | 35% | $424 | $423,900 | 9.85 | $43,047 | 12,338 | $28,279 | $37,086 | 1.16 | 87.5% | 1.65 | 0.62 | $61,191 | Low |
| General Merchandise | | 35% | $424 | $423,900 | 10.71 | $39,561 | 12,002 | $25,624 | $33,604 | 1.18 | 87.5% | 1.65 | 0.62 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 20% | $242 | $242,228 | 5.89 | $41,155 | 3,257 | $21,765 | $28,542 | 1.44 | 87.5% | 1.65 | 0.76 | $47,095 | Very Low |

**Table A-11**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 4**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Medium-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers / HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $130,100 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Household Furnishings and Equipment** | 2.9% | 100% | $3,713 | | | | | | | | | | | | |
| Furniture and Home Furnishings Stores | | 40% | $1,485 | $1,485,351 | 7.31 | $203,137 | 1,671 | $29,240 | $38,346 | 5.3 | 87.5% | 1.65 | 2.8 | $63,270 | Low |
| Electronics and Appliance Stores | | 40% | $1,485 | $1,485,351 | 9.51 | $156,188 | 1,962 | $27,499 | $36,063 | 4.3 | 87.5% | 1.65 | 2.3 | $59,504 | Low |
| General Merchandise | | 10% | $371 | $371,338 | 10.71 | $34,656 | 12,002 | $25,624 | $33,604 | 1.0 | 87.5% | 1.65 | 0.5 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 10% | $371 | $371,338 | 5.89 | $63,091 | 3,257 | $21,765 | $28,542 | 2.2 | 87.5% | 1.65 | 1.2 | $47,095 | Very Low |
| **Apparel and Services** | 2.3% | 100% | $3,022 | | | | | | | | | | | | |
| Clothing and Clothing Accessories Stores | | 40% | $1,209 | $1,208,773 | 7.56 | $159,956 | 7,012 | $18,120 | $23,763 | 6.7 | 87.5% | 1.65 | 3.6 | $39,209 | Very Low |
| General Merchandise | | 40% | $1,209 | $1,208,773 | 10.71 | $112,811 | 12,002 | $25,624 | $33,604 | 3.4 | 87.5% | 1.65 | 1.8 | $55,446 | Very Low |
| Miscellaneous Store Retailers | | 10% | $302 | $302,193 | 5.89 | $51,343 | 3,257 | $21,765 | $28,542 | 1.8 | 87.5% | 1.65 | 1.0 | $47,095 | Very Low |
| Personal and Household Goods Repair and Maintenance | | 5% | $151 | $151,097 | 3.13 | $48,218 | 6,507 | $24,559 | $32,207 | 1.5 | 87.5% | 1.65 | 0.8 | $53,142 | Very Low |
| Drycleaning and Laundry Services | | 5% | $151 | $151,097 | 3.30 | $45,791 | 1,824 | $31,553 | $41,379 | 1.1 | 87.5% | 1.65 | 0.6 | $68,275 | Low |
| **Vehicle Purchases (net outlay)** | 6.3% | 100% | $8,201 | | | | | | | | | | | | |
| Motor Vehicle and Parts Dealers | | 100% | $8,201 | $8,201,116 | 12.17 | $673,986 | 8,549 | $48,855 | $64,069 | 10.5 | 87.5% | 1.65 | 5.6 | $105,713 | Median |
| **Gasoline and motor oil** | 3.1% | 100% | $3,989 | | | | | | | | | | | | |
| Gasoline Stations | | 100% | $3,989 | $3,988,772 | 32.04 | $124,490 | 2,212 | $22,756 | $29,843 | 4.2 | 87.5% | 1.65 | 2.2 | $49,241 | Very Low |
| **Vehicle Maintenance and Repairs** | 1.1% | 100% | $1,444 | | | | | | | | | | | | |
| Repair and Maintenance | | 100% | $1,444 | $1,443,598 | 3.58 | $403,404 | 6,004 | $38,749 | $50,815 | 7.9 | 98.1% | 1.65 | 4.7 | $83,845 | Low |
| **Medical Services** | 1.4% | 100% | $1,854 | | | | | | | | | | | | |
| Ambulatory Health Care Services | | 40% | $741 | $741,491 | 2.22 | $333,932 | 35,993 | $82,454 | $108,131 | 3.1 | 98.1% | 1.65 | 1.8 | $178,415 | Above Moderate |
| General Medical and Surgical Hospitals | | 30% | $556 | $556,118 | 2.75 | $202,407 | 24,767 | $92,641 | $121,490 | 1.7 | 98.1% | 1.65 | 1.0 | $200,459 | Above Moderate |
| Nursing and Residential Care Facilities | | 30% | $556 | $556,118 | 2.41 | $230,322 | 11,439 | $30,269 | $39,695 | 5.8 | 98.1% | 1.65 | 3.4 | $65,497 | Low |
| **Drugs** | 0.7% | 100% | $875 | | | | | | | | | | | | |
| Health and Personal Care Stores | | 100% | $875 | $875,042 | 6.72 | $130,199 | 4,366 | $37,345 | $48,974 | 2.7 | 87.5% | 1.65 | 1.4 | $80,807 | Low |
| **Medical Supplies** | 0.3% | 100% | $395 | | | | | | | | | | | | |
| Health and Personal Care Stores | | 100% | $395 | $395,324 | 6.72 | $58,821 | 4,366 | $37,345 | $48,974 | 1.2 | 87.5% | 1.65 | 0.6 | $80,807 | Low |
| **Entertainment Fees and Admissions** | 1.1% | 100% | $1,408 | | | | | | | | | | | | |
| Arts, Entertainment, & Recreation | | 100% | $1,408 | $1,408,063 | 2.61 | $540,411 | 8,187 | $35,292 | $46,282 | 11.7 | 87.5% | 1.65 | 6.2 | $76,366 | Low |

**Table A-11**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Household Expenditures and Employment Generation - Prototype 4**

| Item | % of Household Income Spent per Category [1] | % of Category Expenditure per Type of Business [2] | Medium-Density SFR in Folsom Expenditures [3] | Expenditures per 1,000 HHs | Gross Receipts to Wages | Total Wages per 1,000 Households | # of Workers | 2017 Avg. Wages per Worker | 2024 Avg. Wages [4] | # of New Workers | % Forming HH [5] | Workers / HH [6] | Total Worker HH | Avg. Worker HH Income | Income Category |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Source* | *Consumer Expenditure Survey 2023* | *EPS* | *Min HH Income to Afford Low-Density SFR of $130,100 * a* | *Calc* | *Econ. Census 2017* | *Calc* | *Econ. Census 2017* | *Econ. Census 2017/g* | *Escalated using CPI* | *Calc* | *Adj. to exclude workers under 20* | *ACS 2023* | *Calc* | *Calc* | |
| *Formula* | *a* | *b* | *c* | *d = c * 1,000* | *e* | *f = d / e* | *g* | *h* | *i = h * 1.31* | *j = f / i* | *k* | *l* | *m= j * k / l* | *n = i * l* | |
| **Entertainment Audio and Visual Equipment and Services** | 1.1% | 100% | $1,444 | | | | | | | | | | | | |
| Electronics and Appliance Stores | | 100% | $1,444 | $1,443,598 | 9.51 | $151,797 | 1,962 | $27,499 | $36,063 | 4.2 | 87.5% | 1.85 | 2.0 | $66,682 | Low |
| **Entertainment Pets, Toys, Hobbies, and Playground Equip.** | 1.2% | 100% | $1,565 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 40% | $626 | $626,003 | 7.62 | $82,162 | 2,355 | $18,068 | $23,694 | 3.5 | 87.5% | 1.85 | 1.6 | $43,811 | Very Low |
| Miscellaneous Store Retailers | | 40% | $626 | $626,003 | 5.89 | $106,359 | 3,257 | $21,765 | $28,542 | 3.7 | 87.5% | 1.85 | 1.8 | $52,776 | Very Low |
| Veterinary Services | | 20% | $313 | $313,002 | 3.06 | $102,292 | 34,059 | $47,652 | $62,491 | 1.6 | 98.1% | 1.85 | 0.9 | $115,549 | Moderate |
| **Other Entertainment Supplies, Equipment, and Services** | 0.7% | 100% | $967 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 85% | $822 | $821,814 | 7.62 | $107,862 | 2,355 | $18,068 | $23,694 | 4.6 | 87.5% | 1.85 | 2.2 | $43,811 | Very Low |
| Photographic Services | | 15% | $145 | $145,026 | 4.27 | $33,997 | 6,920 | $30,385 | $39,847 | 0.9 | 98.1% | 1.85 | 0.5 | $73,680 | Low |
| **Personal Care Products and Services** | 1.1% | 100% | $1,407 | | | | | | | | | | | | |
| Unspecified Retail | | 50% | $703 | $703,291 | 5.89 | $119,490 | 3,257 | $21,765 | $28,542 | 4.2 | 87.5% | 1.85 | 2.0 | $52,776 | Very Low |
| Personal Care Services | | 50% | $703 | $703,291 | 2.90 | $242,678 | 3,230 | $18,932 | $24,828 | 9.8 | 98.1% | 1.85 | 5.2 | $45,908 | Very Low |
| **Reading** | 0.1% | 100% | $173 | | | | | | | | | | | | |
| Sporting Goods, Hobby, and Musical Instrument Stores | | 100% | $173 | $173,232 | 7.62 | $22,736 | 2,355 | $18,068 | $23,694 | 1.0 | 87.5% | 1.85 | 0.5 | $43,811 | Very Low |
| **Education** | 1.9% | 100% | $2,452 | | | | | | | | | | | | |
| Educational Services | | 100% | $2,452 | $2,451,895 | 2.84 | $863,490 | 4,202 | $29,430 | $38,595 | 22.4 | 98.1% | 1.85 | 11.9 | $71,364 | Low |
| **Tobacco Products and Smoking Supplies** | 0.4% | 100% | $548 | | | | | | | | | | | | |
| Unspecified Retail | | 100% | $548 | $547,827 | 5.89 | $93,077 | 3,257 | $21,765 | $28,542 | 0.1 | 87.5% | 1.85 | 0.1 | $52,776 | Very Low |
| **Miscellaneous** | 1.3% | 100% | $1,753 | | | | | | | | | | | | |
| Accounting | | 20% | $351 | $350,609 | 2.91 | $120,470 | 4,019 | $48,431 | $63,512 | 1.9 | 98.1% | 1.85 | 1.0 | $117,438 | Moderate |
| Architectural, Engineering, and Related [8] | | 20% | $351 | $350,609 | 2.74 | $127,908 | 6,361 | $92,859 | $121,777 | 1.1 | 98.1% | 1.85 | 0.6 | $225,171 | Above Moderate |
| Specialized Design Services | | 20% | $351 | $350,609 | 3.63 | $96,506 | 22,856 | $62,955 | $82,560 | 1.2 | 98.1% | 1.85 | 0.6 | $152,657 | Above Moderate |
| Death Care Services | | 20% | $351 | $350,609 | 3.96 | $88,520 | 10,167 | $44,027 | $57,738 | 1.5 | 98.1% | 1.85 | 0.8 | $106,760 | Median |
| Legal Services | | 20% | $351 | $350,609 | 2.94 | $119,251 | 150,205 | $101,023 | $132,482 | 0.9 | 98.1% | 1.85 | 0.5 | $244,965 | Above Moderate |
| **Total per 1,000 Market Rate Households** | | | | | | | | | | **297.0** | | | **162.0** | | |

Source: 2022 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2017 Economic Census, American Community Survey; EPS.

[1] Percentage of income spent per category is based on the nationwide 2023 Consumer Expenditure Survey data for households at this income level. Note that the sum of the categories included in this analysis is well below the total expenditures of households at this income level, and thus represents a conservative estimate of job creation and housing impacts. Expenditure categories not incorporated due to data constraints include taxes, housing and lodging, most utilities, tobacco, health insurance, personal/ life insurance, cash contributions, and financing charges.
[2] Where multiple business types are likely to provide goods and services in the expenditure category, EPS has estimated the proportion accruing to each business type.
[3] 2023 expenditures are based on the estimated household income distributed based on the percent of income spent per the 2023 U.S. Consumer Expenditure Survey. Assumes a household income of $130,100, as shown in Table 3-7.
[4] 2017 wages converted to 2024 dollars using the CPI for the urban West from the BLS.
[5] BLS data indicates that 12.5% of retail/restaurant workers are age 16-19, but an average of only 1.9% of workers are 16-19 in other industries. EPS has assumed that such young workers do not form their own households.
[6] Based on US Census, 2022 ACS data for the City of Folsom.
[7] Part of the Utilities, Fuels, and Public Services category (includes natural gas, electricity, and telephone services). Natural gas, electricity, and telephone services not estimated because data was not available in the 2017 Economic Census.
[8] Note that average salary reported for architecture, engineering and related industries reflects the full range of employees within the industry, not solely professional and technical staff.

**Table A-12**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Worker Household Generation per 1,000 Market-Rate Units - Prototype 1**

| Item | Total Workers [1] | Total Worker Households [1] [2] | Households by Income Level [3] | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Extremely Low | Very Low | Low | Median | Moderate | Above Moderate |
| **Retail** | | | | | | | | |
| Unspecified Retail | 10.64 | 5.6 | 0.00 | 5.64 | 0.00 | 0.00 | 0.00 | 0.00 |
| Food & Beverage Stores | 67.89 | 40.7 | 0.00 | 40.68 | 0.00 | 0.00 | 0.00 | 0.00 |
| Food Services and Drinking Places | 208.27 | 110.4 | 110.45 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Health and Personal Care Stores | 9.71 | 5.1 | 0.00 | 0.00 | 5.15 | 0.00 | 0.00 | 0.00 |
| General Merchandise | 14.00 | 7.4 | 0.00 | 7.42 | 0.00 | 0.00 | 0.00 | 0.00 |
| Furniture and Home Furnishings Stores | 13.32 | 7.1 | 0.00 | 7.07 | 0.00 | 0.00 | 0.00 | 0.00 |
| Building Material and Garden Equipment and Supplies Dealers | 12.74 | 6.8 | 0.00 | 6.76 | 0.00 | 0.00 | 0.00 | 0.00 |
| Electronics and Appliance Stores | 21.48 | 11.4 | 0.00 | 11.39 | 0.00 | 0.00 | 0.00 | 0.00 |
| Clothing and Clothing Accessories Stores | 16.93 | 9.0 | 8.98 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Motor Vehicle and Parts Dealers | 26.46 | 14.0 | 0.00 | 0.00 | 14.03 | 0.00 | 0.00 | 0.00 |
| Gasoline Stations | 10.49 | 5.6 | 0.00 | 5.56 | 0.00 | 0.00 | 0.00 | 0.00 |
| Sporting Goods, Hobby, and Musical Instrument Stores | 22.58 | 12.0 | 11.98 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Miscellaneous Store Retailers | 23.08 | 12.2 | 0.00 | 12.24 | 0.00 | 0.00 | 0.00 | 0.00 |
| Non-store Retailers | 0.77 | 0.4 | 0.00 | 0.00 | 0.41 | 0.00 | 0.00 | 0.00 |
| **Arts, Entertainment, & Recreation** | 29.37 | 15.6 | 0.00 | 0.00 | 15.57 | 0.00 | 0.00 | 0.00 |
| **Medical/Health** | | | | | | | | |
| Ambulatory Health Care Services | 7.77 | 4.6 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4.62 |
| General Medical and Surgical Hospitals | 4.19 | 2.5 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.49 |
| Nursing and Residential Care Facilities | 23.14 | 13.8 | 0.00 | 13.76 | 0.00 | 0.00 | 0.00 | 0.00 |
| Social Assistance | 11.22 | 6.7 | 0.00 | 6.67 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Services** | | | | | | | | |
| Personal and Household Goods Repair and Maintenance | 46.92 | 27.7 | 0.00 | 27.65 | 0.00 | 0.00 | 0.00 | 0.00 |
| Services to Buildings and Dwellings | 27.92 | 16.6 | 0.00 | 0.00 | 0.00 | 16.60 | 0.00 | 0.00 |
| Waste Management and Remediation Services | 8.85 | 5.3 | 0.00 | 0.00 | 0.00 | 5.26 | 0.00 | 0.00 |
| Real Estate and Rental and Leasing | 2.72 | 1.6 | 0.00 | 0.00 | 1.62 | 0.00 | 0.00 | 0.00 |
| Personal Care Services | 24.58 | 14.6 | 14.62 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Dry Cleaning and Laundry Services | 2.78 | 1.5 | 0.00 | 1.48 | 0.00 | 0.00 | 0.00 | 0.00 |
| Vehicle Repair and Maintenance | 19.97 | 11.9 | 0.00 | 0.00 | 11.87 | 0.00 | 0.00 | 0.00 |
| Veterinary Services | 4.12 | 2.4 | 0.00 | 0.00 | 2.45 | 0.00 | 0.00 | 0.00 |
| Photographic Services | 2.15 | 1.3 | 0.00 | 1.28 | 0.00 | 0.00 | 0.00 | 0.00 |
| Educational Services | 56.27 | 33.5 | 0.00 | 33.45 | 0.00 | 0.00 | 0.00 | 0.00 |
| Accounting | 4.77 | 2.8 | 0.00 | 0.00 | 2.84 | 0.00 | 0.00 | 0.00 |
| Architectural, Engineering, and Related | 2.64 | 1.6 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.57 |
| Specialized Design Services | 2.94 | 1.7 | 0.00 | 0.00 | 0.00 | 0.00 | 1.75 | 0.00 |
| Death Care Services | 3.86 | 2.3 | 0.00 | 0.00 | 2.29 | 0.00 | 0.00 | 0.00 |
| Legal Services | 2.26 | 1.3 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.35 |
| **Government** | 38.78 | 23.5 | 0.00 | 0.00 | 2.00 | 0.37 | 1.73 | 19.41 |
| **Total Workers and Households per 1,000 HH** | **785.6** | **440.4** | **146.0** | **181.0** | **58.2** | **22.2** | **3.5** | **29.4** |
| Total Income-Qualified HH Generated Per 1,000 Market-Rate Units | | **440.4** | **146.0** | **181.0** | **58.2** | **22.2** | **3.5** | **29.4** |
| Total Income-Qualified HH Generated Per 100 Market-Rate Units | | **44.0** | **14.6** | **18.1** | **5.8** | **2.2** | **0.3** | **2.9** |

Source: 2022 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2017 Economic Census, American Community Survey; EPS.

[1] See Table A-8.
[2] Assumes 1.65 workers per worker household in the City of Folsom based on data from the Table B-1. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.
[3] Households for each industry by income level are counted only for the income level that the average household income falls within. See Table A-8 for income level by category.

**Table A-13**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Worker Household Generation per 1,000 Market-Rate Units - Prototype 2**

| Item | Total Workers [1] | Total Worker Households [1] [2] | Households by Income Level [3] | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Extremely Low | Very Low | Low | Median | Moderate | Above Moderate |
| **Retail** | | | | | | | | |
| Unspecified Retail | 8.27 | 3.9 | 0.00 | 3.91 | 0.00 | 0.00 | 0.00 | 0.00 |
| Food & Beverage Stores | 52.59 | 31.5 | 0.00 | 31.51 | 0.00 | 0.00 | 0.00 | 0.00 |
| Food Services and Drinking Places | 161.36 | 85.6 | 85.57 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Health and Personal Care Stores | 7.52 | 4.0 | 0.00 | 0.00 | 3.99 | 0.00 | 0.00 | 0.00 |
| General Merchandise | 10.84 | 5.8 | 0.00 | 5.75 | 0.00 | 0.00 | 0.00 | 0.00 |
| Furniture and Home Furnishings Stores | 10.32 | 5.5 | 0.00 | 5.47 | 0.00 | 0.00 | 0.00 | 0.00 |
| Building Material and Garden Equipment and Supplies Dealer | 9.87 | 5.2 | 0.00 | 0.00 | 5.24 | 0.00 | 0.00 | 0.00 |
| Electronics and Appliance Stores | 16.64 | 8.4 | 0.00 | 4.48 | 3.88 | 0.00 | 0.00 | 0.00 |
| Clothing and Clothing Accessories Stores | 13.12 | 7.0 | 0.00 | 6.96 | 0.00 | 0.00 | 0.00 | 0.00 |
| Motor Vehicle and Parts Dealers | 20.50 | 10.9 | 0.00 | 0.00 | 0.00 | 10.87 | 0.00 | 0.00 |
| Gasoline Stations | 8.13 | 4.3 | 0.00 | 4.31 | 0.00 | 0.00 | 0.00 | 0.00 |
| Sporting Goods, Hobby, and Musical Instrument Stores | 17.50 | 8.3 | 0.00 | 8.28 | 0.00 | 0.00 | 0.00 | 0.00 |
| Miscellaneous Store Retailers | 17.88 | 9.1 | 0.00 | 9.07 | 0.00 | 0.00 | 0.00 | 0.00 |
| Non-store Retailers | 0.59 | 0.3 | 0.00 | 0.00 | 0.31 | 0.00 | 0.00 | 0.00 |
| **Arts, Entertainment, & Recreation** | 22.75 | 12.1 | 0.00 | 0.00 | 12.07 | 0.00 | 0.00 | 0.00 |
| **Medical/Health** | | | | | | | | |
| Ambulatory Health Care Services | 6.02 | 3.6 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3.58 |
| General Medical and Surgical Hospitals | 3.25 | 1.9 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.93 |
| Nursing and Residential Care Facilities | 17.93 | 10.7 | 0.00 | 0.00 | 10.66 | 0.00 | 0.00 | 0.00 |
| Social Assistance | 8.70 | 5.2 | 0.00 | 5.17 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Services** | | | | | | | | |
| Personal and Household Goods Repair and Maintenance | 36.35 | 21.4 | 0.00 | 21.42 | 0.00 | 0.00 | 0.00 | 0.00 |
| Services to Buildings and Dwellings | 21.63 | 12.9 | 0.00 | 0.00 | 0.00 | 0.00 | 12.86 | 0.00 |
| Waste Management and Remediation Services | 6.85 | 4.1 | 0.00 | 0.00 | 0.00 | 0.00 | 4.08 | 0.00 |
| Real Estate and Rental and Leasing | 2.11 | 1.3 | 0.00 | 0.00 | 0.00 | 1.25 | 0.00 | 0.00 |
| Personal Care Services | 19.05 | 10.1 | 0.00 | 10.10 | 0.00 | 0.00 | 0.00 | 0.00 |
| Dry Cleaning and Laundry Services | 2.16 | 1.1 | 0.00 | 0.00 | 1.14 | 0.00 | 0.00 | 0.00 |
| Vehicle Repair and Maintenance | 15.47 | 9.2 | 0.00 | 0.00 | 9.20 | 0.00 | 0.00 | 0.00 |
| Veterinary Services | 3.19 | 1.7 | 0.00 | 0.00 | 0.00 | 1.69 | 0.00 | 0.00 |
| Photographic Services | 1.66 | 0.9 | 0.00 | 0.00 | 0.88 | 0.00 | 0.00 | 0.00 |
| Educational Services | 43.59 | 23.1 | 0.00 | 0.00 | 23.13 | 0.00 | 0.00 | 0.00 |
| Accounting | 3.70 | 2.0 | 0.00 | 0.00 | 0.00 | 1.96 | 0.00 | 0.00 |
| Architectural, Engineering, and Related | 2.05 | 1.1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.09 |
| Specialized Design Services | 2.28 | 1.2 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.21 |
| Death Care Services | 2.99 | 1.6 | 0.00 | 0.00 | 0.00 | 1.58 | 0.00 | 0.00 |
| Legal Services | 1.75 | 0.9 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.93 |
| **Government** | 38.78 | 23.5 | 0.00 | 0.00 | 2.00 | 0.37 | 1.73 | 19.41 |
| **Total Workers and Households per 1,000 HH** | **617.4** | **339.0** | **85.6** | **116.4** | **72.5** | **17.7** | **18.7** | **28.1** |
| Total Income-Qualified HH Generated Per 1,000 Market-Rate Units | | **339.0** | **85.6** | **116.4** | **72.5** | **17.7** | **18.7** | **28.1** |
| Total Income-Qualified HH Generated Per 100 Market-Rate Units | | **33.9** | **8.6** | **11.6** | **7.2** | **1.8** | **1.9** | **2.8** |

Source: 2022 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2017 Economic Census, American Community Survey; EPS.

[1] See Table A-9.
[2] Assumes 1.65 workers per worker household in the City of Folsom based on data from the Table B-1. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.
[3] Households for each industry by income level are counted only for the income level that the average household income falls within. See Table A-9 for income level by category.

**Table A-14**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Worker Household Generation per 1,000 Market-Rate Units - Prototype 3**

| Item | Total Workers [1] | Total Worker Households [1] [2] | Households by Income Level [3] | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Extremely Low | Very Low | Low | Median | Moderate | Above Moderate |
| **Retail** | | | | | | | | |
| Unspecified Retail | 6.52 | 3.1 | 0.00 | 3.09 | 0.00 | 0.00 | 0.00 | 0.00 |
| Food & Beverage Stores | 41.31 | 24.8 | 0.00 | 24.75 | 0.00 | 0.00 | 0.00 | 0.00 |
| Food Services and Drinking Places | 126.73 | 67.2 | 67.21 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Health and Personal Care Stores | 5.91 | 3.1 | 0.00 | 0.00 | 3.13 | 0.00 | 0.00 | 0.00 |
| General Merchandise | 8.52 | 4.5 | 0.00 | 4.52 | 0.00 | 0.00 | 0.00 | 0.00 |
| Furniture and Home Furnishings Stores | 8.11 | 4.3 | 0.00 | 4.30 | 0.00 | 0.00 | 0.00 | 0.00 |
| Building Material and Garden Equipment and Supplies Dealer | 7.75 | 4.1 | 0.00 | 0.00 | 4.11 | 0.00 | 0.00 | 0.00 |
| Electronics and Appliance Stores | 13.07 | 6.6 | 0.00 | 3.51 | 3.05 | 0.00 | 0.00 | 0.00 |
| Clothing and Clothing Accessories Stores | 10.30 | 5.5 | 0.00 | 5.46 | 0.00 | 0.00 | 0.00 | 0.00 |
| Motor Vehicle and Parts Dealers | 16.10 | 8.5 | 0.00 | 0.00 | 0.00 | 8.54 | 0.00 | 0.00 |
| Gasoline Stations | 6.38 | 3.4 | 0.00 | 3.39 | 0.00 | 0.00 | 0.00 | 0.00 |
| Sporting Goods, Hobby, and Musical Instrument Stores | 13.74 | 6.5 | 0.00 | 6.50 | 0.00 | 0.00 | 0.00 | 0.00 |
| Miscellaneous Store Retailers | 14.05 | 7.1 | 0.00 | 7.12 | 0.00 | 0.00 | 0.00 | 0.00 |
| Non-store Retailers | 0.47 | 0.2 | 0.00 | 0.00 | 0.25 | 0.00 | 0.00 | 0.00 |
| **Arts, Entertainment, & Recreation** | 17.87 | 9.5 | 0.00 | 0.00 | 9.48 | 0.00 | 0.00 | 0.00 |
| **Medical/Health** | | | | | | | | |
| Ambulatory Health Care Services | 4.73 | 2.8 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.81 |
| General Medical and Surgical Hospitals | 2.55 | 1.5 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.52 |
| Nursing and Residential Care Facilities | 14.08 | 8.4 | 0.00 | 0.00 | 8.37 | 0.00 | 0.00 | 0.00 |
| Social Assistance | 6.83 | 4.1 | 0.00 | 4.06 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Services** | | | | | | | | |
| Personal and Household Goods Repair and Maintenance | 28.55 | 16.8 | 0.00 | 16.83 | 0.00 | 0.00 | 0.00 | 0.00 |
| Services to Buildings and Dwellings | 16.99 | 10.1 | 0.00 | 0.00 | 0.00 | 0.00 | 10.10 | 0.00 |
| Waste Management and Remediation Services | 5.38 | 3.2 | 0.00 | 0.00 | 0.00 | 0.00 | 3.20 | 0.00 |
| Real Estate and Rental and Leasing | 1.65 | 1.0 | 0.00 | 0.00 | 0.00 | 0.98 | 0.00 | 0.00 |
| Personal Care Services | 14.96 | 7.9 | 0.00 | 7.94 | 0.00 | 0.00 | 0.00 | 0.00 |
| Dry Cleaning and Laundry Services | 1.69 | 0.9 | 0.00 | 0.00 | 0.90 | 0.00 | 0.00 | 0.00 |
| Vehicle Repair and Maintenance | 12.15 | 7.2 | 0.00 | 0.00 | 7.22 | 0.00 | 0.00 | 0.00 |
| Veterinary Services | 2.51 | 1.3 | 0.00 | 0.00 | 0.00 | 1.33 | 0.00 | 0.00 |
| Photographic Services | 1.31 | 0.7 | 0.00 | 0.00 | 0.69 | 0.00 | 0.00 | 0.00 |
| Educational Services | 34.24 | 18.2 | 0.00 | 0.00 | 18.17 | 0.00 | 0.00 | 0.00 |
| Accounting | 2.90 | 1.5 | 0.00 | 0.00 | 0.00 | 1.54 | 0.00 | 0.00 |
| Architectural, Engineering, and Related | 1.61 | 0.9 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.85 |
| Specialized Design Services | 1.79 | 0.9 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.95 |
| Death Care Services | 2.35 | 1.2 | 0.00 | 0.00 | 0.00 | 1.24 | 0.00 | 0.00 |
| Legal Services | 1.38 | 0.7 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.73 |
| **Government** | 38.78 | 23.5 | 0.00 | 0.00 | 2.00 | 0.37 | 1.73 | 19.41 |
| **Total Workers and Households per 1,000 HH** | **493.2** | **271.3** | **67.2** | **91.5** | **57.4** | **14.0** | **15.0** | **26.3** |
| Total Income-Qualified HH Generated Per 1,000 Market-Rate Units | | **271.3** | **67.2** | **91.5** | **57.4** | **14.0** | **15.0** | **26.3** |
| Total Income-Qualified HH Generated Per 100 Market-Rate Units | | **27.1** | **6.7** | **9.1** | **5.7** | **1.4** | **1.5** | **2.6** |

Source: 2022 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2017 Economic Census, American Community Survey; EPS.

[1] See Table A-10.
[2] Assumes 1.65 workers per worker household in the City of Folsom based on data from the Table B-1. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.
[3] Households for each industry by income level are counted only for the income level that the average household income falls within. See Table A-10 for income level by category.

**Table A-15**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Worker Household Generation per 1,000 Market-Rate Units - Prototype 4**

| Item | Total Workers [1] | Total Worker Households [1] [2] | Households by Income Level [3] | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Extremely Low | Very Low | Low | Median | Moderate | Above Moderate |
| **Retail** | | | | | | | | |
| Unspecified Retail | 4.30 | 2.0 | 0.00 | 2.04 | 0.00 | 0.00 | 0.00 | 0.00 |
| Food & Beverage Stores | 26.99 | 16.2 | 0.00 | 0.00 | 16.17 | 0.00 | 0.00 | 0.00 |
| Food Services and Drinking Places | 82.81 | 43.9 | 0.00 | 43.92 | 0.00 | 0.00 | 0.00 | 0.00 |
| Health and Personal Care Stores | 3.86 | 2.0 | 0.00 | 0.00 | 2.05 | 0.00 | 0.00 | 0.00 |
| General Merchandise | 5.57 | 3.0 | 0.00 | 2.95 | 0.00 | 0.00 | 0.00 | 0.00 |
| Furniture and Home Furnishings Stores | 5.30 | 2.8 | 0.00 | 0.00 | 2.81 | 0.00 | 0.00 | 0.00 |
| Building Material and Garden Equipment and Supplies Dealer | 5.07 | 2.7 | 0.00 | 0.00 | 2.69 | 0.00 | 0.00 | 0.00 |
| Electronics and Appliance Stores | 8.54 | 4.3 | 0.00 | 0.00 | 4.29 | 0.00 | 0.00 | 0.00 |
| Clothing and Clothing Accessories Stores | 6.73 | 3.6 | 0.00 | 3.57 | 0.00 | 0.00 | 0.00 | 0.00 |
| Motor Vehicle and Parts Dealers | 10.52 | 5.6 | 0.00 | 0.00 | 0.00 | 5.58 | 0.00 | 0.00 |
| Gasoline Stations | 4.17 | 2.2 | 0.00 | 2.21 | 0.00 | 0.00 | 0.00 | 0.00 |
| Sporting Goods, Hobby, and Musical Instrument Stores | 8.98 | 4.2 | 0.00 | 4.25 | 0.00 | 0.00 | 0.00 | 0.00 |
| Miscellaneous Store Retailers | 9.18 | 4.7 | 0.00 | 4.65 | 0.00 | 0.00 | 0.00 | 0.00 |
| Non-store Retailers | 0.30 | 0.2 | 0.00 | 0.00 | 0.16 | 0.00 | 0.00 | 0.00 |
| **Arts, Entertainment, & Recreation** | 11.68 | 6.2 | 0.00 | 0.00 | 6.19 | 0.00 | 0.00 | 0.00 |
| **Medical/Health** | | | | | | | | |
| Ambulatory Health Care Services | 3.09 | 1.8 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.84 |
| General Medical and Surgical Hospitals | 1.67 | 1.0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.99 |
| Nursing and Residential Care Facilities | 9.20 | 5.5 | 0.00 | 0.00 | 5.47 | 0.00 | 0.00 | 0.00 |
| Social Assistance | 4.46 | 2.7 | 0.00 | 0.00 | 2.65 | 0.00 | 0.00 | 0.00 |
| **Services** | | | | | | | | |
| Personal and Household Goods Repair and Maintenance | 18.65 | 11.0 | 0.00 | 11.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Services to Buildings and Dwellings | 11.10 | 6.6 | 0.00 | 0.00 | 0.00 | 0.00 | 6.60 | 0.00 |
| Waste Management and Remediation Services | 3.52 | 2.1 | 0.00 | 0.00 | 0.00 | 0.00 | 2.09 | 0.00 |
| Real Estate and Rental and Leasing | 1.08 | 0.6 | 0.00 | 0.00 | 0.00 | 0.64 | 0.00 | 0.00 |
| Personal Care Services | 9.77 | 5.2 | 0.00 | 5.19 | 0.00 | 0.00 | 0.00 | 0.00 |
| Dry Cleaning and Laundry Services | 1.11 | 0.6 | 0.00 | 0.00 | 0.59 | 0.00 | 0.00 | 0.00 |
| Vehicle Repair and Maintenance | 7.94 | 4.7 | 0.00 | 0.00 | 4.72 | 0.00 | 0.00 | 0.00 |
| Veterinary Services | 1.64 | 0.9 | 0.00 | 0.00 | 0.00 | 0.00 | 0.87 | 0.00 |
| Photographic Services | 0.85 | 0.5 | 0.00 | 0.00 | 0.45 | 0.00 | 0.00 | 0.00 |
| Educational Services | 22.37 | 11.9 | 0.00 | 0.00 | 11.87 | 0.00 | 0.00 | 0.00 |
| Accounting | 1.90 | 1.0 | 0.00 | 0.00 | 0.00 | 0.00 | 1.01 | 0.00 |
| Architectural, Engineering, and Related | 1.05 | 0.6 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.56 |
| Specialized Design Services | 1.17 | 0.6 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.62 |
| Death Care Services | 1.53 | 0.8 | 0.00 | 0.00 | 0.00 | 0.81 | 0.00 | 0.00 |
| Legal Services | 0.90 | 0.5 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.48 |
| **Government** | 38.78 | 23.5 | 0.00 | 0.00 | 2.00 | 0.37 | 1.73 | 19.41 |
| **Total Workers and Households per 1,000 HH** | **335.8** | **185.5** | **0.0** | **79.8** | **62.1** | **7.4** | **12.3** | **23.9** |
| Total Income-Qualified HH Generated Per 1,000 Market-Rate Units | | **185.5** | 0.00 | 79.8 | 62.1 | 7.4 | 12.3 | 23.9 |
| Total Income-Qualified HH Generated Per 100 Market-Rate Units | | **18.5** | 0.00 | 8.0 | 6.2 | 0.7 | 1.2 | 2.4 |

Source: 2022 Consumer Expenditure Survey, U.S. Bureau of Labor Statistics; 2017 Economic Census, American Community Survey; EPS.

[1] See Table A-11.
[2] Assumes 1.65 workers per worker household in the City of Folsom based on data from Table B-1. Includes a 12.5% discount for retail and 1.9% discount for other industries to account for workers under age 20.
[3] Households for each industry by income level are counted only for the income level that the average household income falls within. See Table A-11 for income level by category.

**Table A-16**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Representative Public-Sector Employment and Wages (2023$)**

| Item [1] | Assumptions | Sacramento MSA: Estimated Public Sector Empl. | Sacramento MSA: Public Sector Empl / 1,000 HH | Sacramento MSA: Sector Employee HH [2] | Sacramento MSA: Avg. Wage 2023$ | Sacramento MSA: Public Sector Employee HH Income [3] | Income Category |
|---|---|---|---|---|---|---|---|
| Sacramento-Roseville-Folsom MSA 2023 HH | 888,619 | | | | | | |
| **Occupations** | | | | | | | |
| Protective Service Occupations [4] | | 7,780 | 8.8 | 5.3 | $75,530 | $124,625 | Above Moderate |
| Education | | 2,930 | 3.3 | 2.0 | $49,590 | $81,824 | Low Income |
| Kindergarten Teachers, Except Special Education | | 300 | 0.3 | 0.2 | $87,530 | $144,425 | Above Moderate |
| Elementary School Teachers, Except Special Education | | 9,220 | 10.4 | 6.3 | $82,420 | $135,993 | Above Moderate |
| Secondary School Teachers, Except Special and Vocational Education | | 6,300 | 7.1 | 4.3 | $98,700 | $162,855 | Above Moderate |
| Special Education Teachers, Kindergarten and Elementary School | | 220 | 0.2 | 0.2 | $93,920 | $154,968 | Above Moderate |
| Special Education Teachers, Middle School | | 730 | 0.8 | 0.5 | $101,280 | $167,112 | Above Moderate |
| Special Education Teachers, Secondary School | | 850 | 1.0 | 0.6 | $100,710 | $166,172 | Above Moderate |
| Teachers and Instructors, All Other | | 3,060 | 3.4 | 2.1 | $77,810 | $128,387 | Above Moderate |
| Bus Drivers, School | | 540 | 0.6 | 0.4 | $53,880 | $88,902 | Median |
| Postal Service Clerks | | 470 | 0.5 | 0.3 | $60,380 | $99,627 | Moderate |
| Postal Service Mail Carriers | | 2,060 | 2.3 | 1.4 | $61,030 | $100,700 | Moderate |
| **Total** | | | **38.8** | **23.5** | | | |

Sources: Bureau of Labor Statistics; Occupational Employment Statistics; CA Employment Development Department; California Department of Finance; EPS.

[1] Not a comprehensive list of public sector employment. Rather a sampling of public sector jobs for which employment and wage data was available from the BLS.
[2] Total worker households derived assuming 1.65 workers per household based on the ACS 2023 estimates for the City of Folsom; 98.1% of workers assumed to be forming households.
[3] Household income assumes 1.65 workers per household.
[4] Protective Service Occupations includes firefighters and police officers.

**Table A-17**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Development Costs by Prototype: Maximum Supportable Fee**

| Item | Input Assumptions | For-Sale Prototype: Single-Family Detached Home (Low Density) | For-Sale Prototype: Single-Family Detached Home (Medium Density) | For-Sale Prototype: Single Family Attached Home (High Density) | Rental Prototype: Multifamily Apartments (High Density) |
|---|---|---|---|---|---|
| **Development Program Assumptions** | | | | | |
| Acreage | | 20.00 | 10.00 | 5.56 | 3.33 |
| Density/Acre | | 5 | 10 | 18 | 30 |
| Total Unit Count | | 100 | 100 | 100 | 100 |
| Gross Unit Size [1] | | 2,600 | 2,000 | 1,765 | 1,176 |
| Net Unit Size | | 2,600 | 2,000 | 1,500 | 1,000 |
| Number of Bedrooms | | 4 | 3 | 3 | 2 |
| Parking Spaces/Unit [2] | | 2 | 2 | 2 | 1.5 |
| **Cost Assumptions per Unit** | | | | | |
| Land Value/ Acre [3] | | $470,000 | $470,000 | $470,000 | $810,000 |
| Land Value (rounded) | | $9,400,000 | $4,700,000 | $2,611,000 | $2,700,000 |
| **Land Cost/ Unit [3]** | | **$94,000** | **$47,000** | **$26,110** | **$27,000** |
| *Direct Costs* | | | | | |
| Basic Site Work/Grading | $10 per land site sq. ft. | $48,100 | $37,000 | $32,647 | $21,765 |
| *Construction Costs/Gross SF [4]* | | *$150* | *$150* | *$150* | *$200* |
| Direct Construction Costs/Unit (rounded) | | $390,000 | $300,000 | $264,700 | $235,300 |
| Carport Parking Construction Cost/Unit [5] | $8,000 per space | $0 | $0 | $0 | $12,000 |
| **Subtotal, Direct Costs/Unit** | | **$438,100** | **$337,000** | **$297,347** | **$269,065** |
| *Indirect Costs* | | | | | |
| **Indirect Costs/Unit (rounded) [6]** | **12.0% of direct costs** | **$63,900** | **$40,400** | **$35,700** | **$32,300** |
| *Impact Fees* | | | | | |
| **Existing Affordable Housing In-Lieu Fee** | | **$154,856** | **$88,700** | **$53,730** | **$34,010** |
| Other Impact Fees (North of 50) | Table A-20 | $66,524 | $59,764 | $54,131 | $34,016 |
| Other Impact Fees (FPASP) | Table A-21 | $128,340 | $121,421 | $96,693 | $78,079 |
| **Total Impact Fees (North of 50) [7]** | | **$221,380** | **$148,464** | **$107,861** | **$68,026** |
| **Total Impact Fees (FPASP) [7]** | | **$283,196** | **$210,121** | **$150,423** | **$112,089** |
| *Financing + Developer Fee Costs* | | | | | |
| Interest (7.0%, 50% LTC, 50% Outstanding) [8] | | $12,659 | $9,203 | $7,716 | $6,464 |
| Fees (2.0% of loan amount) | | $7,234 | $5,259 | $4,409 | $3,694 |
| Developer Fee | 10.0% of direct costs | $74,327 | $54,033 | $45,303 | $37,955 |
| **Subtotal Financing + Developer Fee Costs** | | **$94,220** | **$68,494** | **$57,428** | **$48,113** |
| **Total Estimated Cost/Unit (rounded) (North of 50)** | | **$911,600** | **$641,400** | **$524,400** | **$444,500** |
| **Total Esitimated Cost/ Unit (rounded) (FPSAP)** | | **$973,400** | **$703,000** | **$567,000** | **$488,600** |

Source: Saylor Construction Costs 2023 Edition 2022 Construction Costs; City of Folsom; Production home developers in Folsom; EPS.

[1] Gross size per unit includes garage for single family attached units and common areas for high-density multifamily (assumed efficiency ratio of

[2] Parking assumption is consistent with the City's parking requirements for the prototype..

[3] Single family land value assumption based on 2024 appraisal for Folsom SPIF Public Land/ Parkland Equalization Fee. Multifamily land value assumption based on 2024 appraisal for Folsom CFD No.18 Bond sale.

[4] Construction cost estimates for single family (both attached and detached) ownership product is based on conversations with developers in Folsom Construction cost estimate for multifamily rental product is based on 2022 Saylor Construction Cost data, adjusted for inflation to 2024 dollars, and conversations with the BIA.

[5] Garage parking costs for the single family units is assumed to be included in the construction costs per gross square foot. The 1.5 parking spaces per multifamily unit are assumed to be covered carport spaces.

[6] Includes estimated costs for architecture and engineering; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; developer fee and contingency.

[7] See Table 3-9 for detail.

**Table A-18**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Development Costs by Prototype: Potential Updated Fee Scenario High % of Maximum**

| Item | Input Assumptions | For-Sale Prototype | | | Rental Prototype |
|---|---|---|---|---|---|
| | | Single-Family Detached Home (Low Density) | Single-Family Detached Home (Medium Density) | Single Family Attached Home (High Density) | Multifamily Apartments (High Density) |
| **Development Program Assumptions** | | | | | |
| Acreage | | 20.00 | 10.00 | 5.56 | 3.33 |
| Density/Acre | | 5 | 10 | 18 | 30 |
| Total Unit Count | | 100 | 100 | 100 | 100 |
| Gross Unit Size [1] | | 2,600 | 2,000 | 1,765 | 1,176 |
| Net Unit Size | | 2,600 | 2,000 | 1,500 | 1,000 |
| Number of Bedrooms | | 4 | 3 | 3 | 2 |
| Parking Spaces/Unit [2] | | 2 | 2 | 2 | 1.5 |
| **Cost Assumptions per Unit** | | | | | |
| Land Value/ Acre [3] | | $470,000 | $470,000 | $470,000 | $810,000 |
| Land Value (rounded) | | $9,400,000 | $4,700,000 | $2,611,000 | $2,700,000 |
| **Land Cost/ Unit [3]** | | **$94,000** | **$47,000** | **$26,110** | **$27,000** |
| *Direct Costs* | | | | | |
| Basic Site Work/Grading | $10 per land site sq. ft. | $48,100 | $37,000 | $32,647 | $21,765 |
| *Construction Costs/Gross SF [4]* | | *$150* | *$150* | *$150* | *$200* |
| Direct Construction Costs/Unit (rounded) | | $390,000 | $300,000 | $264,700 | $235,300 |
| Carport Parking Construction Cost/Unit [5] | $8,000 per space | $0 | $0 | $0 | $12,000 |
| **Subtotal, Direct Costs/Unit** | | **$438,100** | **$337,000** | **$297,347** | **$269,065** |
| *Indirect Costs* | | | | | |
| **Indirect Costs/Unit (rounded) [6]** | **12.0% of direct costs** | **$63,900** | **$40,400** | **$35,700** | **$32,300** |
| *Impact Fees* | | | | | |
| **Existing Affordable Housing In-Lieu Fee** | | **$30,966** | **$17,740** | **$10,740** | **$6,800** |
| Other Impact Fees (North of 50) | Table A-20 | $66,524 | $59,764 | $54,131 | $34,016 |
| Other Impact Fees (FPASP) | Table A-21 | $128,340 | $121,421 | $96,693 | $78,079 |
| **Total Impact Fees (North of 50) [7]** | | **$97,490** | **$59,764** | **$54,131** | **$34,016** |
| **Total Impact Fees (FPASP) [7]** | | **$159,306** | **$139,161** | **$107,433** | **$84,879** |
| *Financing + Developer Fee Costs* | | | | | |
| Interest (7.0%, 50% LTC, 50% Outstanding) [8] | | $11,573 | $9,040 | $7,708 | $6,759 |
| Fees (2.0% of loan amount) | | $6,613 | $5,166 | $4,405 | $3,862 |
| Developer Fee | 10.0% of direct costs | $61,768 | $45,137 | $39,929 | $34,600 |
| **Subtotal Financing + Developer Fee Costs** | | **$79,954** | **$59,342** | **$52,042** | **$45,222** |
| **Total Estimated Cost/Unit (rounded) (North of 50)** | | **$773,400** | **$543,500** | **$465,300** | **$407,600** |
| **Total Esitimated Cost/ Unit (rounded) (FPSAP)** | | **$835,300** | **$622,900** | **$518,600** | **$458,500** |

Source: Saylor Construction Costs 2023 Edition 2022 Construction Costs; City of Folsom Municipal Code; California HCD; CoStar; Weekly; local

[1] Gross size per unit includes garage for single family attached units and common areas for high-density multifamily (assumed efficiency ratio of 85%).

[2] Parking assumption is consistent with the City's parking requirements for the prototype..

[3] Single family land value assumption based on 2024 appraisal for Folsom SPIF Public Land/ Parkland Equalization Fee. Multifamily land value assumption based on 2024 appraisal for Folsom CFD No.18 Bond sale.

[4] Construction cost estimates for single family (both attached and detached) ownership product is based on conversations with developers. Construction cost estimate for multifamily rental product is based on 2022 Saylor Construction Cost data and adjusted for inflation to 2024 dollars.

[5] Garage parking costs for the single family units is assumed to be included in the construction costs per gross square foot. The 1.5 parking spaces per multifamily unit are assumed to be covered carport spaces.

[6] Includes estimated costs for architecture and engineering; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; developer fee and contingency.

[7] See Table 3-9 for detail.

**Table A-19**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Development Costs by Prototype: Potential Updated Fee Scenario Low % of Maximum**

| Item | Input Assumptions | For-Sale Prototype | | | Rental Prototype |
|---|---|---|---|---|---|
| | | Single-Family Detached Home (Low Density) | Single-Family Detached Home (Medium Density) | Single Family Attached Home (High Density) | Multifamily Apartments (High Density) |
| **Development Program Assumptions** | | | | | |
| Acreage | | 20.00 | 10.00 | 5.56 | 3.33 |
| Density/Acre | | 5 | 10 | 18 | 30 |
| Total Unit Count | | 100 | 100 | 100 | 100 |
| Gross Unit Size [1] | | 2,600 | 2,000 | 1,765 | 1,176 |
| Net Unit Size | | 2,600 | 2,000 | 1,500 | 1,000 |
| Number of Bedrooms | | 4 | 3 | 3 | 2 |
| Parking Spaces/Unit [2] | | 2 | 2 | 2 | 1.5 |
| **Cost Assumptions per Unit** | | | | | |
| Land Value/ Acre [3] | | $470,000 | $470,000 | $470,000 | $810,000 |
| Land Value (rounded) | | $9,400,000 | $4,700,000 | $2,611,000 | $2,700,000 |
| **Land Cost/ Unit [3]** | | **$94,000** | **$47,000** | **$26,110** | **$27,000** |
| *Direct Costs* | | | | | |
| Basic Site Work/Grading | $10 per land site sq. ft. | $48,100 | $37,000 | $32,647 | $21,765 |
| *Construction Costs/Gross SF [4]* | | *$150* | *$150* | *$150* | *$200* |
| Direct Construction Costs/Unit (rounded) | | $390,000 | $300,000 | $264,700 | $235,300 |
| Carport Parking Construction Cost/Unit [5] | $8,000 per space | $0 | $0 | $0 | $12,000 |
| **Subtotal, Direct Costs/Unit** | | **$438,100** | **$337,000** | **$297,347** | **$269,065** |
| *Indirect Costs* | | | | | |
| **Indirect Costs/Unit (rounded) [6]** | **12.0% of direct costs** | **$63,900** | **$40,400** | **$35,700** | **$32,300** |
| *Impact Fees* | | | | | |
| **Existing Affordable Housing In-Lieu Fee** | | **$7,800** | **$6,000** | **$3,750** | **$0** |
| Other Impact Fees (North of 50) | Table A-20 | $66,524 | $59,764 | $54,131 | $34,016 |
| Other Impact Fees (FPASP) | Table A-21 | $128,340 | $121,421 | $96,693 | $78,079 |
| **Total Impact Fees (North of 50) [7]** | | **$74,324** | **$65,764** | **$57,881** | **$34,016** |
| **Total Impact Fees (FPASP) [7]** | | **$136,140** | **$127,421** | **$100,443** | **$78,079** |
| *Financing + Developer Fee Costs* | | | | | |
| Interest (7.0%, 50% LTC, 50% Outstanding) [8] | | $11,167 | $8,834 | $7,586 | $6,640 |
| Fees (2.0% of loan amount) | | $6,381 | $5,048 | $4,335 | $3,794 |
| Developer Fee | 10% | $59,387 | $45,705 | $40,285 | $34,582 |
| **Subtotal Financing + Developer Fee Costs** | | **$76,936** | **$59,587** | **$52,206** | **$45,016** |
| **Total Estimated Cost/Unit (rounded) (North of 50)** | | **$747,300** | **$549,800** | **$469,200** | **$407,400** |
| **Total Esitimated Cost/ Unit (rounded) (FPSAP)** | | **$809,100** | **$611,400** | **$511,800** | **$451,500** |

Source: Saylor Construction Costs 2023 Edition 2022 Construction Costs; City of Folsom Municipal Code; California HCD; CoStar; Weekly; local developers;

[1] Gross size per unit includes garage for single family attached units and common areas for high-density multifamily (assumed efficiency ratio of 85%).
[2] Parking assumption is consistent with the City's parking requirements for the prototype..
[3] Single family land value assumption based on 2024 appraisal for Folsom SPIF Public Land/ Parkland Equalization Fee. Multifamily land value
[4] Construction cost estimates for townhome and condominium ownership product is based on conversations with developers. Construction cost estimate for multifamily rental product is based on 2022 Saylor Construction Cost data and adjusted for inflation to 2024 dollars.
[5] Garage parking costs for the single family units is assumed to be included in the construction costs per gross square foot. The 1.5 parking spaces per multifamily unit are assumed to be covered carport spaces.
[6] Includes estimated costs for architecture and engineering; project management; appraisal and market study; marketing, commissions, and general administration; financing and charges; insurance; developer fee and contingency.
[7] See Table 3-9 for detail.

**Table A-20**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Development Impact Fee Summary: North of 50**

| Item | Single Family Residential | | | Multifamily Unit |
|---|---|---|---|---|
| | Detached LD | Detached MD | Attached HD | |
| Unit Size (sq. ft.) | 2,600 | 2,000 | 1,500 | 1,000 |
| Lot Size (sq. ft.) | 6,970 | 3,485 | 1,936 | 17,424 |
| Building Valuation [1] | $469,424 | $367,970 | $283,425 | $198,880 |
| Zoning | SFHD | SFHD | MLD | MHD |
| **Processing Fees per Unit [1]** | | | | |
| Building Permit | $3,823 | $3,076 | $2,454 | $1,832 |
| Plan Check | $150 | $150 | $150 | $150 |
| Plan Review Fee | $30 | $30 | $30 | $30 |
| Processing Fee | $77 | $77 | $77 | $77 |
| CASP Training Fund Fee | $4 | $4 | $4 | $4 |
| City General Plan Fee | $199 | $161 | $130 | $99 |
| Master Plan Plan Check Fee | $30 | $30 | $30 | $30 |
| Poduction Permit Intake Plan Check Fee | $400 | $400 | $400 | $400 |
| Poduction Permit Fee for Fire Submittals | $460 | $460 | $460 | $460 |
| State Disability Access Fee | $0 | $0 | $0 | $0 |
| California Building Standards Commission (CBSC) Fe | $19 | $19 | $19 | $19 |
| Strong Motion Instrumentation Fee | $61 | $61 | $61 | $61 |
| Business License Fee | $25 | $25 | $25 | $25 |
| General Plan Update Fee | $8 | $8 | $8 | $8 |
| **Subtotal Processing Fees per Unit** | **$5,285** | **$4,501** | **$3,848** | **$3,194** |
| **Citywide Impact Fees** | | | | |
| Roads | $9,115 | $9,115 | $9,115 | $661 |
| Water | $1,148 | $1,148 | $1,148 | $618 |
| Water Connection | $3,916 | $3,916 | $3,916 | $2,545 |
| Water Meter Fee | $349 | $349 | $349 | $349 |
| Sewer | $1,250 | $1,250 | $1,250 | $1,250 |
| Drainage | $1,208 | $1,208 | $1,208 | $1,208 |
| General Capital | $1,860 | $1,860 | $1,860 | $1,860 |
| Fire | $1,265 | $1,265 | $1,265 | $1,223 |
| Police | $700 | $700 | $700 | $794 |
| Park Equipment | $109 | $109 | $109 | $109 |
| Transportation Management Fee | $35 | $35 | $35 | $25 |
| Citywide Parks | $8,199 | $8,199 | $8,199 | $5,446 |
| Light Rail | $844 | $844 | $844 | $580 |
| Solid Waste | $422 | $422 | $422 | $422 |
| Waste Management Admin | $21 | $21 | $21 | $5 |
| School Impact Mitigation Fee | $45 | $45 | $45 | $45 |
| **Inclusionary Housing In-Lieu Fee [2]** | **-** | **-** | **-** | **-** |
| **Subtotal Citywide Impact Fees per Unit** | **$30,486** | **$30,486** | **$30,486** | **$17,140** |

**Table A-20**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Development Impact Fee Summary: North of 50**

| Item | Single Family Residential | | | Multifamily Unit |
|---|---|---|---|---|
| | Detached LD | Detached MD | Attached HD | |
| Unit Size (sq. ft.) | 2,600 | 2,000 | 1,500 | 1,000 |
| Lot Size (sq. ft.) | 6,970 | 3,485 | 1,936 | 17,424 |
| Building Valuation [1] | $469,424 | $367,970 | $283,425 | $198,880 |
| Zoning | SFHD | SFHD | MLD | MHD |
| **Other Agency Impact Fees** | | | | |
| Sacramento Transportation Authority (STA) Measure | $1,574 | $1,574 | $1,574 | $1,260 |
| Regional SAN Sewer Fee [3] | $3,283 | $3,283 | $3,283 | $2,462 |
| Folsom Cordova USD School Facilities Fee | $25,896 | $19,920 | $14,940 | $9,960 |
| **Subtotal Other Agency Fees** | **$30,753** | **$24,777** | **$19,797** | **$13,682** |
| **Total Fee Summary** | | | | |
| Processing Fees | $5,285 | $4,501 | $3,848 | $3,194 |
| Citywide Impact Fees | $30,486 | $30,486 | $30,486 | $17,140 |
| Other Agency Fees | $30,753 | $24,777 | $19,797 | $13,682 |
| **Total** | **$66,524** | **$59,764** | **$54,131** | **$34,016** |

Source: City of Folsom; Folsom Cordova USD; Regional SAN; Goodwin Consulting Group; EPS.

[1] Processing fees exclude mechanical, electrical, plumbing and other similar review fees.
[2] The existing City of Folsom Inclusionary Housing Fee is excluded from this calculation.
[3] Assumes development north of Highway 50 pays Regional San impact fees for infill development.

**Table A-21**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Development Impact Fee Summary: FPASP**

| Item | Single Family Residential | | | Multifamily Unit |
|---|---|---|---|---|
| | Detached LD | Detached MD | Attached HD | |
| Unit Size (sq. ft.) | 2,600 | 2,000 | 1,500 | 1,000 |
| Lot Size (sq. ft.) | 6,970 | 3,485 | 1,936 | 1,162 |
| Building Valuation [1] | $469,424 | $367,970 | $283,425 | $198,880 |
| Zoning | SFHD | SFHD | MLD | MHD |
| **Processing Fees per Unit [1]** | | | | |
| Building Permit | $3,823 | $3,076 | $2,454 | $1,832 |
| Plan Check | $150 | $150 | $150 | $150 |
| Plan Review Fee | $30 | $30 | $30 | $30 |
| Processing Fee | $77 | $77 | $77 | $77 |
| CASP Training Fund Fee | $4 | $4 | $4 | $4 |
| City General Plan Fee | $199 | $161 | $130 | $99 |
| Master Plan Plan Check Fee | $30 | $30 | $30 | $30 |
| Poduction Permit Intake Plan Check Fee | $400 | $400 | $400 | $400 |
| Poduction Permit Fee for Fire Submittals | $460 | $460 | $460 | $460 |
| State Disability Access Fee | $0 | $0 | $0 | $0 |
| California Building Standards Commission (CBSC) Fee | $19 | $19 | $19 | $19 |
| Strong Motion Instrumentation Fee | $61 | $61 | $61 | $61 |
| Business License Fee | $25 | $25 | $25 | $25 |
| General Plan Update Fee | $8 | $8 | $8 | $8 |
| **Subtotal Processing Fees per Unit** | **$5,285** | **$4,501** | **$3,848** | **$3,194** |
| **Citywide Impact Fees** | | | | |
| Transportation Management Fee | $35 | $35 | $35 | $25 |
| School Impact Mitigation Fee | $45 | $45 | $45 | $45 |
| Water Meter Fee | $384 | $384 | $384 | $384 |
| General Park Equipment Fee | $99 | $99 | $99 | $99 |
| **Inclusionary Housing In-Lieu Fee [2]** | **-** | **-** | **-** | **-** |
| **Subtotal Citywide Impact Fees per Unit** | **$563** | **$563** | **$563** | **$553** |
| **Other Agency Impact Fees** | | | | |
| Sacramento Transportation Authority (STA) Measure A [2] | $1,765 | $1,605 | $1,480 | $1,354 |
| Regional SAN Sewer Fee [2] | $6,479 | $6,479 | $6,479 | $4,859 |
| Folsom Cordova USD School Facilities Fee | $25,896 | $19,920 | $14,940 | $9,960 |
| Subtotal Other Agency Fees | **$34,140** | **$28,004** | **$22,899** | **$16,173** |
| **TOTAL CITY/COUNTY/SPECIAL DISTRICT FEES PER UNIT** | **$39,988** | **$33,068** | **$27,310** | **$19,920** |

**Table A-21**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Development Impact Fee Summary: FPASP**

| Item | Single Family Residential | | | Multifamily Unit |
|---|---|---|---|---|
| | Detached LD | Detached MD | Attached HD | |
| Unit Size (sq. ft.) | 2,600 | 2,000 | 1,500 | 1,000 |
| Lot Size (sq. ft.) | 6,970 | 3,485 | 1,936 | 1,162 |
| Building Valuation [1] | $469,424 | $367,970 | $283,425 | $198,880 |
| Zoning | SFHD | SFHD | MLD | MHD |
| **PLAN AREA FEES PER UNIT** | | | | |
| ***Folsom Plan Area Specific Plan (FPASP) Fees*** | | | | |
| General Capital Facilities Fee [3] | $1,550 | $1,550 | $1,275 | $1,275 |
| Library | $391 | $391 | $260 | $260 |
| Municipal Center | $712 | $712 | $474 | $474 |
| Police [3] | $471 | $471 | $532 | $532 |
| Fire [3] | $1,325 | $1,325 | $1,283 | $1,283 |
| Parks [3] | $10,077 | $10,077 | $6,696 | $6,696 |
| Trails [3] | $1,993 | $1,993 | $1,323 | $1,323 |
| ***Subtotal Folsom Plan Area Specific Plan (FPASP) Fees*** | **$16,519** | **$16,519** | **$11,843** | **$11,843** |
| ***FPASP Stand Alone Fees*** | | | | |
| Solid Waste | $627 | $627 | $417 | $417 |
| Corp Yard | $1,010 | $1,010 | $608 | $219 |
| Transit | $1,599 | $1,599 | $1,439 | $1,198 |
| Highway 50 Improvement Fee | $1,549 | $1,549 | $1,394 | $1,162 |
| Highway 50 Interchange Fee | $3,149 | $3,149 | $2,833 | $2,363 |
| Sacramento County TDF | $6,048 | $6,048 | $5,445 | $4,539 |
| ***Subtotal City of Folsom FPASP Stand Alone Fees*** | **$13,982** | **$13,982** | **$12,136** | **$9,898** |
| ***Specific Plan Infrastructure Fees (SPIF)*** | | | | |
| On- and Off-Site Roadways [3] | $16,983 | $16,983 | $15,258 | $12,737 |
| Dry Utilities | $4,072 | $4,072 | $3,054 | $3,054 |
| On-Site Water [3] | $11,898 | $11,898 | $7,396 | $5,788 |
| Off-Site Water | $1,075 | $1,075 | $668 | $523 |
| Recycled Water | $3,320 | $3,320 | $2,064 | $1,615 |
| Drainage | $7,577 | $7,577 | $7,920 | $4,347 |
| Sewer [3] | $2,692 | $2,692 | $2,019 | $2,019 |
| Habitat Mitigation | $1,040 | $1,040 | $725 | $298 |
| Administration | $1,460 | $1,460 | $1,174 | $911 |
| ***Subtotal Specific Plan Infrastructure Fees (SPIF)*** | **$50,117** | **$50,117** | **$40,278** | **$31,292** |
| ***SPIF Parkland Equalization Fee [4]*** | $6,682 | $6,682 | $4,439 | $4,439 |
| ***SPIF Public Facility Land Equalization Fee [4]*** | $1,053 | $1,053 | $687 | $687 |
| **TOTAL PLAN AREA FEES PER UNIT** | **$88,353** | **$88,353** | **$69,383** | **$58,159** |

**Table A-21**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Development Impact Fee Summary: FPASP**

| Item | Single Family Residential | | | Multifamily Unit |
|---|---|---|---|---|
| | Detached LD | Detached MD | Attached HD | |
| Unit Size (sq. ft.) | 2,600 | 2,000 | 1,500 | 1,000 |
| Lot Size (sq. ft.) | 6,970 | 3,485 | 1,936 | 1,162 |
| Building Valuation [1] | $469,424 | $367,970 | $283,425 | $198,880 |
| Zoning | SFHD | SFHD | MLD | MHD |
| **Fee Summary** | | | | |
| Processing Fees | $5,285 | $4,501 | $3,848 | $3,194 |
| Citywide Impact Fees | $563 | $563 | $563 | $553 |
| Other Agency Fees | $34,140 | $28,004 | $22,899 | $16,173 |
| FPASP Fees | $88,353 | $88,353 | $69,383 | $58,159 |
| **Total** | **$128,340** | **$121,421** | **$96,693** | **$78,079** |

Source: City of Folsom; Folsom Cordova USD; Regional SAN; EPS.

[1] Processing fees exclude mechanical, electrical, plumbing and other similar review fees.
[2] The existing City of Folsom Inclusionary Housing Fee is excluded from this calculation.
[3] These fees replace existing City fees.
[4] The SPIF Equalization Fees are based on the fair share dedication of land for parkland and public facilities (e.g., water storage tanks, transit facilities). These fees vary based on a developer's dedication of parkland or public facility land.

# Appendix B: Assumptions and Sources

Table B-1 Assumptions and Sources ..... B-1

**Table B-1**
**City of Folsom**
**Inclusionary Housing In-Lieu Fee and Nexus Study**
**Assumptions and Sources**

| Item | Total | Unit | Source |
|---|---|---|---|
| **Demographic Assumptions** | | | |
| Total Population | 80,585 | persons | DOF 2024 |
| Total Employed (Workers) | 42,183 | persons | American Community Survey 1-Year Estimates 2023 |
| Households | 32,761 | households | American Community Survey 1-Year Estimates 2023 |
| Households with Earnings | 25,559 | households | American Community Survey 1-Year Estimates 2023 |
| Workers per Household with Workers | 1.65 | persons | American Community Survey 1-Year Estimates 2023 |
| Persons per Working Household | 3.15 | persons | American Community Survey 1-Year Estimates 2023 |
| Folsom Workers Living in Folsom | 7,235 | of workers | US Census Bureau "On The Map" 2022 data |
| **Employment Density Assumptions** | | | |
| Commercial/Retail | 450 | sq. ft. per employee | EPS; based on typical industry employment densities |
| Hotel | 750 | sq. ft. per employee | EPS; based on typical industry employment densities |
| Manufacturing | 600 | sq. ft. per employee | EPS; based on typical industry employment densities |
| Office | 250 | sq. ft. per employee | EPS; based on typical industry employment densities |
| Warehouse | 1,000 | sq. ft. per employee | EPS; based on typical industry employment densities |

Sources: DOF 2024; U.S. Census American Community Survey 1-Year Estimates 2023; US Census Bureau "On The Map" 2022; EPS.

# Attachment 4

# List of Inclusionary Housing Fees

# FOLSOM PLAN AREA DEVELOPMENT IMPACT FEES AND PERMIT FEES

**Inclusionary Housing Fees**

**Broadstone Estates**

Broadstone Estates

| | |
|---|---|
| The Trails | $ 9,259.9 |
| Shawood Lots 41-81 | $ 11,648.0 |

**Enclave at Folsom Ranch**

| | |
|---|---|
| Enclave at Folsom Ranch | $ 6,004.1 |

**Mangini Ranch**

| | |
|---|---|
| Mangini Ranch - Phase 1 Village 01 | $ 4,590.0 |
| Mangini Ranch - Phase 1 Village 02 | $ 4,800.0 |
| Mangini Ranch - Phase 1 Village 03 (Brookstone) | $ 7,989.9 |
| Mangini Ranch - Phase 1 Village 04 (Waterstone) | $ 6,380.0 |
| Mangini Ranch - Phase 1 Village 05 (Brookstone) | $ 7,989.9 |
| Mangini Ranch - Phase 1 Village 06 | |
| Cobalt, Indigo, Iris, Skye, Sapphire, Azure | $ 5,700.0 |
| Mangini Ranch - Phase 1 Village 07 (Dakota) | $ 5,990.0 |
| Mangini Ranch - Phase 1 Village 08 | $ 6,300.0 |
| Mangini Ranch - Phase 1 Village 09 (Copperwood) | $ 6,010.0 |
| Mangini Ranch - Phase 1 Village 10 (Creekstone) | $ 6,289.9 |
| Mangini Ranch - Phase 2 Village 01 | |
| Lonestar | $ 7,155.0 |
| Eastwood | $ 6,360.0 |
| Mangini Ranch - Phase 2 Village 02 | |
| Lonestar | $ 7,155.0 |
| Eastwood | $ 6,360.0 |
| Mangini Ranch - Phase 2 Village 03 (Oakwood) | $ 6,559.9 |
| Mangini Ranch - Phase 2 Village 04 (Soleil) | $ 6,539.9 |
| Mangini Ranch - Phase 2 Village 05 | $ 6,559.9 |
| Mangini Ranch - Phase 2 Village 06 | $ 6,559.9 |
| Mangini Ranch - Phase 2 Village 07 (Legacy) | $ 6,960.9 |
| Mangini Ranch - Phase 2 Village 08 (Soleil) | $ 6,539.9 |
| Mangini Ranch - Phase 2 Village 10 (Rockcress) | $ 6,329.9 |
| Mangini Ranch - Phase 3 Village 01 (Encore) | $ 6,300.0 |
| Mangini Ranch - Phase 3 Village 02 | |
| Encore | $ 6,300.0 |
| Legends | $ 6,650.0 |
| Mangini Ranch - Phase 3 Village 03 | |
| Encore | $ 6,300.0 |
| Legends | $ 6,650.0 |
| Mangini Ranch - Phase 3 Village 04 (Debut) | $ 5,700.0 |
| Mangini Ranch 1C Village 1 | |
| Lariat | $ 5,415.7 |
| Canterly | $ 4,959.9 |
| Mangini Ranch 1C Village 2 | |
| Lariat | $ 5,415.7 |
| Canterly | $ 4,959.9 |
| Mangini Ranch 1C Village 3 (Lariat) | $ 5,759.9 |
| Mangini Ranch 1C Village 4 (Rockcress II) | $ 5,859.9 |

**The Preserve at Folsom Ranch**

The Preserve at Folsom Ranch - Phase 3A

| | |
|---|---|
| Heritage Tra | $ 9,899.9 |
| Oak Trails | $ 8,999.9 |

**Regency at Folsom**

Regency at Folsom

| | |
|---|---|
| Sequoia | $ 5,849.95 |
| Redwood | $ 6,399.95 |
| Mendocino | $ 6,749.95 |
| Shasta | $ 7,149.95 |
| Tahoe | $ 8,559.95 |

**Russell Ranch**

| | |
|---|---|
| Russell Ranch - Phase 1 Village 01 (Gold Hills) | $ 9,850.00 |
| Russell Ranch - Phase 1 Village 02 | $ 9,800.00 |
| Russell Ranch - Phase 1 Village 03 (Silvercrest) | $ 11,570.19 |
| Russell Ranch - Phase 1 Village 04 (Steel Canyon) | $ 5,849.50 |
| Russell Ranch - Phase 1 Village 05 (Silvercrest) | $ 7,230.00 |
| Russell Ranch - Phase 1 Village 06 (Iron Ridge) | $ 7,185.00 |
| Russell Ranch - Phase 1 Village 07 (Silvercrest) | $ 8,379.90 |
| Russell Ranch - Phase 1 Village 08 (Iron Ridge) | $ 5,690.00 |
| Russell Ranch - Phase 2 Village 01 | |
| Silver Knoll | $ 6,900.00 |
| Sterling Hills | $ 6,900.00 |
| Russell Ranch - Phase 2 Village 02 | |
| Silver Knoll | $ 6,900.00 |
| Sterling Hills | $ 6,900.00 |
| Russell Ranch - Phase 2 Village 03 | $ 7,199.90 |
| Russell Ranch - Phase 2 Village 04 | |
| Silver Knoll | $ 6,900.00 |
| Sterling Hills | $ 6,900.00 |
| Russell Ranch - Phase 3 | |
| Brass | $ 7,700.00 |
| Gold Cliff | $ 8,500.00 |
| Platinum Peak | $ 9,620.00 |

**White Rock Springs Ranch**

| | |
|---|---|
| White Rock Springs Ranch Carr Trust (Mesa) | $ 6,739.50 |
| White Rock Springs Ranch Phase 1 Village 1 (Ladera) | $ 6,739.50 |
| White Rock Springs Ranch Phase 2 Village 2 | |
| · Stone Bluf | $ 6,999.50 |
| White Rock Springs Ranch Phase 2 Village 3 | |
| · Stone Bluf | $ 6,999.50 |
| White Rock Springs Ranch Phase 2 Village 4 (Aster) | $ 8,136.85 |
| White Rock Springs Ranch Phase 2 Village 5 (Lunaria) | $ 8,600.00 |
| White Rock Springs Ranch Phase 2 Village 6 | $ 8,600.00 |
| White Rock Springs Ranch Phase 2 Village 7 (Aster) | $ 8,136.85 |
| White Rock Springs Ranch Phase 1 Village 8 | |
| Stone Haven | $ 8,400.00 |
| Sycamore Creek (JMC Homes) | $ 11,429.90 |
| Lonestar | $ 5,855.00 |
| Eastwood | $ 5,110.00 |
| White Rock Springs Ranch Phase 1 Village 9 | |
| Stone Haven | $ 8,400.00 |
| Sycamore Creek (JMC Homes) | $ 11,429.90 |
| Lonestar | $ 5,855.00 |
| Eastwood | $ 5,110.00 |

**Mangini Ranch Lot 14**

| | |
|---|---|
| Sendero | $ 4,979.90 |

# Attachment 5

# Alternative Fee Structure Considerations

## Alternative Fee Structure Considerations

The following three alternative fee structure options were outlined in the Planning Commission Staff Report and presented to the Planning Commission at the November 19, 2025 hearing.

### Option 1: Retain Current Fee Structure with Third-Party Administration

Under this option, the City would retain the existing fee structure but engage a third-party consultant to administer key components of the in-lieu fee program. The consultant would be responsible for verifying fee calculations, collecting subdivision-specific sales data, and conducting annual reviews to confirm that pricing has not fluctuated more than 10%. Developers would pay an administrative fee to cover the cost of third-party fee establishment and ongoing monitoring.

Given that many consulting firms have greater expertise in market analysis, this approach could improve the accuracy and consistency of fee assessments. Staff recommends a flat administrative fee supplemented by a per-unit charge, recognizing that larger subdivisions may require multi-year monitoring. For example, a 50-unit subdivision may be completed within two years, while a 100-unit project could span three years or more, necessitating additional monitoring.

While this approach would reduce the analytical burden on City staff, staff would still be responsible for processing deed restrictions, tracking individual fees by subdivision, manually entering data into the system, and managing the consultants as well as reviewing and processing their invoices. Staff has contacted several consulting firms to explore the feasibility of this service model and to obtain preliminary cost estimates.

### Option 2: Retain Current Fee Structure with Collection at Certificate of Occupancy

This option would retain the existing fee structure but shift the timing of fee collection to the issuance of the certificate of occupancy (COO). Under this approach, the fee would be based on the actual sales price, as originally intended by the ordinance, eliminating the need for market analysis and potentially removing the need for third-party consultant involvement.

However, this method presents several operational challenges. The City does not typically collect fees at the time of COO, making this approach inconsistent with current fee collection practices. It would also still require staff to manually enter fee data into the tracking system and ensure timely collection for each subdivision, increasing the risk of errors and adding to the administrative burden.

Another option that could benefit the City is to collect the full in-lieu fee for the entire subdivision at the time of the first COO. This approach would reduce the administrative burden by eliminating the need for annual reviews and avoiding manual fee entry for each individual building permit. It would also simplify tracking and improve efficiency.

A key advantage of this method is that it would provide the City with full fee revenue upfront, enabling earlier allocation of funds toward gap financing for affordable housing projects. This

could help accelerate project delivery and increase the effectiveness of available resources, even without capturing future market appreciation. However, this approach may present challenges from the development community's perspective. Developers are often reluctant to pay in-lieu fees upfront, particularly prior to generating revenue from home sales during early phases of construction.

**Option 3: Transition to Square-Foot-Based Fee with Sliding Scale**

This option proposes moving forward with a square-foot-based in-lieu fee structure, but implementing it on a sliding scale to address concerns raised by the development community. Developers have explained that under a flat square-foot fee model, larger homes bear a disproportionately higher cost, even though the affordability impact may not scale linearly with home size.

Under the City's current practice—where the in-lieu fee is calculated as one percent of the lowest priced unit in a subdivision—the resulting fee structure functions as a de facto sliding scale. Smaller homes tend to pay a higher fee per square foot than larger homes – approximately $4 per square foot for smaller homes compared to about $2.30 per square foot for large homes. This outcome differs from most commonly used methodologies and best practices, which typically assign higher fees to larger homes based on their greater impact on housing affordability. In addition, it is not consistent with the findings of EPS' study which identifies that larger homes generate more low wage jobs and therefore a greater need for affordable housing units compared with smaller homes.

The proposed three dollar per square foot rate for single-family units reflects a blended average based on historical data. Compared to the current one percent model, this approach would lower the fee for smaller units and increase it for larger homes. For subdivisions with a mix of unit sizes, the overall fee burden is expected to remain relatively consistent, and total revenue generated should align with current levels. If the fee were reduced for larger homes, an increase for smaller homes would likely be needed to maintain that balance.

In reviewing examples of formal sliding scale fee structures for single-family units, staff identified one California jurisdiction—Oakland—that applies a tiered housing impact fee based on unit size. According to Oakland's adopted fee schedule:

- Units under 750 square feet are charged a lower fee.
- Units between 750 and 2,500 square feet are charged a mid-range fee.
- Units over 2,500 square feet are charged the highest fee.

Oakland's structure assumes that larger homes generate greater demand for public infrastructure and affordable housing and is supported by its nexus analysis.

While a sliding scale structure is not typically supported by current nexus methodologies, the City could further evaluate this approach if there is policy interest and if developers or stakeholders can identify additional examples or provide supporting rationale. If a sliding scale for single-family units is proposed, additional analysis would be needed to ensure it maintains overall revenue levels, aligns with nexus findings, and supports the City's broader housing goals. Introducing a

sliding scale would also add modest complexity to the proposed fee structure, resulting in three separate fee categories (based on size): two for single-family units and one for multi-family for-sale units.

**Note:** Under the proposed square foot–based fee model, larger multi-generational homes with attached accessory dwelling units (ADUs) that are 750 square feet or less may exclude the ADU square footage from the in-lieu fee calculation, in accordance with State ADU law. This exclusion would result in a lower fee for those housing units and supports the City's goal of encouraging the development of lower-income housing opportunities.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | Old Business |
| **SUBJECT:** | Resolution No. 11522 - A Resolution Authorizing the City Manager to Execute a Professional Services and Consultant Agreement with Romo Studios, LLC for a Not-to-Exceed Amount of $279,730 (Grant Funds) for the Fabrication, Installation, and Construction of Hello, I'm Johnny Cash on the Johnny Cash Trail Art Experience (PK1502) from California Department of Parks & Recreation Budget Act of 2023 Grant Funds and Acceptance of Grant and Appropriation of Funds |
| **FROM:** | Parks and Recreation Department |

**RECOMMENDATION / COUNCIL ACTION**

Staff recommend that the City Council approve Resolution No. 11522 - A Resolution Authorizing the City Manager to Execute a Professional Services and Consultant Agreement with Romo Studios, LLC for a Not-to-Exceed Amount of $279,730 (Grant Funds) for the Fabrication, Installation, and Construction of Hello, I'm Johnny Cash on the Johnny Cash Trail Art Experience (PK1502) from California Department of Parks & Recreation Budget Act of 2023 Grant Funds and Acceptance of Grant and Appropriation of Funds.

**BACKGROUND**

The Johnny Cash Trail was finalized in 2017 as a Class I trail connecting to the Sacramento County trail system and providing access across the Folsom Lake Crossing. As part of the overall trail master plan, eight dedicated art experiences were identified for installation within the Johnny Cash Trail. As part of the project and funding available, it was determined that the first two art pieces to be constructed would be Johnny Cash Picks No. 1 & 2. Pick No.1 was completed and installed in November 2024.

In alignment with the adopted City of Folsom's Strategic Plan Goal C: Economic and Community Development staff submitted a request letter to Assemblymember Josh Hoover, District 7, seeking $425,000 in the State of California Budget Act of 2023 for the design, engineering, and art fabrication of Cash's Pick No. 2. In July 2023, Assemblymember Hoover notified staff that the request had been included in the state budget, with funds to be administered

through California State Parks and the Office of Grants and Loans and expended by January 2027. On April 24, 2024, the City Council adopted Resolution No. 11183, approving the submission of the grant application.

The planned location for Pick No. 2 was on property owned by the U.S. Bureau of Reclamation. During the site licensing process, Bureau staff determined that the proposed installation constituted a monument and, pursuant to 43 CFR 423.28, monuments are prohibited on federal land (Attachment 4). As a result, staff discontinued efforts to construct Pick No. 2 and evaluated alternative art experiences that could be delivered within the grant timeline and budget. The "Hello, I'm Johnny Cash" art experience was identified as the next viable project. Staff met with artist Adan Romo of Romo Studios LLC to discuss project requirements. In coordination with the foundry, the artist confirmed an estimated eleven-month fabrication schedule, which would allow for installation by December 2026, meeting the grant obligations.

**POLICY / RULE**

In accordance with Chapter 2.36.090 (A)(1) and 2.36.120 of the Folsom Municipal Code, professional services are not subject to competitive sealed bidding requirements, and those costing $75,049 or greater shall be awarded by the City Council.

City Council adopted Resolution No. 7479- Guidelines Regarding Permanent Artwork in Public Spaces.

**ANALYSIS**

On October 10, 2025, the City received formal written notification from the U.S. Bureau of Reclamation denying the City's request for a site license to install Cash's Pick No. 2 on Bureau property. Based on this determination, staff evaluated alternative locations and art concepts and identified "Hello, I'm Johnny Cash" as the most feasible art experience to construct on the eastern end of the trail. Staff have confirmed with the California Department of Parks and Recreation that the existing grant funding may be redirected to this installation. In addition, Assemblymember Josh Hoover was contacted and expressed his support for applying the awarded grant funds toward the "Hello, I'm Johnny Cash" art experience.

The Folsom Arts and Culture Commission reviewed the history of the Johnny Cash Trail Art Experience on November 20, 2025. The Commission recommends that the City Council approve the use of the grant funding to initiate project development for "Hello, I'm Johnny Cash" as the next installation along the Johnny Cash Trail. The selected site for this art experience is located on City-owned property. Staff anticipate that the $425,000 in grant funding will be sufficient to cover the sculpture fabrication, installation, and associated landscape design. Any remaining grant funds would be allocated toward construction-related costs.

The proposed sculpture will be located to the west of the Johnny Cash Bridge, as noted in the Johnny Cash Trail Art Experience Master Plan. The sculpture features Cash holding his guitar at his side, symbolizing both his musical legacy and his deep connection to American storytelling and folk traditions. Seated on a stool, the bronze figure holds his guitar casually on his lap. Fabricated using traditional bronze casting methods, the sculpture is designed for long-term durability in an outdoor environment. Its scale is intended to be visually impactful along the trail while remaining accessible to trail users who may wish to view or photograph the artwork up

close. Overall, the sculpture is intended to serve as a distinctive cultural landmark, honoring Cash's lasting influence and creating a meaningful point of interest within the Johnny Cash Trail Art Experience (Attachment 5).

If the City Council approves staff's recommendation, staff will begin coordination with RRM Landscape Architecture and will prepare a contract for design and construction documents, along with a contract with Romo Studios, LLC, for fabrication of the art sculpture. Both contracts are expected to exceed the City Manager's approval authority. Therefore, the RRM Landscape Architecture contract will be presented to the City Council for consideration at a future meeting. Based on preliminary review of fabrication, installation, and required site improvements, staff have determined that the estimated project costs will utilize the full amount of available grant funding. In review of the art fabrication, installation, and site work of the "Hello, I'm Johnny Cash", staff have determined estimates would be 100% of the grant funding available as follows:

| | Project Cost Estimate | Grant Funding |
|---|---|---|
| **Art Fabrication and Installation** | $ 279,730 | $ 279,730 |
| **Design and Site work** | $ 145,270 | $ 145,270 |
| **Total** | **$ 425,000** | **$ 425,000** |

## FINANCIAL IMPACT

For the "Hello, I'm Johnny Cash" art experience on the Johnny Cash Trail, the City of Folsom has received a grant allocation of $425,000 from the Budget Act of 2023, which is administered by the California Department of Parks and Recreation in the Office of Grants and Local Services (OGALS). The grant funding is identified explicitly for the Johnny Cash Trail Art Experience. Romo Studios, LLC has submitted a scope of work for the fabrication and installation of "Hello, I'm Johnny Cash", in the amount of $279,730. The remaining grant money will be identified for additional art experience expenses, including construction at the project site. The total project will not exceed the $425,000 to be received from the grant funds.

An appropriation of $425,000 is needed from the Johnny Cash Trail Art Experience Fund (Fund 414) for the grant.

## ENVIRONMENTAL REVIEW

In 2018, a California Environmental Quality Act (CEQA) Initial Study with Mitigated Negative Declaration (IS/MND) for the Johnny Cash Trail Art Experience was prepared by Helix Environmental Planning, Inc., which includes the "Hello, I'm Johnny Cash" art piece. The IS/MND identified that the project would result in less than significant impacts to the environment.

## ATTACHMENTS

1. Resolution No. 11522 - A Resolution Authorizing the City Manager to Execute a Professional Services and Consultant Agreement with Romo Studios, LLC for a Not-to-Exceed Amount of $279,730 (Grant Funds) for the Fabrication, Installation, and Construction of Hello, I'm Johnny Cash on the Johnny Cash Trail Art Experience (PK1502) from California Department of Parks & Recreation Budget Act of 2023 Grant Funds and Acceptance of Grant and Appropriation of Funds

2. Romo Studios Scope of Work
3. Johnny Cash Trail Art Experience Masterplan
4. Bureau of Reclamation Letters
5. Hello, I'm Johnny Cash Art Experience Concept Image and Design
6. November 20, 2025 - Arts and Culture Commission Staff Report

Respectfully Submitted,

Kelly Gonzalez, Parks & Recreation Director

Attachment 1

**RESOLUTION NO. 11522**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AND CONSULTANT AGREEMENT WITH ROMO STUDIOS, LLC FOR A NOT-TO-EXCEED AMOUNT OF $279,730 (GRANT FUNDS) FOR THE FABRICATION, INSTALLATION, AND CONSTRUCTION OF HELLO, I'M JOHNNY CASH ON THE JOHNNY CASH TRAIL ART EXPERIENCE (PK1502) FROM CALIFORNIA DEPARTMENT OF PARKS & RECREATION BUDGET ACT OF 2023 GRANT FUNDS AND ACCEPTANCE OF GRANT AND APPROPRIATION OF FUNDS**

**WHEREAS,** Romo Studios, LLC will provide services to fabricate, construct and install "Hello, I'm Johnny Cash" at the art experience site located to the west of the Johnny Cash Bridge as notated in the Johnny Cash Trail Art Experience Masterplan; and

**WHEREAS,** Romo Studios, LLC will fabricate and install "Hello, I'm Johnny Cash" for a total sum not to exceed of $279,730; and

**WHEREAS,** the City of Folsom has received a grant funding allocation from the California Department of Parks and Recreation in the amount of $425,000 to be used for this project; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Folsom authorizes the City Manager to execute a consultant and professional services agreement with Romo Studios, LLC for the fabrication, installation, and construction of "Hello, I'm Johnny Cash" for the Johnny Cash Trail Art Experience (PK1502) in the amount not to exceed $279,730.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Folsom hereby authorizes the acceptance of the $425,000 in grant funds from the California Department of Parks & Recreation Budget Act of 2023 grant funds for the Johnny Cash Trail Art Experience.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Finance Director is authorized to appropriate the grant amount of $425,000 as expenditures and revenue in the Johnny Cash Trail Art Experience Fund (Fund 414).

**PASS AND ADOPTED** on this 9th day of December 2025, by the following roll-call vote:

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

Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

# Hello, I'm Johnny Cash Bronze Sculpture Itemized Budget

## *Fees & Expenses:*

| | |
|---|---|
| Artist Fees | $45,000 |
| Studios Expenses | 5,900 |
| Rental Equipment | 1,800 |
| Subcontractors | 9,800 |
| Travel Expense | 3,000 |
| Storage | 1,000. |

## *Insurance & Professional Fees:*

| | |
|---|---|
| Engineering Fees | 2,500 |
| Artwork Insurance | 1,500 |
| General Liability | 1,500 |
| Automotive Liability | 1,400 |
| Legal Fees | 1,500 |

## *Photography & Documentation:*

| | |
|---|---|
| Copyright | 1,200 |
| Photography of work in progress | 500 |
| On-site documentation of work | 700 |

## *Fabrication:*

| | |
|---|---|
| Clay Sculpture/Armature | 13,500 |
| 3D Scanning | 6,000 |
| 3D Printing | 32,000 |
| Molds | 21,000 |
| Wax | 2,500 |
| Bronze Cast | 72,500 |
| Welding and Patina | 13,000 |
| Steel Framing | 6,500 |

## *Installation:*

| | |
|---|---|
| Transport Art To Folsom | 2,500 |
| Installation | 7,500 |

| | |
|---|---|
| ***Contingency:(10%)*** | 25,430 |
| **Total** | **$279,730** |

Attachment 3



# THE John Cook TRAIL

art experience

FOLSOM, CALIFORNIA

MAY 2019

# Acknowledgments

The City of Folsom extends special thanks to the John R. Cash Revocable Trust, Cindy Cash and Lou Robin.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

## City Council
Kerri M. Howell, Mayor
Sarah Aquino, Vice Mayor
Roger Gaylord III
Mike Kozlowski
Ernest L. Sheldon

## Parks & Recreation Commission
Paul Romero, Chair
Dave Nazworth, Vice Chair
David Benevento, D.C.
Samantha Davidson
Matt Hedges
Will Kempton
Brian Wallace

## Arts & Cultural Commission
Sally Buchanan, Chair
Marc Allaman, Vice Chair
YK Chalamcherla
Heather Gorton
John Hall
Brenda Scheuble
Maribel Wyatt

## City Staff
Elaine Andersen, City Manager
Jim Francis, Assistant City Manager
Lorraine Poggione, Parks and Recreation Director
Brad Nelson, Senior Park Planner
Tom Hellmann, Community and Cultural Services Manager

ROMOSTUDIOS LLC

## Romo Studios
SACRAMENTO, CA

Adan Romo, Lead Artist, Designer
Jesus Romo, Artist, Sculptor

FINE ART STUDIO OF ROTBLATT AMRANY

## The Fine Art Studio of Rotblatt Amrany
CHICAGO, IL

Gary Tillery - *Man In Black* Artist
Itamar Amrany - Project & Design Manager
Omri Amrany - Concept Visionary

rrm design group

## RRM Design Group
SAN LUIS OBISPO, CA

Lief McKay, Landscape Architect
Amy McKay, Designer

Back cover photo: *Johnny Cash at "The Compound," his 50-acre property in Hendersonville, TN. Many thanks to Cindy Cash for providing this photograph.*

# reason for this master plan

On October 4th, 2014, the City of Folsom proudly opened Phase I of The Johnny Cash Trail – a 1.2-mile segment of Class I bike trail that connects the Folsom Lake Trail by way of a new bike/pedestrian overcrossing, beautifully inspired by the architecture of the nearby Folsom Prison. The trail was completed during Phase II, in the fall of 2017, when the remaining 1.25-mile segment was constructed. With this trail crossing over Folsom State Prison property, and the history that Johnny Cash has with this city, it is a unique opportunity to honor the Man In Black through art, interpretation and education within the setting of the beautiful wooded hills of Folsom, California.

With the bike trail infrastructure in place, the City of Folsom plans to create a world-class linear public art project intended to celebrate and honor Johnny Cash, the man and his music, and the connection that will always be strong with this special city. The project includes eight sculptures and a 3-acre park which will only expand the use of the Folsom bike trail system as well as providing an extraordinary art experience for Johnny Cash fans from near and far. The Johnny Cash Trail will offer smart phone apps designed to bring each piece to life as it incorporates Cash's music, historical documentary information and interactive elements.

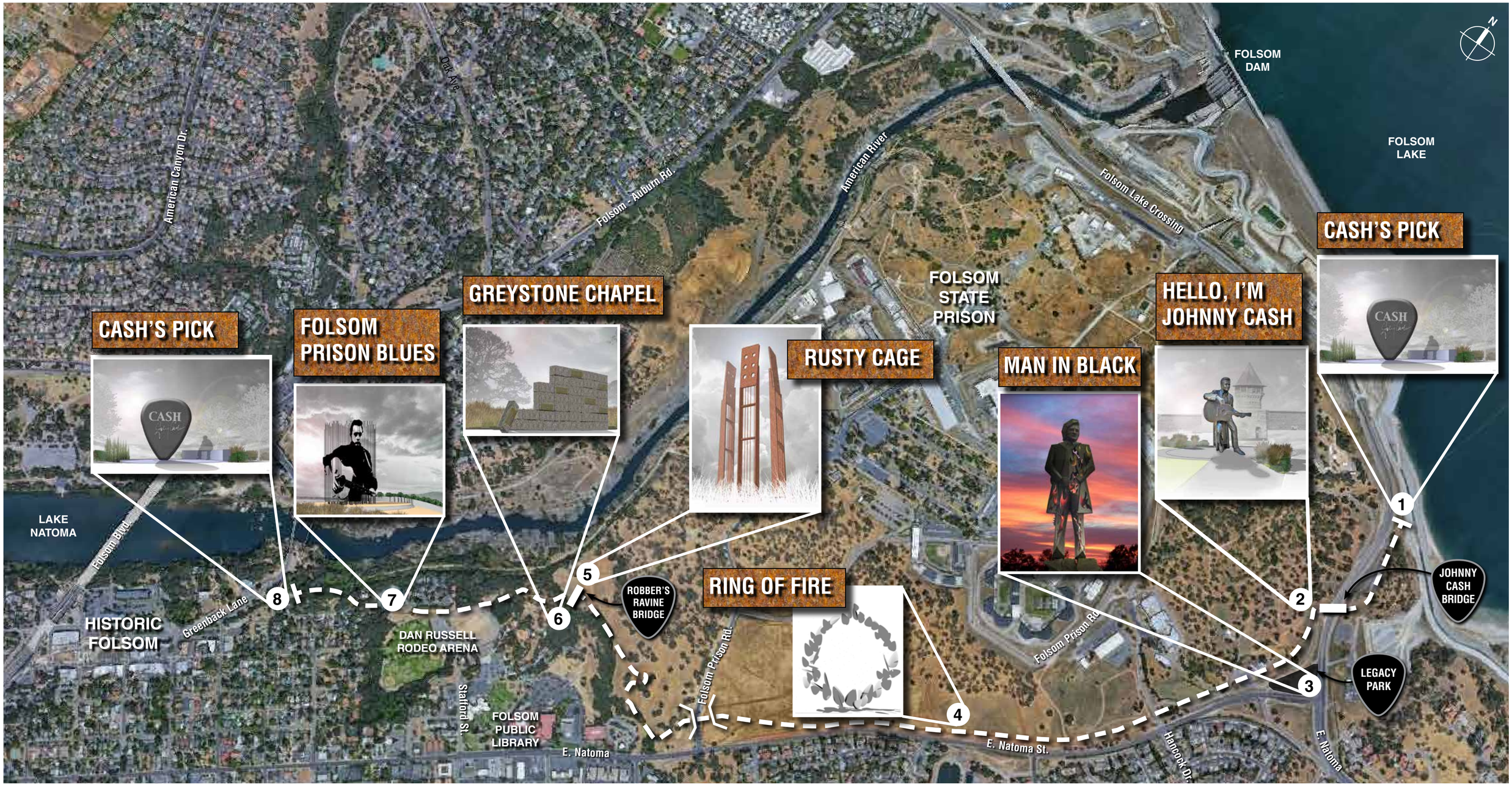
With the goal of completing the art trail in less than five years, the City of Folsom has designed an innovative fund-raising campaign for the Art Experience. This master plan is the vision for the Johnny Cash Trail Art Experience, and is the first comprehensive plan integrating art, the trail and the natural environment of the City of Folsom and its historical prison made famous by Johnny Cash.

*"The highlights of his career hold their own special memories for me. I was 10 years old when Dad played at Folsom Prison and my memory was only that I couldn't go with him even though he was in California and close to home. This was the only time he didn't take us and I didn't understand why not. I couldn't see why four little girls couldn't come along with Dad to a maximum security prison!"*

*-Cindy Cash*
*Artist Selection Meeting, February 2014*



# johnny cash trail art experience




SEPTEMBER 2018

Site photos for all 8 locations can be found in the Appendix of this document, page 24.

Proposed Audio Art Component/Smart Phone App, page 22.




# cash's pick

Positioned at the northern most end of the Johnny Cash Trail, *Cash's Pick*, created by Romo Studios, is a 7' tall bronze guitar pick, featuring Johnny Cash's signature and the Cash name on one side, while the back features a trail map and information about the trail route and features. Just as Cash began every song with a pick on the strings of his guitar, this large bronze pick acts as bookends for the Johnny Cash Trail. *Cash's Pick* will be placed at the northern end of the trail, where it intersects the American River Bike Trail at Folsom Lake Crossing.

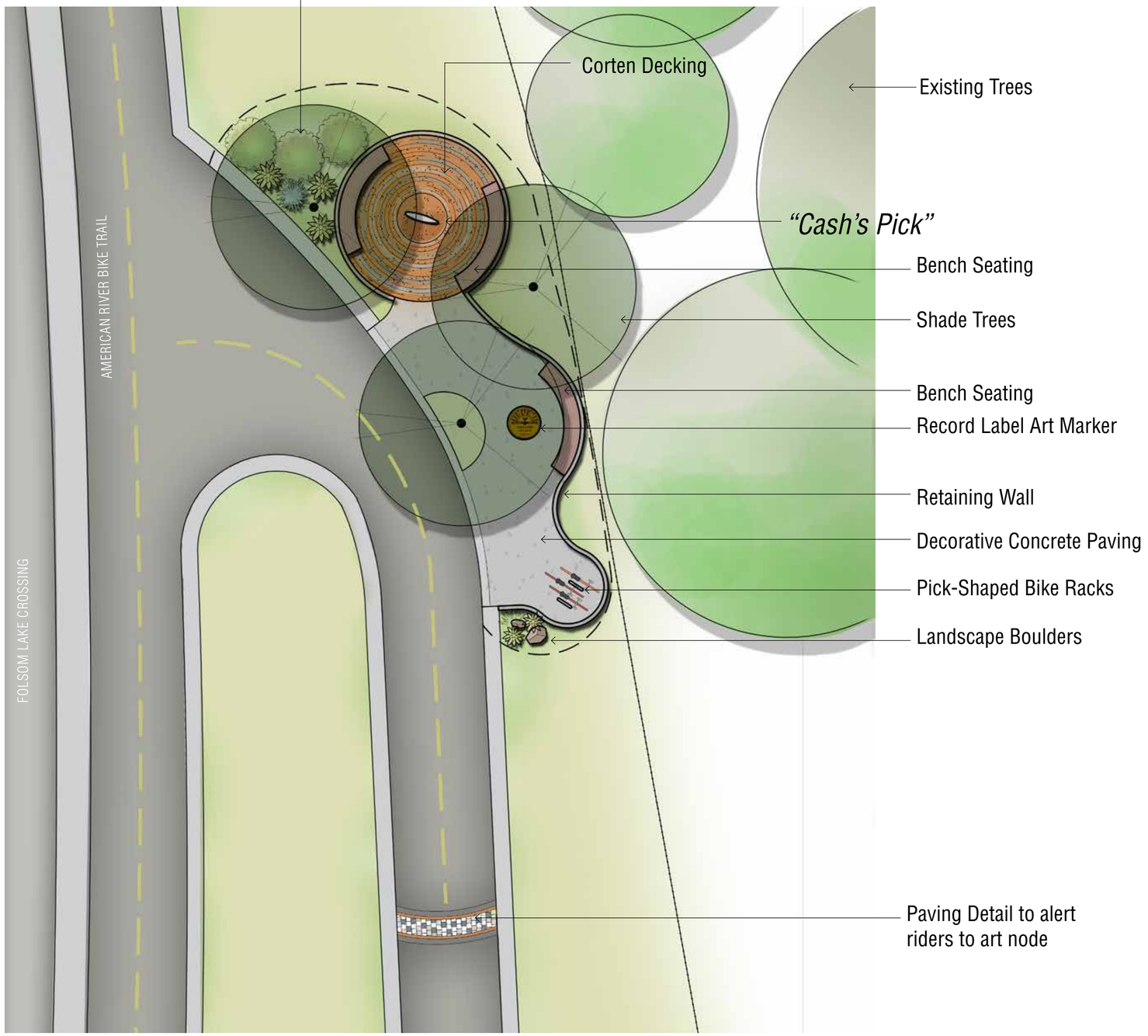
The design of this art node provides space for trail users to exit the trail, enjoy the art piece and rest. Bike racks are provided, as well as shade trees and seating. The seating opportunity occurs around the back edge of a Corten deck, accented with laser-cut details to imply the grooves of a record, with Cash's Pick sitting in the center. The node also features a record label art marker, which highlights the name of the art piece, the artist themselves, materials used and the date of installation. This record label art marker is inspired by the Sun Record Company, who were the first to record "Folsom Prison Blues," and played a critical role in Johnny's career.

Plant materials are based on a primarily native palette, honoring the surrounding landscape of Folsom and the backdrop of Folsom Lake, as well as providing shade for trail users on hot summer days.




*Inspired by the original Sun Record label, the first to record "Folsom Prison Blues," these 'record label art markers' accompany each art piece, noting its name, the artist, materials used and the date of installation.*

# ***cash's pick*** site one







*keymap*

## materials

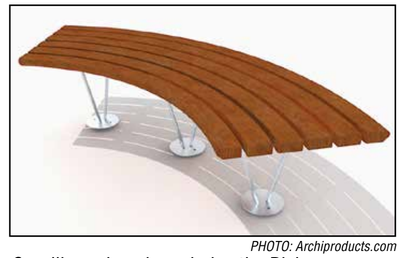


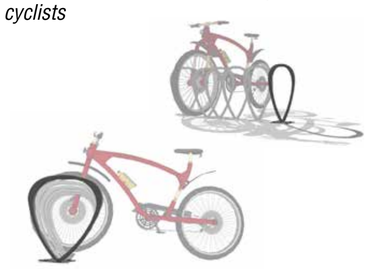
*PHOTO: Archiproducts.com*
*Curvilinear bench encircles the Pick*



*PHOTO: G&C Architects, Landezine, Landscape Architecture Works*
*Granite and Corten 'Rumble Strip' slows cyclists*



*The Corten Steel, record-shaped deck will surround Pick No. 1, and will patina with rustic red and yellow hues*



*Guitar pick-shaped bike racks will be available at each art node*

## plant palette



*PHOTO: Landscape Plants for Western Regions*
*Deer Grass*



*PHOTO: timelessenvironments.*
*Clustered Field Sedge*



*PHOTO: www.gardentheory.com*
*Pozo Blue Salvia*



*PHOTO: Sloat Garden Center*
*Leather Leaf Coffeeberry*



*PHOTO: City of Folsom*
*California Lupine*



*PHOTO: Jennifer Jewell, Garden Writer*
*Valley Oak*




# hello, I'm johnny cash

Inspired by a photo taken of Cash during the 1968 Folsom Prison concert, this life-like bronze sculpture of the musician is positioned to take full advantage of the main tower of the prison itself. This location is on Folsom Prison Road, at the intersection where Johnny was photographed all those years ago. This is a popular photo spot for Cash fans and visitors to the Folsom Prison Museum. The art piece is placed in a circular shape, implying a spotlight on the piece, and would also be up-lit at night. A small plaza, featuring a low split-face granite wall, allows for a group to gather, sit, rest and reflect and read the interpretive information and record label art marker before continuing along the trail.




*keymap*

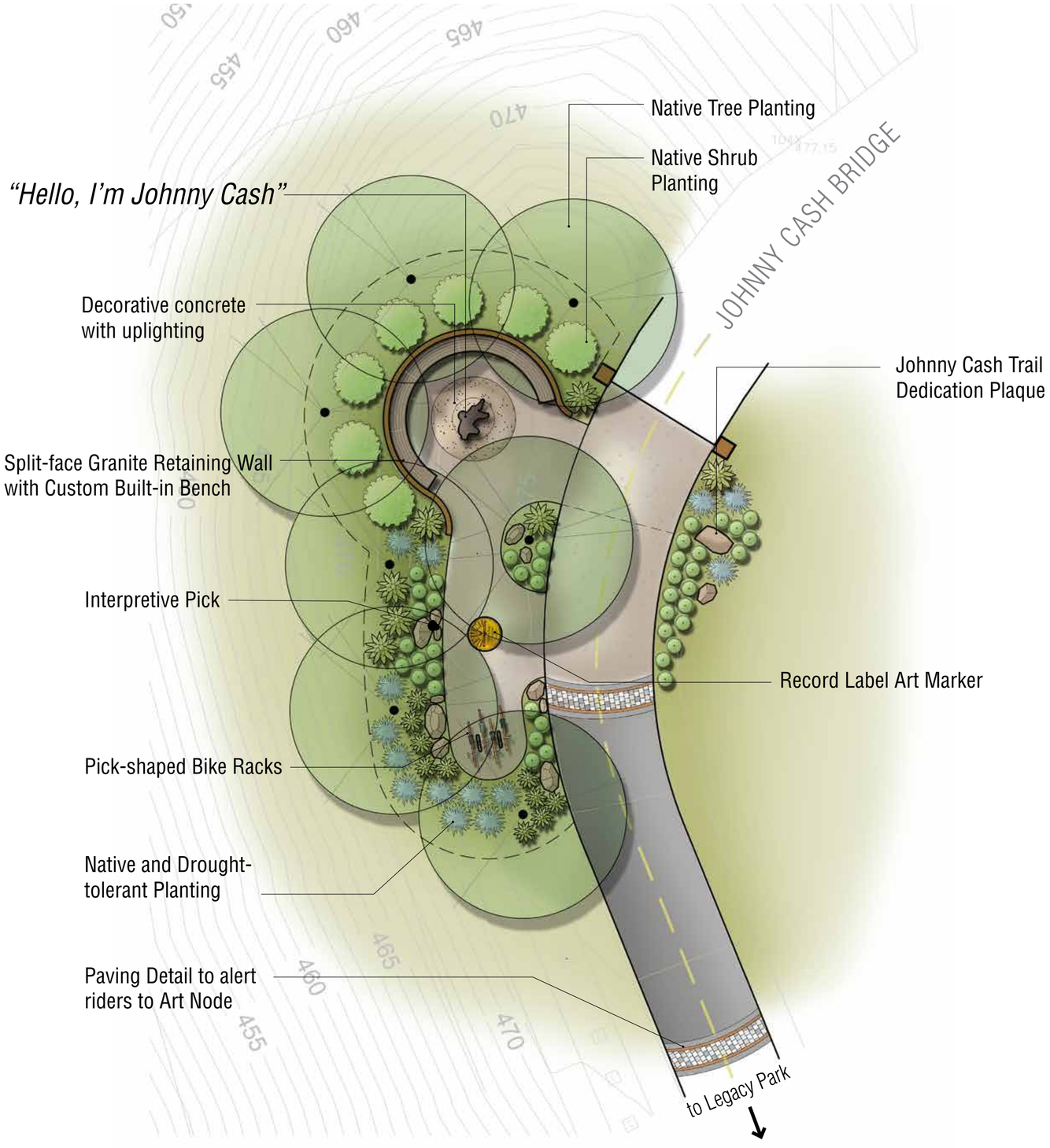


*Cash performing at 1968 Folsom Prison concert*




*Inspired by the original Sun Record label, the first to record "Folsom Prison Blues," these 'record label art markers' accompany each art piece, noting its name, the artist, materials used and the date of installation.*

# ***hello, I'm johnny cash*** site two




## materials



*A split-face granite wall will define the plaza*

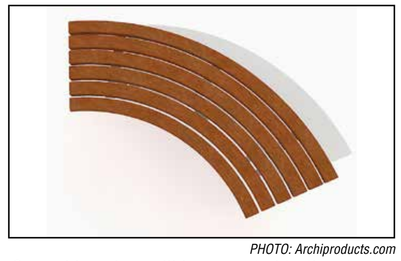


*PHOTO: Archiproducts.com*

*Curved benches will be mounted to the stone wall and appear to 'float'*



*Pick-shaped interpretive signs provide key information to visitors about the art piece and setting*



*Guitar pick-shaped bike racks will be available at each art node*

## plant palette



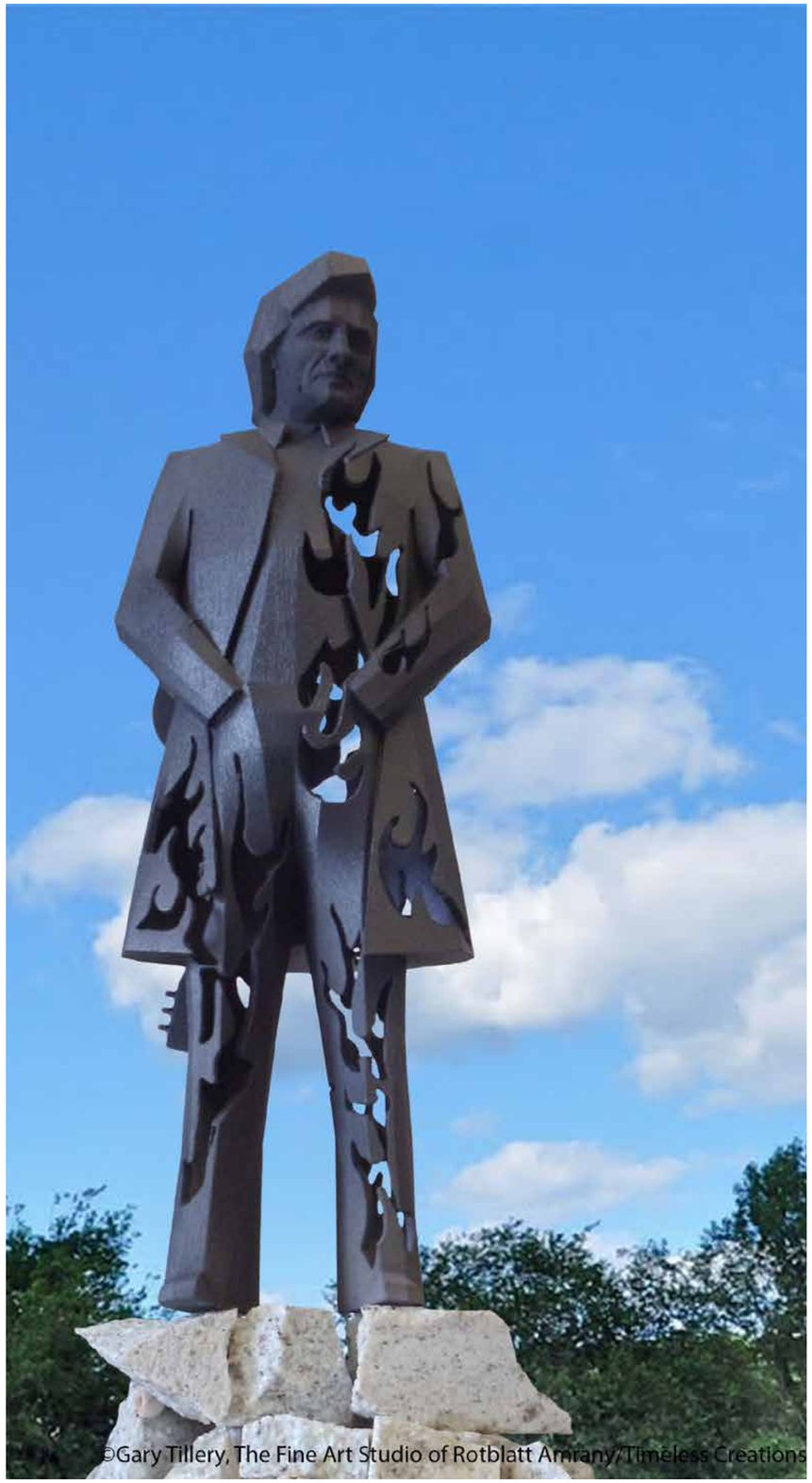
*PHOTO: Landscape Plants for Western Regions*

*Deer Grass*



*PHOTO: timelessenvironments.blogspot*

*Clustered Field Sedge*









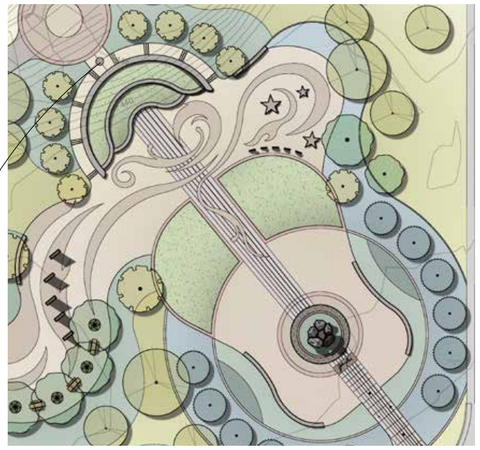

# *man in black*

Johnny Cash Legacy Park originated as a concept for a site-specific work for the Johnny Cash Art Trail—a sculpture at the corner of East Natoma Street and Folsom Lake Crossing. Gary Tillery, of the Fine Art Studio of Rotblatt-Amrany, imagined *Man in Black*, as a large steel piece that would rise from the site as a landmark, facing west across the hills toward Folsom Prison. Fellow artist Omri Amrany proposed a distinctive setting for the sculpture—a park where Folsom residents and visitors could come and relax.

Tillery, valuing simplicity of form, presented Cash wearing his familiar long coat, which provided a smooth "canvas" for the pattern of flame-like cut-outs intended to evoke Cash's character and suggest one of his most famous songs. Depicting him with the long hair he wore during the middle of his career offered the chance to sculpt mass while maintaining the Cubist representation.

At 40' tall, atop a 10' granite base, the *Man in Black* landmark will be viewable from two approaching arterial streets and the new pedestrian bridge. The work will rise from the sound hole of the guitar shape that defines the main plaza of the three-acre park, collaboratively designed by RRM Design Group and Rotblatt Amrany Studio. Monumental exterior and interior lighting designed by studio artist Itamar Amrany provides detail to highlight the sculpture in the evening and nighttime, while a poetic tribute to Mr. Cash by the artist will be placed at its base. Mother of Pearl tile mosaic around the sound hole, and Cash's signature in stainless steel set into paving provide detail to further highlight the art work. *Man In Black* is surrounded by a grove of Arkansas Black Apple trees, representing his birthplace of Dyess, Arkansas.

FINE ART STUDIO OF
ROTBLATT AMRANY

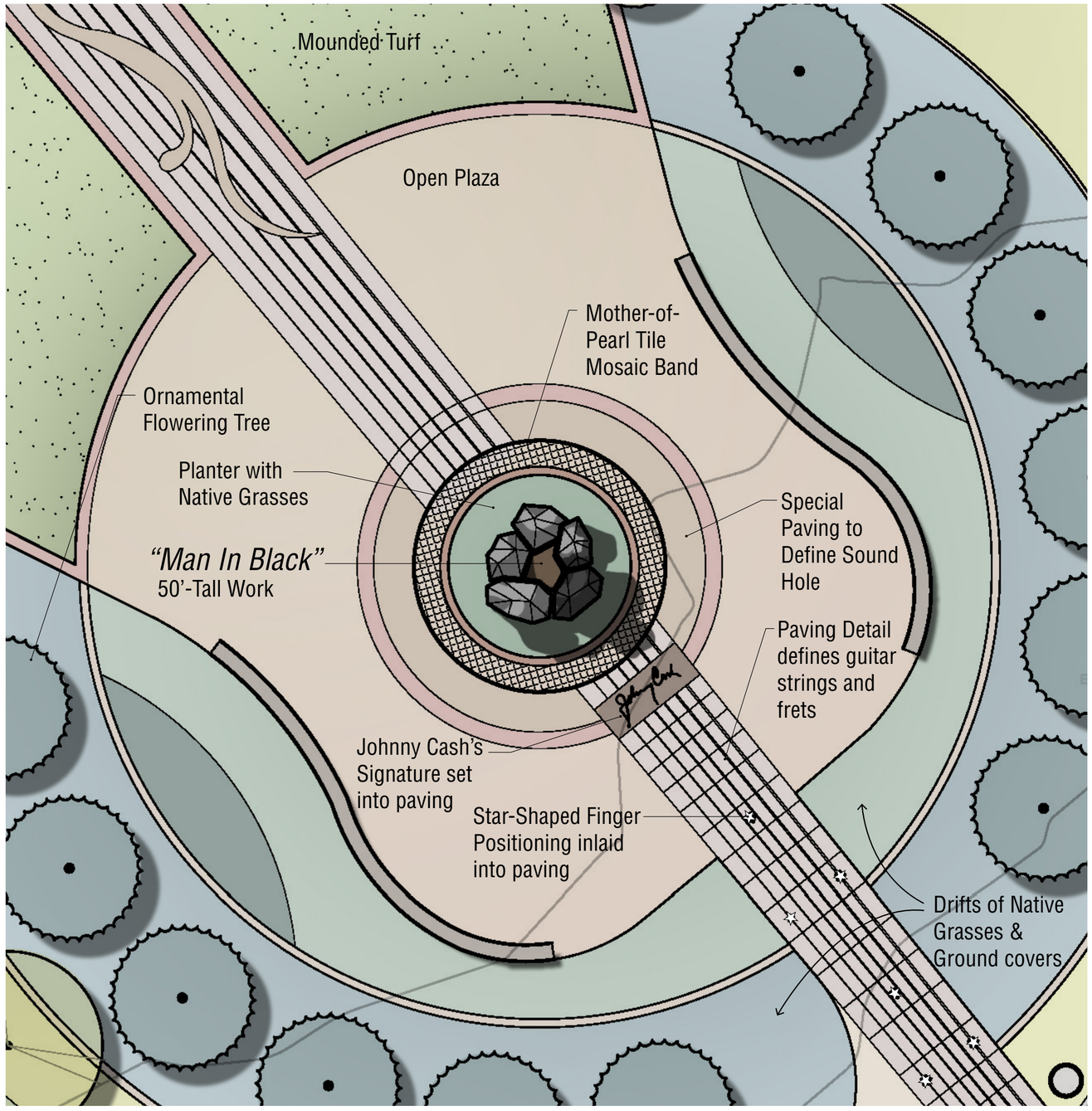





*Inspired by the original Sun Record label, the first to record "Folsom Prison Blues," these 'record label art markers' accompany each art piece, noting its name, the artist, materials used and the date of installation.*

*"I wanted to capture that charisma...He had a commanding presence. He was a passionate guy, full of energy, heat, life."*

*- Gary Tillery, Artist*




N

*NOT TO SCALE*




*keymap*

## materials



*PHOTO: MD3 Contract, Ltd.*

*Plaza benches take a soft, organic form*



*Granite boulders surround the base of **Man In Black***



*A Mother-of-Pearl tile mosaic surrounds the sound hole of the guitar, imitating Cash's D-35 Martin Guitar*



*Steel bands embedded in the concrete mark the 'guitar strings' across the plaza and would incorporate an in-ground lighting system for a dramatic night-time effect*

## plant palette



*PHOTO: Landscape Plants for Western Regions*

*Deer Grass*



*PHOTO: timelessenvironments.blogspot*

*Clustered Field Sedge*



*PHOTO: Fresno Garden Resources*

*Emerald Carpet Manzanita*



*PHOTO: www.piratstudenterna.se*

*Arkansas Black Apple*

# site three ***legacy park***




*keymap*

Paving Detail to alert riders to art node

Park overlook

Integral colored concrete designs inspired by website and album cover graphics

Amphitheater

Tennessee Three Plaza honoring Luther Perkins, Marshall Grant and W.S. "Fluke" Holland

Lyrics from Man In Black sandblasted into paving at overlook

Series of polished black granite interpretive panels document the Folsom Prison Concert and feature images of the event, including the West Sacramento Hotel where Cash and crew rehearsed for two days beforehand, and were visited by Governor Ronald Reagan, who wished them well.

Integral Colored Paving Details

Planted Slope

'Air Guitars'
Shapes and details inspired by the guitars that Johnny Cash played over the years- make and model noted in a steel band in the paving at the base of each one

Bollards to alert walkers at the bike path's edge

Bronze Medallion "Johnny Cash Legacy Park" with dedication date, City Council/Parks & Rec staff, Cash Family.

Restroom

Planted Slope

Mounded Grass for Seating

Planted Area

Pedestrian walkway to/ from bus zone

Concrete seat walls

Tree Wells

*"Man In Black"*

Welcome Signage Area/Guitar Pick Interpretive Panel with park information

Bus Loading Zone

Entry Plaza

FOLSOM LAKE CROSSING

Guitar neck features stainless steel or bronze stars at finger positions and graphic of guitar neck extends into intersection using concrete

Parking Lot
(25 spaces, 2 ADA accessible)

Bike Racks

Entry Drive

Planted Area

Picnic Tables in between star-shaped tree wells

Steel bands embedded in the concrete mark the 'guitar strings' across the plaza and would incorporate an in-ground lighting system for a dramatic night time effect

E.NATOMA STREET

0 30 60 90 120 feet

N

# legacy park

Designed by RRM Design Group, the three-acre park along the Johnny Cash Trail offers not only a resting spot for trail users, but also the opportunity to journey through the story of Johnny Cash at Folsom Prison.

The elevated nature of the bike trail entering the park from the north side allows trail users to catch glimpses of the amphitheater, guitar shape in the ground plane, and *Man In Black* - looking towards Folsom Prison, while entering through native trees and grasses. The trail leads to the park overlook where trail users can continue along Johnny Cash Trail, or choose to stop at the park. The overlook above the park offers site lines directly down the center of the guitar-shaped plaza towards *Man In Black*. Paving finishes define the shape of Johnny's characteristic Martin D-35 guitar with depictions of frets, finger positioning stars, and stainless steel guitar strings set in paving, emitting a subtle glow at night. The neck of the guitar image, formed out of concrete, extends into the intersection of East Natoma Street and Folsom Lake Crossing, engaging traffic as it passes.

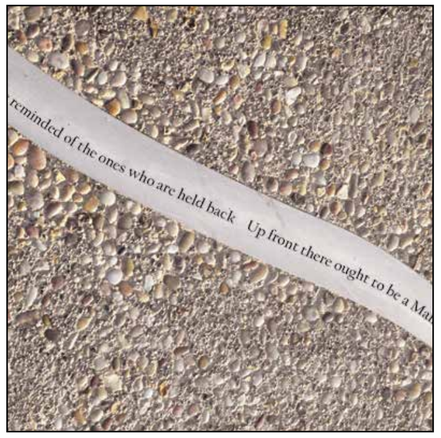
The park entry plaza features a series of interpretive panels created from polished black granite that tell the story of Cash's famous Folsom Prison concert, set atop a variety of swirling paving patterns to create a dynamic and musical feeling in the ground plane. The park also features many seating opportunities, a native plant palette including plenty of shade trees, public restroom, picnic tables and amphitheater. Making for a great photo opportunity, five guitar silhouettes made of steel plate offer park visitors the opportunity to 'play' guitar with *Man In Black* in the background. Immediately adjacent, The Tennessee Three Plaza pays tribute to Johnny's band that shared the stage with him at the 1968 Folsom concert. Three bronze stars in the pavement will honor these musicians (Luther Perkins, Marshall Grant, W.S. "Fluke" Holland). The park is served by a 25-space parking lot and bus loading area set amongst native landscaping.

## materials



PHOTO: TB Penick & Sons

*Integral colored paving*




*Integral steel bands in paving at overlook feature lyrics from Man In Black*



PHOTO: MD3 Contract Ltd.

*Sculpted concrete seatwalls surround the plaza*



*Polished black granite interpretive panels greet the user in the plaza, guiding them through the story of the 1968 Folsom Concert via images and text etched into the reflective surface of the stone*



*Grass between amphitheater steps provide informal seating and picnicking opportunities*



PHOTO: Iron Age Designs

*Corten steel tree grates with custom star design will provide a weathered patina*

## plant palette



PHOTO: Landscape Plants for Western Regions

*Deer Grass*



PHOTO: Idyllwild Garden Club

*California Lilac*



PHOTO: Jennifer Jewell, Garden Writer

*Valley Oak*



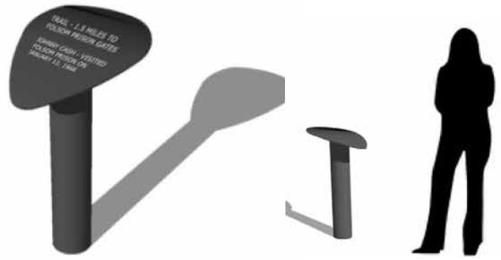
PHOTO: L. Koteen

*California Native Grass Meadow*

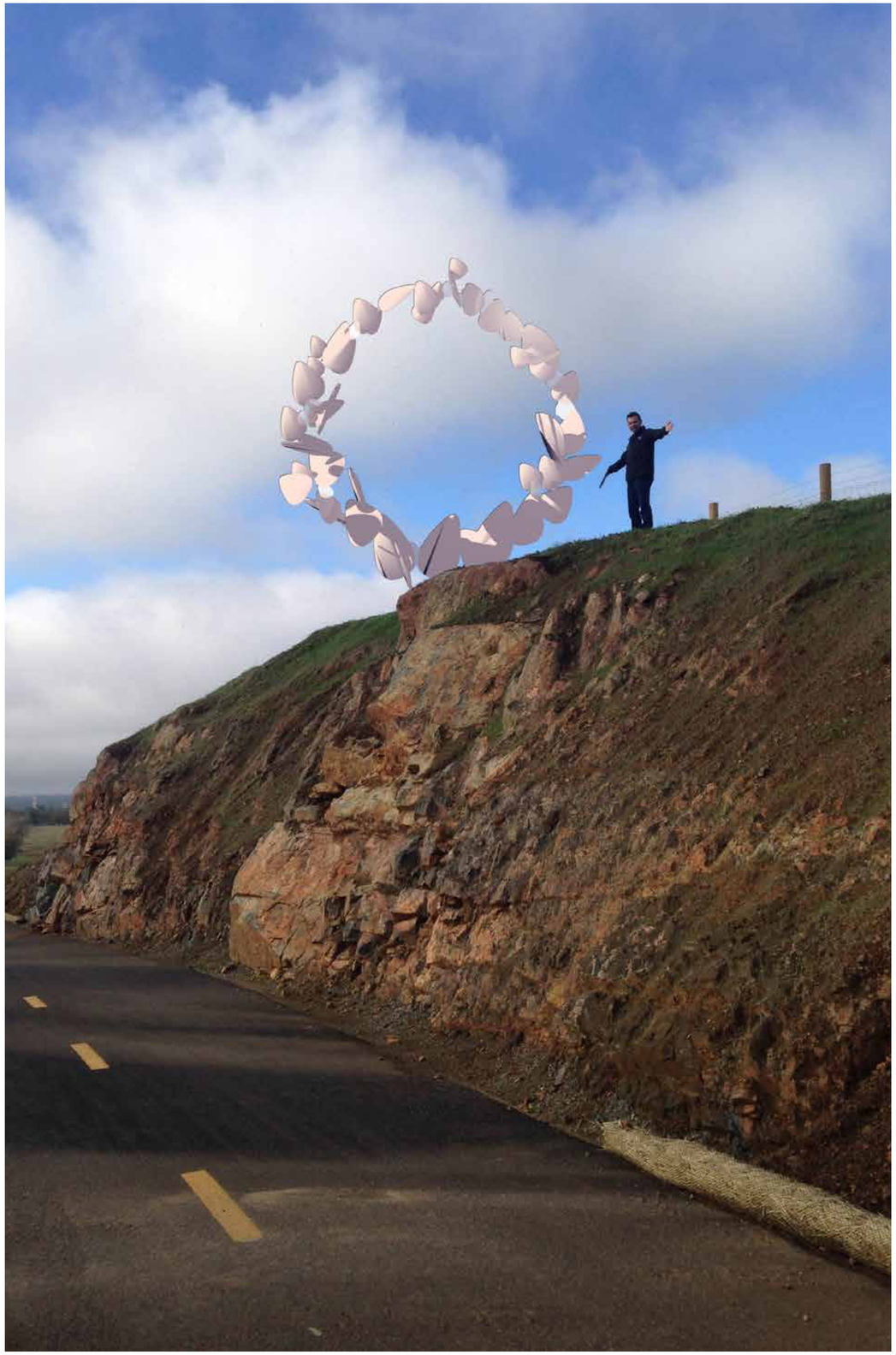


PHOTO: Fresno Garden Resources

*Emerald Carpet Manzanita*



*Pick-shaped interpretive signage occurs in the park and along the trail*



# ring of fire

Made of varying sizes of stainless steel picks, this Romo Studios piece appears to be floating above the trail, along a section of very steep rock face adjacent to the trail. At 12' tall, this work of art must be viewed from some distance away to get the full effect. From a distance the ring will look engulfed in flames, but upon closer inspection it will become clear that the flames are individually-sized stainless steel guitar picks.

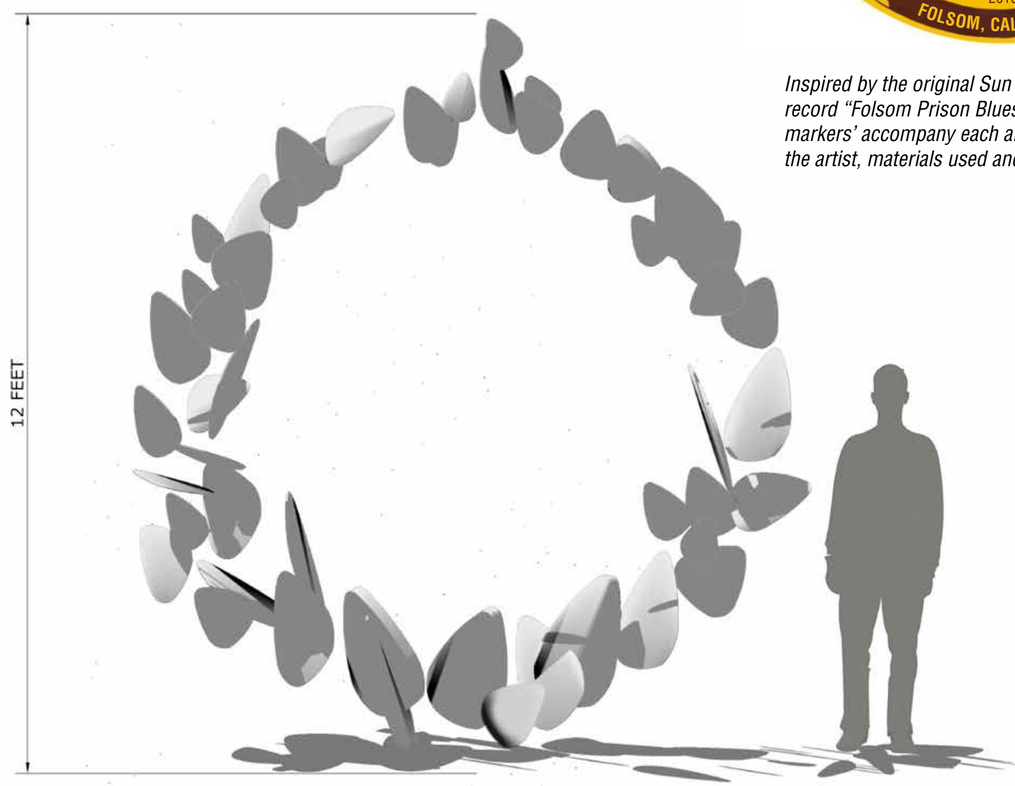
Pull-outs on either side of the *Ring of Fire* are provided for trail users to take a moment to read the interpretive pick and record label art marker safely clear of traffic. This piece is also visible from the adjacent street. At night, solar LED lighting set at the base will illuminate *Ring of Fire* and the piece will be a symbol of Cash's song and passion. The lighting will cast red, yellow and orange upon the steel picks, creating a glow similar to that of flames.




*keymap*




*Inspired by the original Sun Record label, the first to record "Folsom Prison Blues," these 'record label art markers' accompany each art piece, noting its name, the artist, materials used and the date of installation.*




ROMOSTUDIOS LLC

## materials



*Fencing around the pull-out areas will match the existing trail fencing*



*Trail corridor fencing will match the existing prison property line fencing*

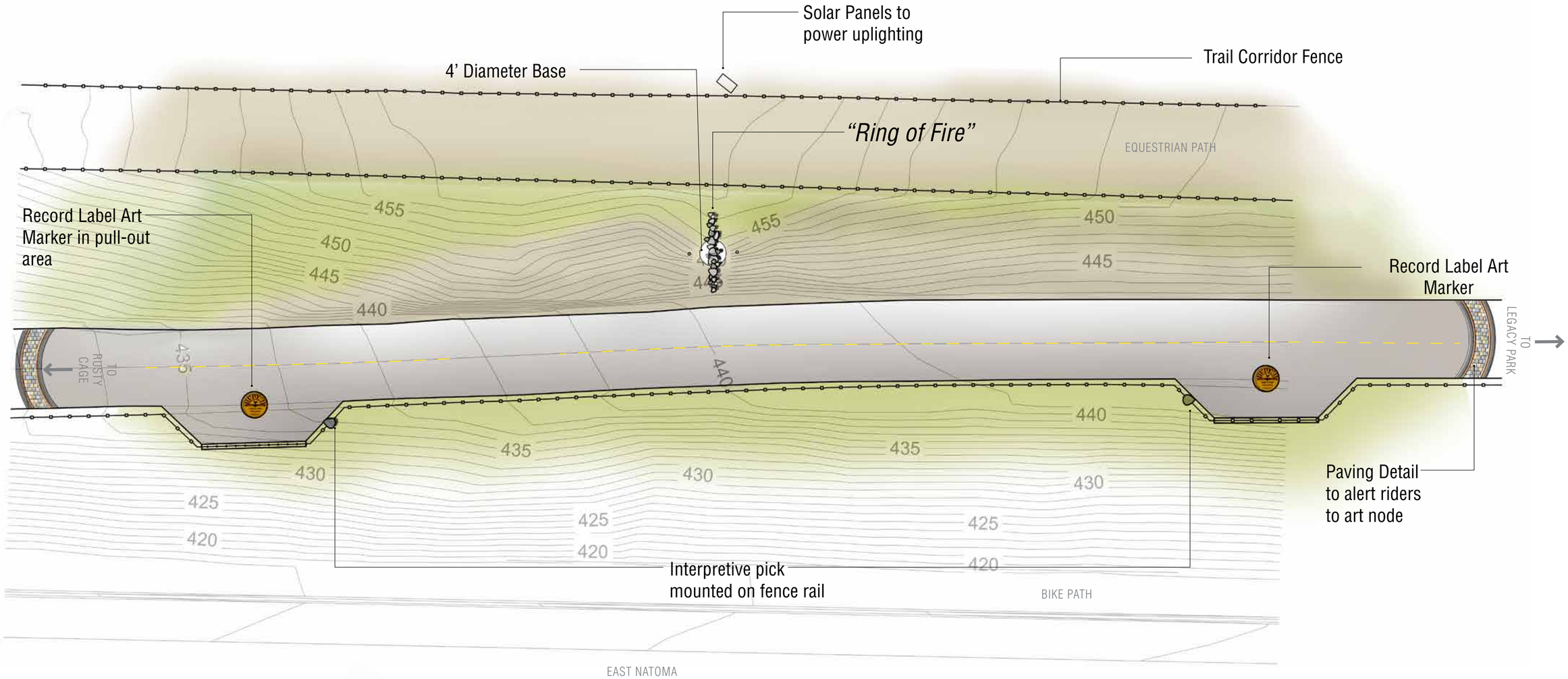


PHOTO: G&C Architects, Landezine, Landscape Architecture Works

*Granite and Corten 'Rumble Strip' slows cyclists*



*Pick-shaped interpretive signs mounted to the trail fencing at the pull-outs provide information about the art piece*




0 10 20 30 40 feet

N

NOTE: A viewing area on the accessible path on East Natoma will also be addressed when topography is available in the design development phase of the project.




# rusty cage

Towering above the bike trail, atop a grassy knoll, stands *Rusty Cage,* by Romo Studios. As if giant guitars were buried underground, the three necks of the steel *Rusty Cage* form the shape and scale of a standard cell at nearby Folsom State Prison, offering trail users the opportunity to imagine what life might feel like in the confines of such a small space. But this 'cell' affords the user a view over the rolling Folsom hills and the American River from a bench or the granite blocks scattered under the nearby oak trees.




*Inspired by the original Sun Record label, the first to record "Folsom Prison Blues," these 'record label art markers' accompany each art piece, noting its name, the artist, materials used and the date of installation.*



*Pick-shaped interpretive signs provide key information to visitors about the art piece*



*Guitar pick-shaped bike racks will be available at each art node*



PHOTO: L. Koteen
*California Native Grass Meadow*



*Granite blocks provide informal seating*

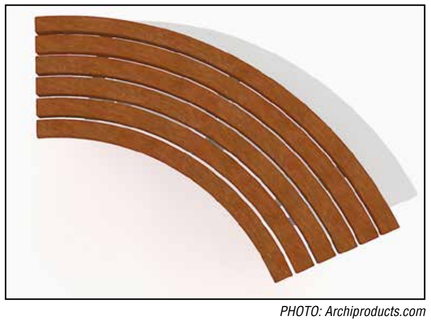


PHOTO: Archiproducts.com
*A single curved bench will provide seating at the edge of the node*



*'Rustic' Paving treatment with natural edge*

# ***rusty cage*** site five




*keymap*

"Rusty Cage"

Granite Seat Blocks for informal seating under existing oak trees

Bench

Low Corten retaining wall

Rustic Paving

Bike Racks

Bench

Record Label Art Marker

Robber's Ravine Bridge

TO GREYSTONE CHAPEL

TO RING OF FIRE

0 20 40 60 80 feet







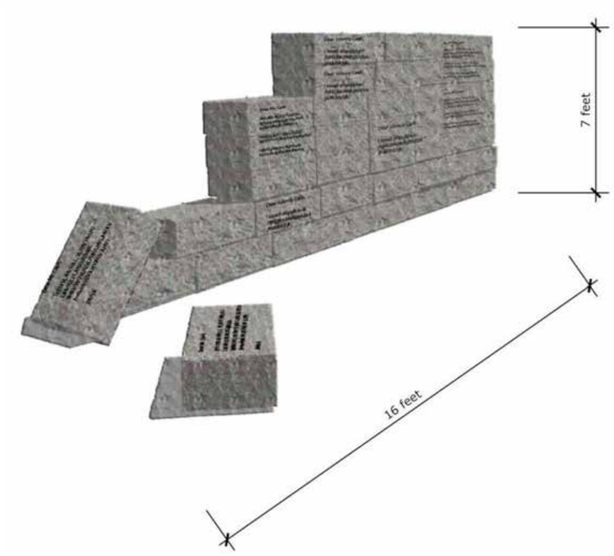
*keymap*



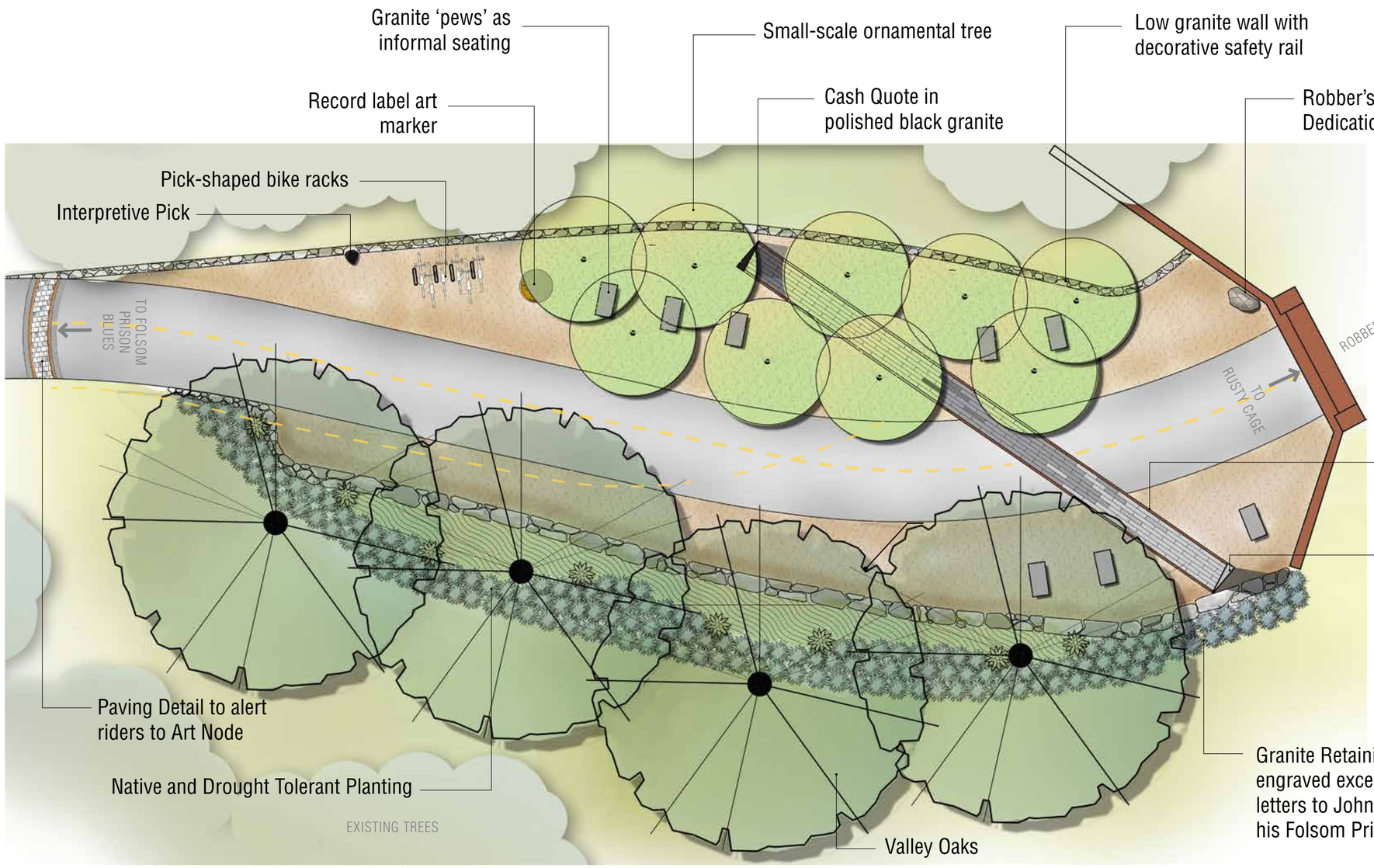

*Inspired by the original Sun Record label, the first to record "Folsom Prison Blues," these 'record label art markers' accompany each art piece, noting its name, the artist, materials used and the date of installation.*

# greystone chapel

This piece celebrates Johnny Cash's ability to accept his own failures and those of others. His music was an extension of this empathy and always spoke about the truth of the human condition. No where was this more evident than at his performances at Folsom Prison. Romo Studio's *Greystone Chapel* features two tall granite plinths on either side of the bike trail, connected by a decorative paving treatment which cuts through the trail.  As visitors approach the bridge, they will see featured on the facing plinth, the Greystone Chapel lyrics, by Folsom Prison inmate, Glen Sherley, while trail users coming the opposite direction will be greeted by a moving Cash quote. This node is a quiet, reflective spot, with granite seating blocks placed almost as pews would be, for resting and reflection. A granite stone retaining wall will also feature excerpts from prisoner's letters written to Cash after his Folsom concert. It is said that he inspired many of the prisoners that day, and they were moved enough to reach out to him.



# ***greystone chapel*** site six




## materials



*'Rustic' Paving treatment with natural edge*



*Split-face granite blocks provide the canvas for the prisoners' letters*



*Concrete plank pavers cross the bike path, spanning the space between the two granite plinths featuring Cash's quote and the "Greystone Chapel" lyrics*

## plant palette



PHOTO: Landscape Plants for Western Regions

*Deer Grass*



PHOTO: timelessenvironments.

*Clustered Field Sedge*



PHOTO: www.gardentheory.com

*Pozo Blue Salvia*



PHOTO: Sloat Garden Center

*Leather Leaf Coffeeberry*



PHOTO: Jennifer Jewell, Garden Writer

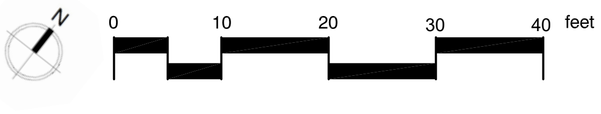
*Valley Oak*



*Pick-shaped interpretive signs provide key information to visitors about the art piece*



*Guitar pick-shaped bike racks will be available at each art node*





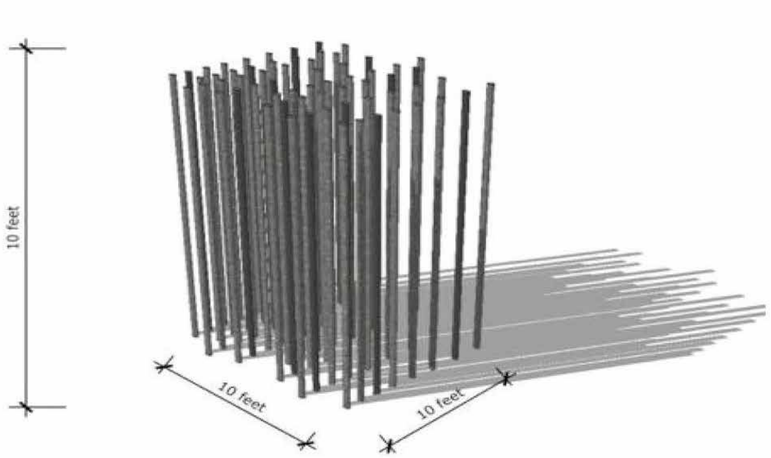




*keymap*

# folsom prison blues

Romo Studios' *Folsom Prison Blues* is created from many vertical poles on which are imprinted a portion of an abstract image of Johnny Cash. At first glance, the whole piece will merely look like a series of individual elements grouped together, evoking the bars found in the prison. Collectively, these 10'-tall poles portray the full picture, with the image only visible from one designated point, offering the sense of discovery to trail users as they approach from either direction. This particular art node provides a viewing point off the trail at which to see the image come into focus, read the record label art marker, and rest in the shade. Trails users can also explore the art piece up close, as the plaza surrounding the poles is accessible via a curving path, surrounded by drifts of native grasses and ground covers.



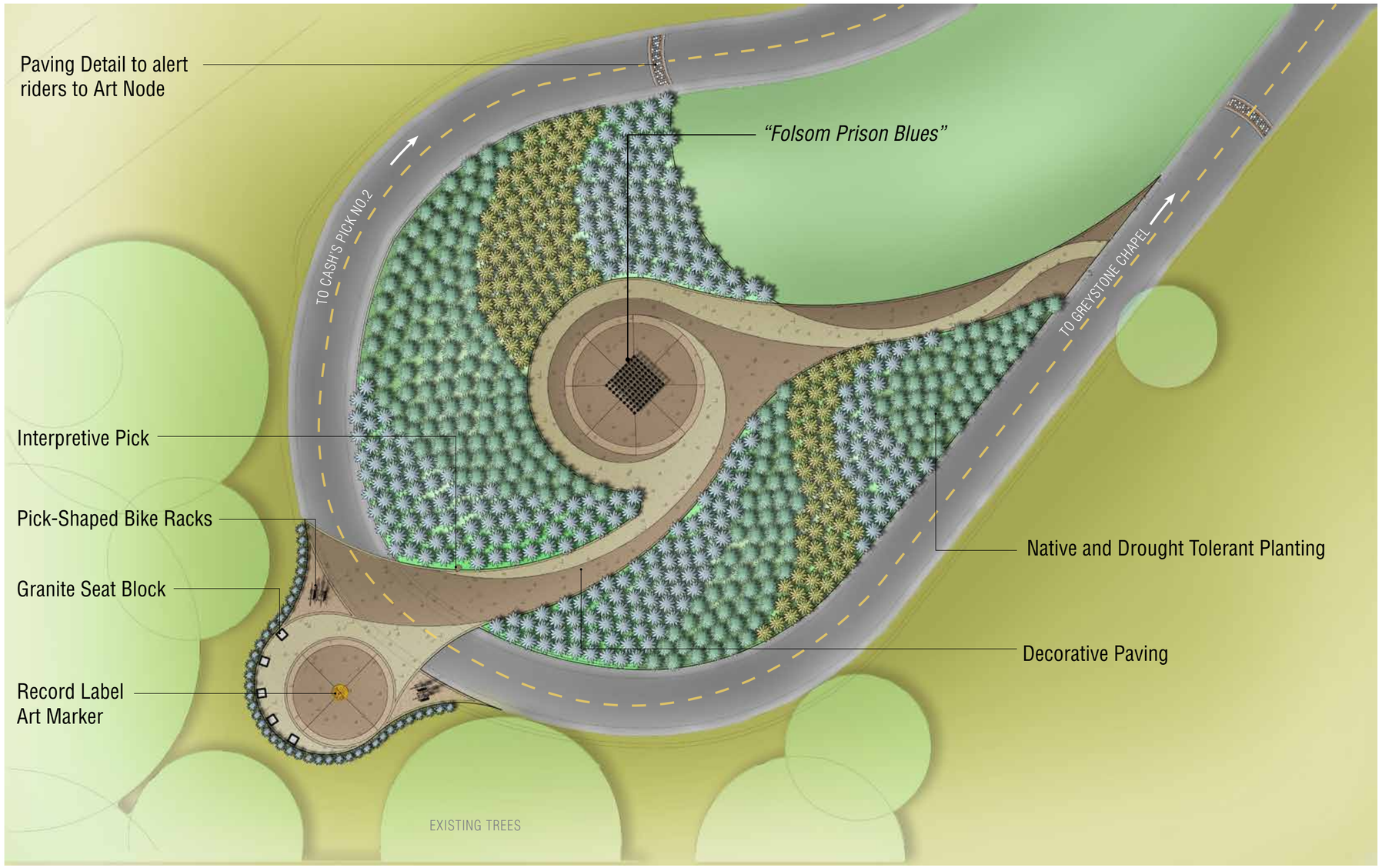






*Inspired by the original Sun Record label, the first to record "Folsom Prison Blues," these 'record label art markers' accompany each art piece, noting its name, the artist, materials used and the date of installation.*

# ***folsom prison blues*** site seven






*Pick-shaped interpretive signs provide key information to visitors about the art piece*



*Guitar pick-shaped bike racks will be available at each art node*

N

0 20 40 60 80 feet

## materials



*Granite blocks provide informal seating*



PHOTO: G&C Architects, Landezine, Landscape Architecture Works

*Granite and Corten 'Rumble Strip' slows cyclists*



*Decorative paving treatment*

## plant palette



PHOTO: Fresno Garden Resources

*Emerald Carpet Manzanita*



PHOTO: Landscape Plants for Western Regions

*Deer Grass*



PHOTO: www.gardentheory.com

*Pozo Blue Salvia*



PHOTO: timelessenvironments.blogspot

*Clustered Field Sedge*




*keymap*




# cash's pick

Positioned at the southern most end of the Johnny Cash Trail, near the intersection of Greenback Lane and the American River Bike Trail, *Cash's Pick*, created by Romo Studios, is a 7' tall bronze guitar pick, featuring Johnny Cash's signature and the Cash name on one side, while the back features a trail map and information about the trail route and features. This piece marks either the end or starting point of the journey, depending on the direction of the trail user and is located near public parking.

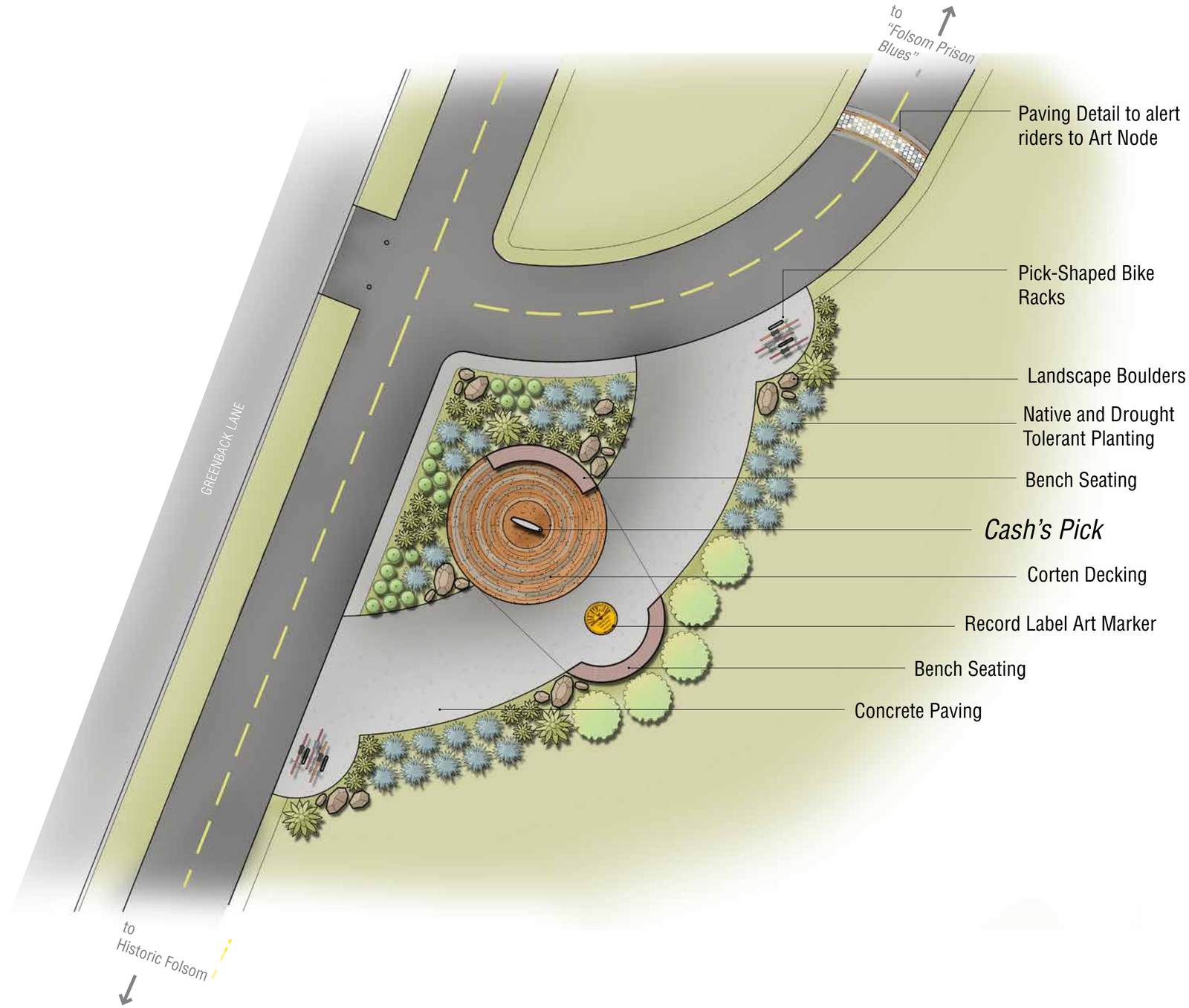
The design of this art node provides space for trail users to pause, enjoy the art piece and rest. *Cash's Pick* is placed at the center of this node, within a record-inspired Corten deck feature. The node also features a record label art marker, which highlights the name of the art piece, the artist themselves, materials used and the date of installation. This record label art marker is inspired by the Sun Record Company, who were the first to record "Folsom Prison Blues," and played a critical role in Johnny's career.

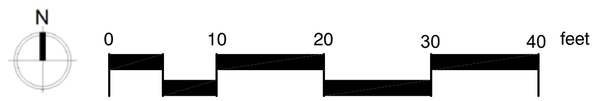
Plant materials are based on a primarily native palette, honoring the surrounding landscape of Folsom, as well as presenting a simple and soft backdrop in which to highlight the art.




*Inspired by the original Sun Record label, the first to record "Folsom Prison Blues," these 'record label art markers' accompany each art piece, noting its name, the artist, materials used and the date of installation.*

# cash's pick site eight




## materials

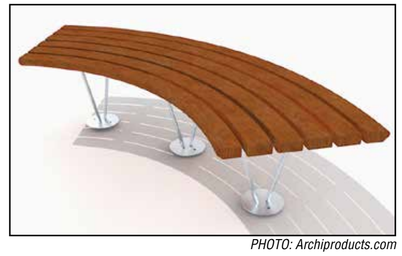


PHOTO: Archiproducts.com

*Curvilinear bench encircles the Pick*



PHOTO: G&C Architects, Landezine, Landscape Architecture Works

*Granite and Corten 'Rumble Strip' slow cyclists*



*The Corten Steel, record-shaped deck will surround Cash's Pick No. 2, and will patina with rustic red and yellow hues*



*Guitar pick-shaped bike racks will be available at each art node*

## plant palette



PHOTO: Landscape Plants for Western Regions

*Deer Grass*



PHOTO: timelessenvironments.blogspot

*Clustered Field Sedge*



PHOTO: www.gardentheory.com

*Pozo Blue Salvia*



PHOTO: Sloat Garden Center

*Leather Leaf Coffeeberry*



*California Lupine*




*PROPOSED*

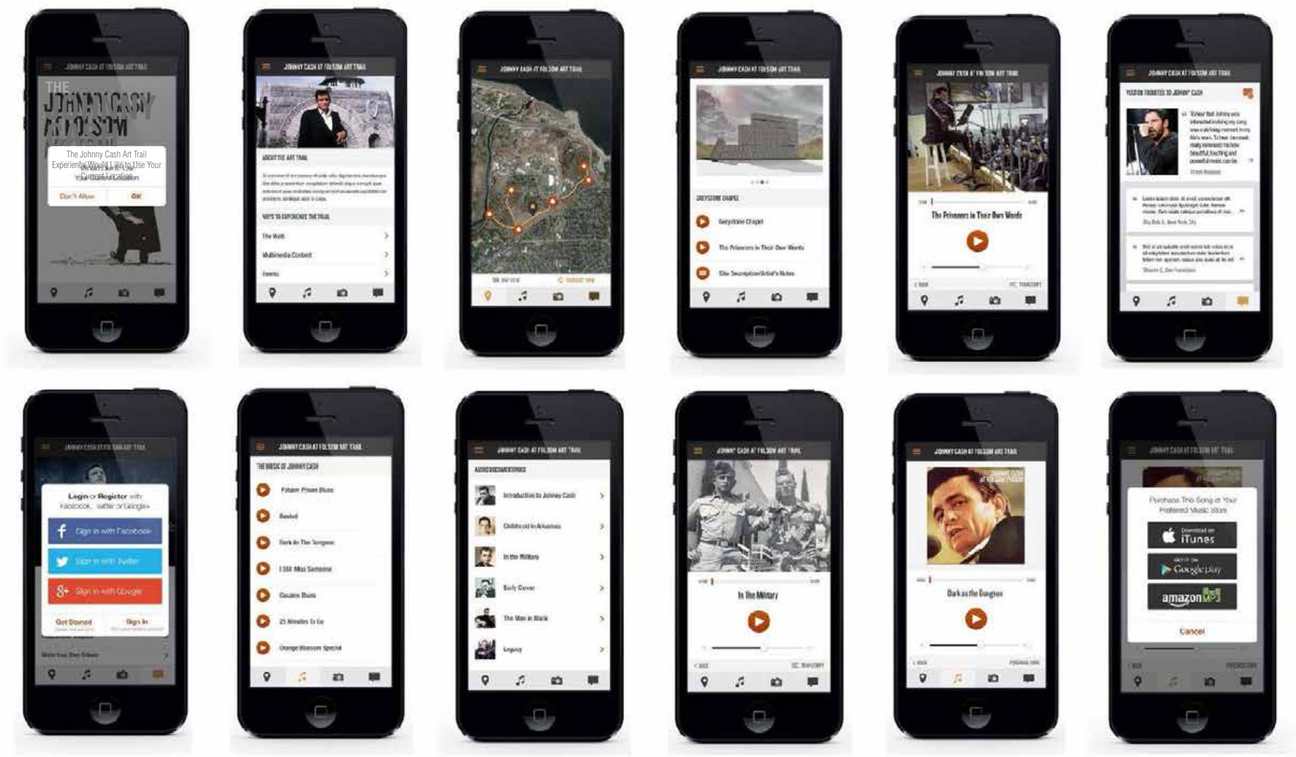
# AUDIO ART COMPONENT

**DESIGNED BY ROMO STUDIOS**

## The Johnny Cash App

- Guided/Self-Guided tour of sites using geo-location software
- Music library
- Event listings
- Audio Documentaries
- E-commerce
- Visitor information
- Social Media Integration

ROMOSTUDIOS LLC




App allows personal engagement with the music, art, life and legacy of Johnny Cash.




*Music, image, and other rights license agreements, and digital app content will require the authorization of appropriate and lawful holders.

appendix site 1

# cash's pick





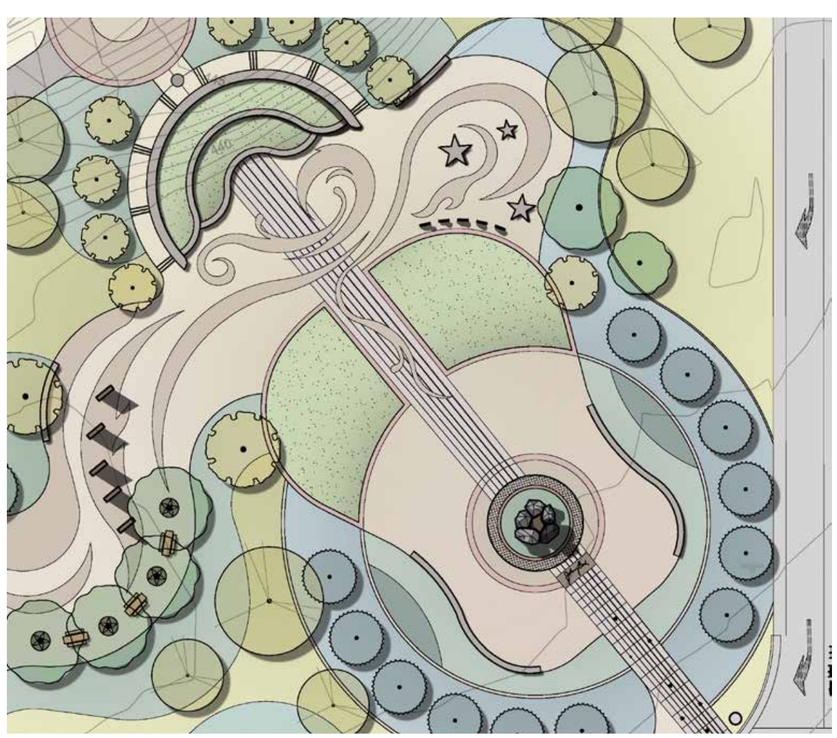





*View of Folsom Lake from Pick No. 1 Site*




Gary Tillery, The Fine Art Studio of Rotblatt Amrany, Tempe



appendix site 3

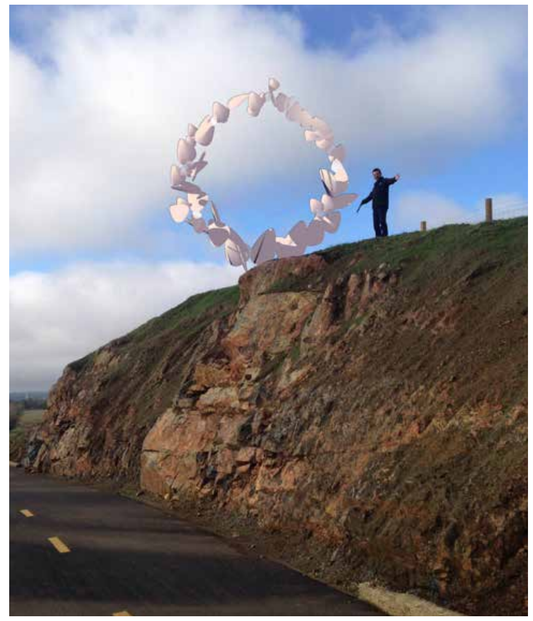
# folsom prison blues











appendix
site
5

# hello, I’m johnny cash











ROMOSTUDIOS LLC

appendix site 7

# rusty cage





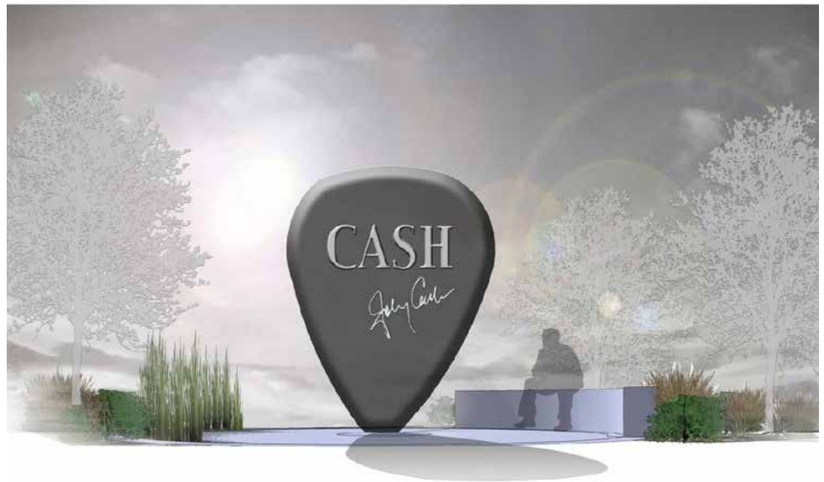



30

cash's pick

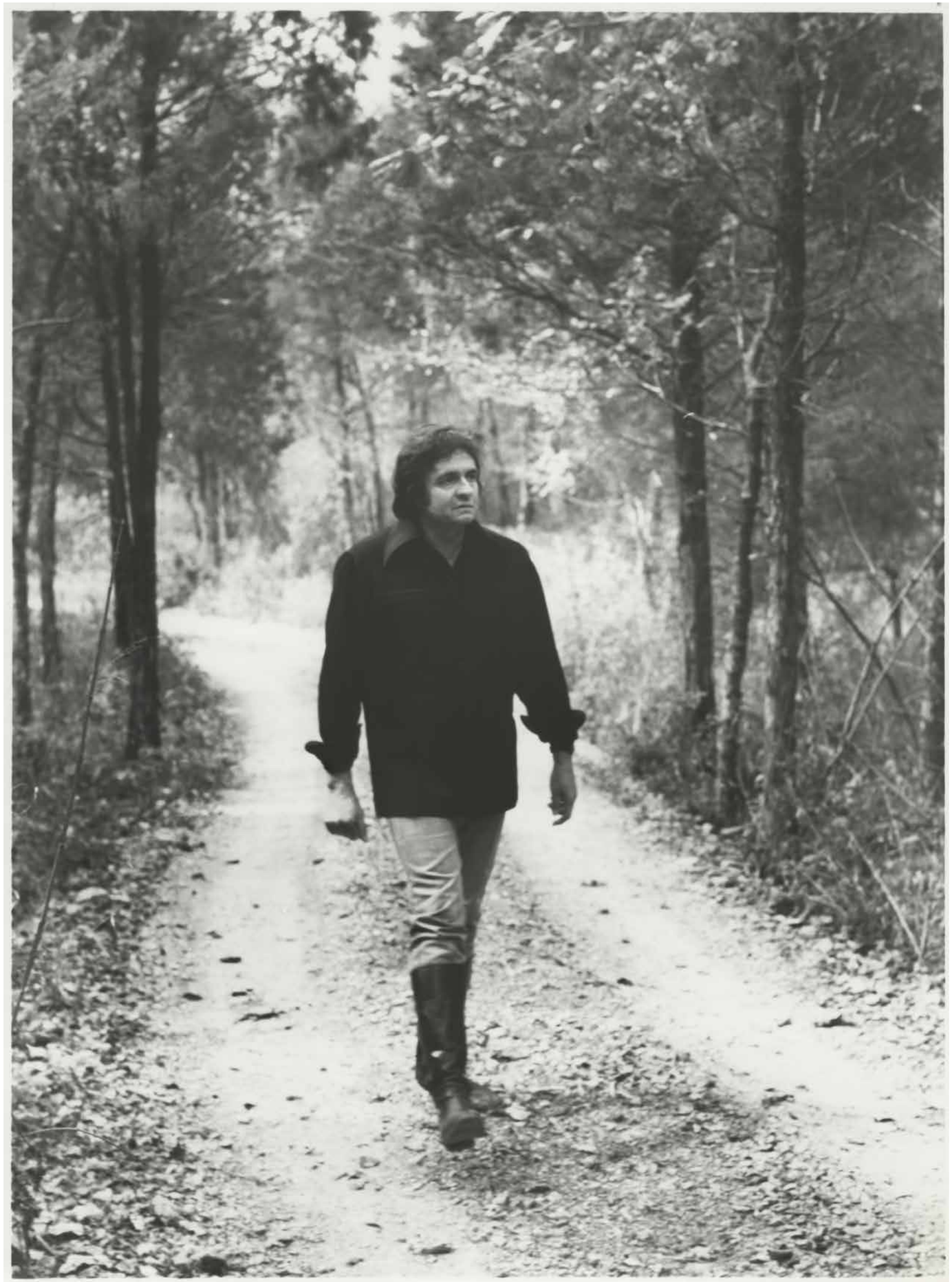
appendix site 8





*"His connection and our family's connection will go on in a most beautiful way with the City of Folsom. Now this beauty and this connection to nature, that he loved so much, are going to be here forever."*

*-Rosanne Cash*
*Trail Dedication, October 4, 2014*



Attachment 4

# United States Department of the Interior

BUREAU OF RECLAMATION
Mid-Pacific Region
Central California Area Office
7794 Folsom Dam Road
Folsom, CA 95630-1799

IN REPLY REFER TO:
CC-644
LND-6.00

Contract No. 17-LC-20-2381

SEP 21 2018

Jim Konopka
City of Folsom
50 Natoma Street
Folsom, California 95630

Subject: Letter of Agreement – Johnny Cash Trail Land Lease Request, Folsom, California

Dear Mr. Konopka:

The Bureau of Reclamation has received and reviewed your application, requesting to lease a portion of Reclamation land for the construction of the Johnny Cash Trail Art Work Experience in Folsom, California.

Reclamation has conducted a cursory review of your proposed project for compliance and suitability with Reclamation's mission and has made the determination that the activities detailed in your application are not incompatible with Reclamation's mission. Reclamation's land use regulations, 43 CFR Part 429, requires that we collect, in advance, in addition to the non-refundable application fee of $100 we received, adequate funds to cover all administrative review and processing costs associated with your application, including, but not limited to, environmental compliance and land use fees.

This project includes construction of a small area at the intersection of the Johnny Cash Trail and Folsom Lake Trail to display a piece of artwork, a large guitar pick that represents the entry to the Johnny Cash Trail. This artwork is not to be construed as a memorial or monument to Johnny Cash. Included with the project is a round metal corton deck (20' diameter) where the guitar pick will be displayed and includes curved wood benches that face the art piece. Two native trees will be planted, and a concrete curb installed to outline the limits of the area. The overall dimension of area is approximately 30' by 70'. There will be minimal grading involved since the exiting grade is relatively flat, requiring minor excavation for the proposed hardscape. Construction has an estimated duration of 3 months.

The purpose of this letter is to obtain agreement from Jim Konopka, City of Folsom (Permittee), to pay, in advance, the costs incurred by Reclamation.

By counter signing this letter agreement, Permittee agrees to the following conditions:

1. An estimate of administrative costs of $2,500.00 has been made by this office. Please provide a check for the total amount in order to complete the application process.

2. If the estimate to cover Reclamation's administrative costs is found to be insufficient, Reclamation will notify you in writing of the additional amount needed. If any account funds are remaining at project completion, they will be refunded.

3. This agreement is effective as of the date signed by Permittee and will remain in effect until the event is completed or is terminated by either party upon thirty (30) days written notice to the other party, provided that Permittee shall submit additional funds, if needed, to pay Reclamation's costs up to date of termination. Any excess funds in the account will be refunded to Permittee within sixty (60) days after termination of the permit.

4. This proposed artwork is not a monument or memorial to Johnny Cash.

If you would like Reclamation to continue processing your request, please sign the enclosed duplicate originals of this letter agreement and return along with the deposit to:

Bureau of Reclamation, Central California Area Office
Attention: Aaron Brown
7794 Folsom Dam Road
Folsom, CA 95630

This letter of agreement does not replace the issuance of a permit. Following receipt of the agreement and deposit, a permit will be processed and sent out for your signature.

If you have any questions, please contact Mr. Aaron Brown, Realty Specialist at 916-537-7234 or wbrown@usbr.gov.

Sincerely,

Drew F. Lessard
Area Manager

In Duplicate

ACCEPTANCE:

By: _____ Date: 10/25/18
Jim Konopka

Title: Senior Park Planner, Trails

# United States Department of the Interior

BUREAU OF RECLAMATION
Mid-Pacific Region
Central California Area Office
7794 Folsom Dam Road
Folsom, California 95630-1799

IN REPLY REFER TO:

CC-645
LND-6.00

OCT 01 2019

Mr. Brett Bollinger
Public Works and Community Development
City of Folsom
50 Natoma Street
Folsom, CA 95630

Subject: License Contract No. 17-LC-20-2381 (Johnny Cash Bike Trail Project), Between the United States of America, Bureau of Reclamation and The City of Folsom, CA

Dear Mr. Bollinger:

Administrative costs associated with the preparation and execution of a real estate license document, No. 17-LC-20-2381, have exceeded the amount the City of Folsom had previously submitted to the Bureau of Reclamation. The account currently has a deficit of $608.91. The City of Folsom recently requested Reclamation to estimate costs to complete the Johnny Cash Bike Trail permitting action. Reclamation estimates that an amount of $2500.00 will be sufficient to cover the administrative costs associated with the completion of the project. This amount would include the deficit amount of $608.91. Whether the City of Folsom endeavors to complete this project, Reclamation requests that the City of Folsom provide additional funds in the amount of $608.91 in order to clear the deficit.

All funds that are not obligated by the completion date of the license, will be refunded to the City of Folsom.

If you have any questions, please contact Mr. Scott Moore at (916) 537-7235 or psmoore@usbr.gov.

Sincerely,

Drew Lessard
Area Manager

# United States Department of the Interior

BUREAU OF RECLAMATION
Interior Region 10
Central California Area Office
7794 Folsom Dam Road
Folsom, California 95630-1799

IN REPLY REFER TO:

CC-640
2.2.3.18

OCT 10 2025

VIA ELECTRONIC MAIL ONLY

Kelly Gonzalez
Parks and Recreation Director
City of Folsom
50 Natoma Street
Folsom, CA 95630
kgonzalez@folsom.ca.us

Subject: Johnny Cash Bike Trail Project, Folsom Dam and Lands, Central Valley Project, California

Dear Ms. Gonzalez,

This letter is in response to your letter to the Bureau of Reclamation (Reclamation) dated September 3, 2025, as well as the meetings between representatives of the City of Folsom (City) and Reclamation conducted on July 19, 2024, and September 22, 2025.

As stated during the meetings, Reclamation is required to follow the Code of Federal Regulations (CFR) when issuing land use authorizations. In particular, 43 CFR Part 423.28 states that "You must not… place memorials, markers, vases, or plaques on Reclamation facilities, lands, or waterbodies." The CFR does not explicitly define a memorial; however, the generally accepted definition of the word is: "something, especially a structure, established to remind people of a person or event."

The Letter of Agreement (LOA) between Reclamation and City, dated September 21, 2018, states that "This artwork is not to be construed as a memorial or monument to Johnny Cash." As Reclamation has performed their review of this project, it has become clear that the artwork is a memorial to Johnny Cash or Johnny Cash's visit to Folsom in 1968. The Johnny Cash Trail website makes several references to the fact that artwork is a memorial to Johnny Cash. Specifically, the site states, "While the inspiration behind the trail and art experience is to celebrate Johnny Cash's infamous performance at Folsom Prison…" In addition, it is described as an "art experience that will celebrate and honor the legendary Johnny Cash, his music, and his history in the City of Folsom." These descriptions of the artwork clearly show that Cash's Pick is a memorial to Johnny Cash. With this information, it is apparent that the scope of the project has changed since the original LOA was signed in 2018. We are no longer able to proceed with issuing a use authorization for artwork to be placed on Reclamation land. As previously

discussed during the July 19, 2024, meeting, Reclamation recommends finding a new location to display the Johnny Cash Pick.

If you have any questions, please contact Ed Roza, Supervisory Civil Engineer, at eroza@usbr.gov or (916) 505-5248.

Sincerely,

FOR

Drew Lessard
Area Manager

CC: Tom Hellmann
thellmann@folsom.ca.us

Brad Nelson
bnelson@folsom.ca.us

Attachment 5



Attachment 6

**ACTION ITEM 6A**
Arts and Culture Commission
November 20, 2025

**TO:** Arts and Culture Commission

**FROM**: Tom Hellmann, Recreation & Community Services Manager

**SUBJECT:** **"HELLO, I'M JOHNNY CASH" THE NEXT ART EXPERIENCE ON THE JOHNNY CASH TRAIL**

---

**BACKGROUND**

The Johnny Cash Trail was finalized in 2017 as a Class I trail that connects Sacramento County trails that takes you over Folsom Lake Crossing. The 8 dedicated art experiences were master planned to their locations as part of the overall trail project with the trail on a combination of City of Folsom property, California State Prison property, and Bureau of Reclamation property. Everything to the east of the Johnny Cash Trail Bridge is Bureau of Reclamation property.

You can find the Johnny Cash Trail Art Experience map and specific art experience sites in the attached Johnny Cash Trail Art Experience masterplan (attachment 1)

The art experiences that are identified on the map and in the master plan, were determined from a national database of artists during the October 15, 2013, release for Request for Qualifications. This request garnered 32 interested artists that were reviewed by a 12-member art selection panel comprised of Art and Culture Commission, Parks and Recreation Commission, Chamber of Commerce, Tourism Bureau, project engineer, Folsom Prison Museum, Friends of Folsom Parkways, and the Parks & Recreation Department. In addition, Cindy Cash was invited to participate as one of five children of Johnny Cash providing invaluable insight into his career and personal life. An extensive amount of time and multiple meetings were conducted in reviewing submissions and ranking them based upon experience, budget estimates, suitability of concepts for the trail venue, creativity, and vision. Ultimately, the submissions were narrowed down from 32 to 20 to 8 to 4 and then the top 2 artists. The panel selected Romo Studios LLC and the Fine Art Studio of Rotblatt Amrany (dba Timeless Creations). Romo Studios LLC was selected for 7 total artwork pieces, but 6 creatively unique pieces of artwork, while Timeless Creations was selected for a single art and park proposal.

During September 23, 2014, Folsom City Council meeting the council approved Resolution No. 9435 approving the concepts for the Johnny Cash Trail Art Experience Project, Direction to Staff, and Appropriation of Funds.

On September 11, 2018, the Folsom City Council Approved Resolution No. 10181 to execute a consultant and professional services agreement with Romo Studios, LLC for the casting of Cash's Pick No. 1 for the Johnny Cash Trail Art Experience. During that contract review, Mr. Romo prepared a presentation to bring to the Art and Culture Commission regarding the design of Pick No. 1. This was for two reasons: 1. In speaking

with John R. Cash Trust/Estate it was determined that the use of CASH resembled and replicated an album cover of Johnny Cash that did not correlate to Johnny's time in Folsom in 1968, thus making the use of the block lettering on the pick design not an option and 2. Adan Romo amended the original concept design he submitted in 2014 to align with this new direction and alter the design to be a black sculpture guitar pick.

At the September 13, 2018, Arts and Culture Commission meeting an action item was brought forward regarding Cash's Pick design. The commission heard from Romo Studios artist, Adan Romo regarding the design of Cash's Pick and the recommendation to remove lettering and name from the pick as to not denote this as a sign, but a standalone art sculpture of a guitar pick that is settled in the middle of a record deck as the landscape design plan suggests for this art experience. The commission heard from Mr. Romo, asked questions and took action to pass a recommendation to City Council on the design of Cash's Pick by a vote of 4-1 with two commissioners absent.

Following this new information and action from the Arts and Culture Commission to recommend the design change, staff worked with Mr. Romo on the project. Unfortunately, six months later we saw the world impacted by the COVID pandemic and things came to halt. Following those years of impact, we emerged with available funds from the American Recovery Plan Act (ARPA) that we designated to the construction of Cash's Pick No. 1. At the April 27, 2021, Folsom City Council meeting they approved Resolution No. 10614 for increased compensation in the amount of $20,920 to Romo Studios, LLC for the casting of Cash's Pick No. 1 for the Johnny Cash Trail Art Experience. The staff report also shared the design image of Cash's Pick No. 1 of a solid black sculpture with no lettering or naming on the face of the guitar pick. The contract was approved for execution and from then until November 21, 2024, when it was installed.

On September 9, 2025, the Folsom City Council requested an update on the Art Experience projects. City Council shared concerns about the art pick design and wanted to ask staff for options on the art pick design along with next steps for the project.

## DISCUSSION

The City of Folsom and City Council adopted a Strategic Plan in 2023-2024 that provided strategic initiatives that the City Council wished to focus on over the next five years. The City Council identified five priorities with one of those being, developing funding plan for the Johnny Cash Trail (JCT) art trail. This priority coincided with action staff had already taken in the spring of 2023 when staff submitted a member request letter to Assemblymember Josh Hoover, District 7 requesting $425,000 to be identified in the State of California Budget Act of 2023 for the design, engineering, and art fabrication of Cash's Pick No. 2. The plan was to complete both of Cash's Pick art experiences to signify the start and end of the Johnny Cash Trail. In July, Mr. Hoover contacted staff to say that the request was granted and placed in the budget for funds to be disbursed by California State Parks and the Office of Grants and Loans, to be spent by January 31, 2027. City staff contacted the Bureau of Reclamation to restart conversations regarding a letter issued to the City of Folsom in 2018 and 2019 that signified their completion of a cursory review of our project proposal to place Cash's

Pick No. 2 on federal land, and that our application was found to be "not incompatible" with Reclamation's mission. Staff submitted payment to the Bureau of Reclamation totaling $5,000 for this site license in 2019 and as we fast forward to a meeting between the two agencies on July 19, 2024, the Bureau of Reclamation changed their position claiming the art experience was identified as a "monument" to Johnny Cash and under 43CFR 423.28, describes that monuments are not allowed on federal land. Staff asked the Bureau of Reclamation to explain the definition of a monument and to further explain what changed from their letter issued in 2018 until now as the same Area Manager was still representing this area. We had a follow up phone call with Edward Rosa, Relator Specialist with the Bureau of Reclamation on September 22, 2025, to discuss and request the above-mentioned explanation of a monument and letter of approval. Staff received a letter from the Bureau of Reclamation on October 10, 2025, which officially denied the site license. (Attachment 2)

**RECOMMENDATION**

It is staff's recommendation that we abandon Cash's Pick No. 2 as an Art Experience site and focus our attention on the next Art Experience that would signify entry onto the Johnny Cash Trail from the east end of the trail with a public art sculpture entitled, "Hello, I am Johnny Cash". (Attachment 3)

This Art Experience site is located on City of Folsom property and staff expect $425,000 to cover the art fabrication, art installation, and the landscape design. Staff would look at any remaining funds for use of other construction costs. Staff would begin conversations with RRM Landscape Design and enter a contract for design and construction documents along with a contract with Romo Studios, LLC, for the fabrication of the art sculpture. Staff do not have accurate estimates for this total project cost now but would turn our attention to this project to spend the grant money secured by Assemblymember Hoover and held with California State Parks. Contracts with RRM Landscape and Romo Studios, LLC, would likely exceed the City Manager's authority, thus an action would be taken by the City Council at a future meeting.

**ACTION**

Staff recommend the Arts and Culture Commission approve the action to move forward with securing California State Park grant funds and developing a professional services agreement with Romo Studios, LLC for the fabrication and installation of "Hello, I'm Johnny Cash" and to forward this request to the Folsom City Council.

**Attachments**

1. Johnny Cash Trail Art Experience Masterplan
2. Bureau of Reclamation Letter
3. Hello, I'm Johnny Cash Art Experience Concept

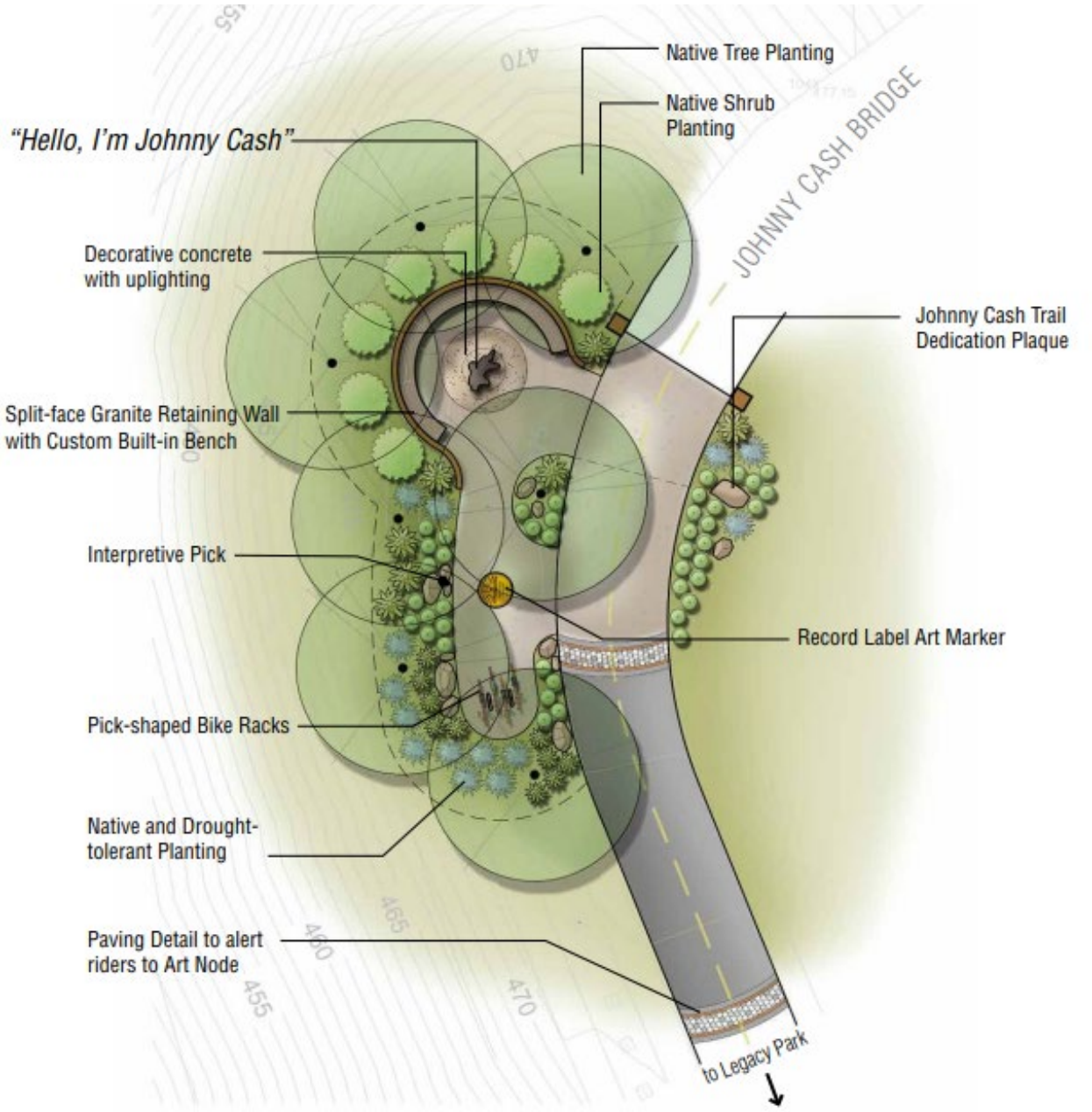
**Attachment 1**
**Johnny Cash Trail Art Experience Masterplan**

**Can be found at https://folsomcasharttrail.com/the-trail/about**

# Attachment 2
# Bureau of Reclamation Letter

# Attachment 3
# Hello, I'm Johnny Cash Art Experience Concept


ROMOSTUDIOS LLC


Native Tree Planting
Native Shrub Planting
"Hello, I'm Johnny Cash"
JOHNNY CASH BRIDGE
Decorative concrete with uplighting
Johnny Cash Trail Dedication Plaque
Split-face Granite Retaining Wall with Custom Built-in Bench
Interpretive Pick
Record Label Art Marker
Pick-shaped Bike Racks
Native and Drought-tolerant Planting
Paving Detail to alert riders to Art Node
to Legacy Park

**Jc**

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | New Business |
| **SUBJECT:** | Appointment of At-Large Members to the Folsom Historic District Commission |
| **FROM:** | City Clerk's Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff requests that the Mayor, with approval from the City Council, appoint at-large members to the Folsom Historic District Commission for two-year terms ending in December 2027.

**BACKGROUND / ISSUE**

Folsom Municipal Code Chapter 17.52 establishes the Folsom Historic District Commission and defines the Committee's purpose of the Historic District Commission, in part, as to preserve and enhance the historic, small-town atmosphere of the Historic District; to encourage an active business climate which promotes the development of a diverse range of businesses compatible with the Historic District; to retain the residential areas within the Historic District; to ensure that new residential and commercial development is consistent with the historical character of the Historic District; and to increase the awareness, understanding, and appreciation of the history of the city.

The Commission is comprised of seven members consisting of one representative who is actively involved with historic preservation, one representative who is a resident of the Historic District, one representative who owns a business within the Sutter Street Subarea, two Planning Commissioners, one representative from a Historic District business outside the Sutter Street Subarea, and one architect, landscape architect, or other design professional with expertise in historic preservation.

The three current vacant positions are for a representative who is a business owner within the Sutter Street subarea, a resident within the Historic District and an applicant representing the Historical Society / Historic Preservation. The three vacancies were created due to the expiration of each of the existing appointee's two-year terms ending in December 2025.

A Notice of Vacancy was published in the Folsom Telegraph and in the City's newsletter, posted on the city's website and social media pages, and on the bulletin boards located at City Hall. Correspondence was sent to current Historic District Commission members whose terms expire in December 2025 inviting them to submit an application for reappointment.

The City Clerk's office received three applications. Those applications were provided to the Councilmembers in mid-November for advance review and consideration.

## POLICY / RULE

Folsom Municipal Code Section 2.35.030 states that at-large appointments to the Historic District Commission shall expire as follows:

December of even numbered years:

- Planning Commission Members (2 appointees)
- Representative from a Historic District Business outside the Sutter Street subarea
- Architect, Landscape architect, or other design profession

December of odd-numbered years:

- Historic Preservation
- Resident of the Historic District
- Business Owner within the Sutter Street subarea

Folsom Municipal Code Section 17.52.020 states that the mayor shall appoint each of the members, subject to the approval of the city council.

## ANALYSIS

There are currently three vacancies for representatives of the Folsom Historic District Committee consisting of a business owner within the Sutter Street subarea, a resident within the Historic District and an applicant representing the Historical Society / Historic Preservation. Each of the two-year terms will end in December 2027.

The City has received three applications for the three at-large seats, as shown below. There were no applications received for the Historic Preservation seat. Pending City Council action on December 9, staff may re-open the recruitment to solicit applications for the seat.

| | **Eligible to Represent:** | | |
|---|---|---|---|
| **Applicants** | **Historic Preservation** | **Resident of the Historic District** | **Business Owner within the Sutter Street subarea** |
| Kathleen Cole *(incumbent)* | | X | |
| Lisa Gomez | | | X |
| Rosa Vais | | X | |

## ATTACHMENTS

1. Recruitment Packet for Historic District Commission

Respectfully submitted,

Christa Freemantle, CMC
City Clerk

Attachment 1

The Historic District Commission works to ensure the protection of the historic and cultural character of the city's Historic District. The commission reviews the design and architecture of new and altered structures within the Historic District. It also reviews applications for sign permits, conditional use permits, variances, land divisions, and land mergers within the Historic District. In addition, the commission advises and makes recommendations to the City Council concerning matters associated with historic landmarks, sites, and structures.

Authority: Folsom Municipal Code Chapter 17.52

Rules of Conduct - Adopted December 2022

View agendas, minutes and webcasts

## Positions

Lane, John, Position 1, Historic Preservation
Cole, Kathleen Marie, Position 2, Resident of the Historic District
Dascallos, Mark, Position 3, Business Owner Within the Sutter Street Subarea
Herrera, Matt, Position 4, Planning Commission Member
West, Daniel, Position 5, Planning Commission Member
Felts, John, Position 6, Representative from a Historic District Business Outside the Sutter Street Subarea
Cabrera, Jennifer, Position 7, Architect, Landscape Architect, or Other Design Professional

# Applicants Information



Cole, Kathleen Marie
Gomez, Lisa
Vais, Rosa M

CITY OF FOLSOM
DISTINCTIVE BY NATURE

12/09/2025 Item No.17.
Filing ID: 12639

# Historic District Commission Application

## Historic District Commission Seat

*Please identify which seat you qualify for:*

Representative who is a resident of the Historic District

## Applicant Information

*First Name*
Kathleen

*Last Name*
Cole

*Residence Address*
[redacted]

*Line 2*

*City*
Folsom

*State*
CA

*Zip Code*
95630

*Email*
kcolepolicy@gmail.com

*Phone*
(916) 606-2039

*Employer and Occupation*
Retired

*Currently Serving on a Commission/Committee?*
Yes

*If yes, please specify:*
Folsom Historic District Commission

## Folsom Residency / Registered Voter Verification

*Registered to vote?*
Yes

## Financial Disclosure / Ethics Training

*I understand that commission and committee members must file statements disclosing financial information.*
Yes

*I understand that commission and committee members must complete ethics and harassment training.*
Yes

## Informational Questions

### Why do you want to serve on this commission or committee?

*Response*

It has been a privilege to serve on the Folsom Historic District Commission, and I remain deeply committed to preserving the character, vitality, and historic integrity of our beloved district. My continued interest in serving stems from a genuine passion for Historic Folsom and a strong belief in the importance of giving back to my community. I have cultivated meaningful relationships with local businesses, residents, and members of the broader Folsom community. These connections have given me a unique perspective on the district's evolving needs and the value of inclusive community-driven decision-making. I am eager to build on the work we've begun to help guide future projects under the authority established by the city council.

### What do you think is (are) the top issue(s) facing this commission or committee?

*Response*

I believe there are two top issues facing the Historic District Commission.The first stems from a recent ruling by a Sacramento County Superior Court judge who opined that all city commissions, including the Planning Commission and Historic District Commission, are no longer final decision bodies for most entitlement applications. All city commission decisions are to be considered advisory only based upon the court's decision. Projects that previously ended with a commission vote must now go through an additional layer of review by the city council. This will delay project approvals, add to already full city council agendas, and require additional staff time and resources. The second priority issue relates to the absence of objective design standardsfor the Folsom Historic District. Without clear, objective criteria, the tools to evaluate projects are limited and subject to interpretation. Without established and published standards, applicants and neighbors have little insight into why certain projects are approved or denied creating unfairness among homeowners and business owners. This erodes trust in the process. Project approvals based upon objective design standards should result in faster and more efficient approvals for property owners; consistent and predictable preservation of the district's history and character; and improved communication with stakeholders.

### Briefly describe how your experiences qualify you to serve on the commission or committee.

*Response*

I was first appointed to the Historic District Commission in 2019 and have served continuously since my initial appointment. I was elected chair of the Historic District Commission in 2022 and have served in that role to the present. I approach Commission responsibilities with care, professionalism, and a commitment to a transparent process. I value diverse viewpoints and strive to make decisions that balance historic preservation with progress.

**Which commission or committee meetings have you attended?**

*Response*

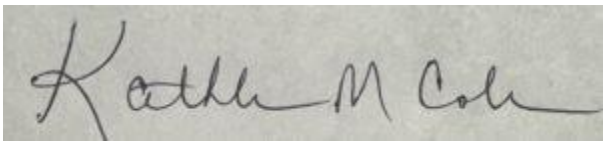
Aside from my attendance at Folsom Historic District Commission meetings, I have attended several Folsom Planning Commission meetings. I also served on the Folsom Water Vision Advisory Committee. I also believe it is important to attend City Council meetings to keep current on broader city issues.

**Truth and Accuracy**

| *Signature* | *Signature Date* |
| --- | --- |
| Kathleen M. Cole | 11/14/2025 |

Signature of Kathleen M. Cole

Dated November 14, 2025



CITY OF FOLSOM
DISTINCTIVE BY NATURE

12/09/2025 Item No.17.
Filing ID: 12631

# Historic District Commission Application

## Historic District Commission Seat

*Please identify which seat you qualify for:*

Representative who owns a business within the Sutter Street Subarea

## Applicant Information

*First Name*
Lisa

*Last Name*
Gomez

*Residence Address*
[redacted]

*Line 2*

*City*
Folsom

*State*
CA

*Zip Code*
95630

*Email*
lisa@thevine.llc

*Phone*
(916) 276-1536

*Employer and Occupation*
Business Owner of The Vine and Property Owner of 609 Sutter St.

*Currently Serving on a Commission/Committee?*
No

*If yes, please specify:*

## Folsom Residency / Registered Voter Verification

*Registered to vote?*
Yes

## Financial Disclosure / Ethics Training

*I understand that commission and committee members must file statements disclosing financial information.*
Yes

*I understand that commission and committee members must complete ethics and harassment training.*
Yes

## Informational Questions

### Why do you want to serve on this commission or committee?

*Response*

I have been a business owner on Sutter St for almost 8yrs and involved in community historic district events. I am now also a property owner in the historic district. I want to ensure that the quaintness, the history and district as a whole stays protected for future generations and keep it protected from modern, trendy architecture and investor & corporate growth.

### What do you think is (are) the top issue(s) facing this commission or committee?

*Response*

I think there are several issues from growth, lack of parking, balance of neighborhood resident complaints vs small business survival, homelessness issues, non compliance of construction, etc

### Briefly describe how your experiences qualify you to serve on the commission or committee.

*Response*

I have been a small business owner for over 8yrs and owned multiple restaurants. Prior to that I spent 18 years in corporate. I worked at Hewlett Packard for 8 years working on various committees, from MERT (medical emergency response team), DEI (diversity) and Non-Profit Committees. I worked for 10years as the Vice President of an Event Software company, managing large teams, multi-million dollar budgets, sales, Project development and management of product lifecycles.

### Which commission or committee meetings have you attended?

*Response*

a few assorted Historic District hearings, one on the Murrays taproom, the new building at Sutter & Scott, the small business OPEN/Closed signage

## Truth and Accuracy

| *Signature* | *Signature Date* |
| --- | --- |
| Lisa Gomez | 10/30/2025 |

CITY OF FOLSOM
DISTINCTIVE BY NATURE

12/09/2025 Item No.17.
Filing ID: 12591

# Historic District Commission Application

## Historic District Commission Seat

*Please identify which seat you qualify for:*

Representative who is a resident of the Historic District

## Applicant Information

*First Name*
Rosa

*Last Name*
Vais

*Residence Address*
[redacted]

*Line 2*

*City*
Folsom

*State*
CA

*Zip Code*
95630

*Email*
rmvais@gmail.com

*Phone*
(916) 342-0363

*Employer and Occupation*
Retired

*Currently Serving on a Commission/Committee?*
No

*If yes, please specify:*

## Folsom Residency / Registered Voter Verification

*Registered to vote?*
Yes

## Financial Disclosure / Ethics Training

*I understand that commission and committee members must file statements disclosing financial information.*
Yes

*I understand that commission and committee members must complete ethics and harassment training.*
Yes

## Informational Questions

### Why do you want to serve on this commission or committee?

*Response*

I am interested in serving on this particular committee because I value preserving the integrity of our Historic District; I believe it is the jewel of Folsom. I have been involved with the Historic District Residence Association (HFRA) in the past.

### What do you think is (are) the top issue(s) facing this commission or committee?

*Response*

To have our advocacy, voices, concerns truly addressed by planning commission and City leaders.

### Briefly describe how your experiences qualify you to serve on the commission or committee.

*Response*

My successful career as a leader in Corporate Industry has provided me with the critical strategic thinking skills to consider multiple aspects of situations.
I care deeply about the impact of the progressive growth and how it can negatively effect or enhance our Historic District.

### Which commission or committee meetings have you attended?

*Response*

I have attended the meetings on ADU's and City Council Meetings, Public Works Committee

## Truth and Accuracy

| *Signature* | *Signature Date* |
|---|---|
| Rosa Vais | 10/27/2025 |

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | New Business |
| **SUBJECT:** | Resolution No. 11525 – A Resolution Establishing the 2026 Ad Hoc Charter Review Committee |
| **FROM:** | City Manager's Office |

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends that the City Council approve Resolution No. 11525 - A Resolution Establishing the 2026 Ad Hoc Charter Review Committee and provide direction to staff regarding:

1. Assignment of up to two City Councilmembers to the Ad Hoc Committee;
2. Method of identifying and selecting Committee members;
3. Timeline for completing the Committee's work; and

**BACKGROUND / ISSUE**

The City Charter was adopted on June 5, 1990. On July 11, 2000, the City Council established an Ad Hoc Charter Advisory Committee (Attachment 2 to this Staff Report) to review the City Charter and make recommendations for potential Charter amendments. Members of the 2000 Ad Hoc Charter Advisory Committee were:

1. Former Mayor Robert Holderness (Chair);
2. Former Mayor Glenn Fait (Vice Chair);
3. Seven additional voting members (each Councilmember selected one member, and two additional members on the recommendation of City staff);

4. Then-serving Mayor and City Manager (or their designees) served as non-voting members of the Committee;

5. The City Attorney served as legal advisor to the Committee.

Based on records available in the City Clerk's Office, then-City Council declined to submit any proposed changes recommended by the 2000 Ad Hoc Charter Advisory Committee to the voters. A copy of the Staff Report and proposed Ordinance to be submitted to the City's voters in 2002 is attached as Attachment 3 to this Staff Report.

A need to review the City Charter arose following the recent court decision in *Robert Delp v. City of Folsom* where the court agreed with Mr. Delp that a sentence in the City Charter precluded the City Council from granting final approval authority to the Historic District Commission. The proposed Ad Hoc Charter Review Committee can help identify and recommend updates to the City Charter at a future statewide general election.

## POLICY / RULE

Section 2.04(G) of the City Charter authorizes the Mayor to establish ad hoc committees, subject to the approval of the City Council, for a term not to exceed one year.

Elections Code Section 9255, Government Code Section 34458(a), and Section 8.01 of the City Charter provide that the City Council may submit to the voters a proposition to amend the City Charter at a statewide general election, and if the proposition submitted receives a majority of the votes cast on it at the election, the City Charter shall be amended accordingly.

## ANALYSIS

Mr. Delp filed suit against the City's approval of a proposed mixed-use property at 603 Sutter Street. In challenging the project approval, Mr. Delp also challenged City Council's authority to convey final decision-making authority to the Historic District Commission under Section 4.07 of the City Charter because it contains a sentence that states "All boards and commissions only shall be advisory to the Council". Section 4.07 of the City Charter states as follows:

> 4.07 Boards and Commissions:
>
> The City Council may by ordinance create other Boards and Commissions and prescribe their powers and duties, determine the number and qualification of the members, their method of selection, term of office and removal, and fix their compensation, if any. All boards and commissions only shall be advisory to the Council. Each member of any Board or Commission shall be a resident and registered voter of the City.

Trial court issued a final ruling on October 31, 2025, granting Mr. Delp's challenge and disapproved City Council actions granting final decision-making authority to the Historic District Commission. Prior to the court decision, the Historic District Commission exercised final

decision-making authority on matters such as design review, variance, use permit, and sign permit, subject to appeal to the City Council.

Since the Charter was last reviewed by an ad hoc committee in 2000, the recent court ruling presents an opportunity to have an ad hoc committee review the entire City Charter and make recommendations to the City Council on any updates and adjustments.

## FINANCIAL IMPACT

The financial impact is negligible. Sufficient funds exist in the City's General Fund to cover expenses related to ad hoc committee meetings.

## ENVIRONMENTAL REVIEW

The action is exempt under Section 15061(b)(3) – the common sense rule of the California Environmental Quality Act (CEQA) because the proposed creating of an Ad Hoc Charter Review Committee has no potential to cause significant effects on the environment.

## ATTACHMENTS

1. Resolution No. 11525 - A Resolution Establishing the 2026 Ad Hoc Charter Review Committee

2. Resolution No. 6331 – A Resolution Establishing The Ad Hoc Charter Advisory Committee (2000)

3. Ordinance No. 946 – An Ordinance Submitting Amendments to Sections 2.04(G), 2.08(B)(4), 2.09, 3.02, 3.03(E), 4.01(B), 5.04(A)(2), 5.05(G), 5.05(K), 5.08(C), 9.02, 9.03(C) of the Charter of the City of Folsom to a Vote of the Electorate at the General Municipal Election on March 5, 2002

Respectfully submitted,

BRYAN WHITEMYER
City Manager

Attachment 1

# RESOLUTION NO. 11525

## A RESOLUTION ESTABLISHING THE 2026 AD HOC CHARTER REVIEW COMMITTEE

WHEREAS, the City Charter was adopted on June 5, 1990; and,

WHEREAS, the City Council adopted Resolution 6331 in 1990 and established an Ad Hoc Charter Advisory Committee; and,

WHEREAS, none of the recommendations made by the 1990 Ad Hoc Charter Advisory Committee was submitted to the voters; and,

WHEREAS, the City Council desires a comprehensive review of the City Charter by a new ad hoc committee; and,

WHEREAS, Section 2.04(G) of the City Charter authorizes the Mayor to establish ad hoc committees, subject to approval of the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Mayor is hereby authorized to establish the 2026 Ad Hoc Charter Review Committee in the following manner:

1. Members of the Ad Hoc Committee shall be comprised of:

   A. Councilmembers: [to be determined]

   B. One appointee by each Councilmember [to be determined]

   C. Two appointees recommended by City staff [to be determined]

   D. The Mayor and the City Manager shall serve as non-voting members of the Committee

   E. The City Attorney shall serve as legal advisor to the Committee

2. The Committee is established for a period not to exceed one (1) year from the date of this Resolution.

3. Each member of the Committee shall have one vote, and the decisions of the Committee shall be made by majority vote.

4. Committee members at the first meeting shall choose a Chair and a Vice Chair.

5. The City Manager may assign staff resources to provide administrative support and subject matter expert services to the Committee.

6. The Committee is tasked to conduct a comprehensive review of the City Charter and recommend appropriate updates and changes to the City Council.

7. The Committee will submit a report and recommendations to the City Council no later than 12 months from the first Committee meeting.

8. The meetings of the Committee shall be held at least monthly and shall be established at a regular time. The date and times of such meetings shall be noticed as required by the Brown Act, and the public shall be encouraged to participate.

PASSED AND ADOPTED on this 9th day of December, 2025, by the following roll-call vote:

**AYES:** Councilmember(s):

**NOES:** Councilmember(s):

**ABSENT:** Councilmember(s):

**ABSTAIN:** Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

# RESOLUTION NO. 6331

## A RESOLUTION ESTABLISHING THE AD HOC CHARTER ADVISORY COMMITTEE

**WHEREAS**, the City Charter was adopted on June 5, 1990; and,

**WHEREAS**, the City Council desires to conduct a review of the City Charter and to consider amendments to the City Charter as may be necessary or prudent; and,

**WHEREAS**, Section 2.04 G of the City Charter authorizes the Mayor to establish ad hoc committees, subject to the approval of the City Council

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Folsom that the Mayor is hereby authorized to establish the Ad Hoc Charter Advisory Committee in the following manner:

1. The chairman shall be Former Mayor Robert G. Holderness, and the vice chairman shall be Former Mayor Glenn Fait.

2. In addition to the Chairman and Vice Chairman, there shall be seven voting members of the Committee. Each Council Member shall select one member of the committee, and two committee members shall be selected by the City Council with recommendations to be provided by City staff.

3. The Mayor, or designee, and the City Manager, or designee, shall be non-voting members of the Committee, and the City Attorney shall serve as legal advisor to the Committee.

4. The Committee is established for a period not to exceed six (6) months from the date of Committee formation.

5. The Committee shall conduct a review of the City Charter and recommend to the City Council by written report any amendments to the City Charter as the Committee deems necessary or prudent. The Committee shall provide monthly status reports to the City Council until the final written report is submitted.

6. The meetings of the Committee shall be held at least monthly, and shall be established at a regular time. The date and times of such meetings shall be noticed as required by The Brown Act, and the public shall be encouraged to participate.

**PASSED AND ADOPTED** this 11th day of July, 2000, by the following roll-call vote:

| | | |
|---|---|---|
| AYES: | Council Member(s) | Howell, Aceituno, Dow, Messner, Miklos |
| NOES: | Council Member(s) | None |
| ABSENT: | Council Member(s) | None |
| ABSTAIN: | Council Member(s) | None |

Mayor Stephen E. Miklos

ATTEST:

Susan Kitchens, Acting City Clerk

Attachment 3

**NEW BUSINESS**
Agenda Item 12a
CC Mtg. 10/30/01

**DATE:** October 18, 2001

**TO:** Mayor and City Council Members

**FROM:** City Attorney

**SUBJECT:** **ORDINANCE NO. 946 - AN ORDINANCE SUBMITTING AMENDMENTS TO SECTIONS 2.04(G), 2.08(B)(3), 2.08(B)(4), 2.09, 3.02, 3.03(E), 4.01(B), 5.04(A)(2), 5.05(G), 5.05(I), 5.05(K), 5.08(C), 9.02, 9.03(B) AND 9.03(C) OF THE CHARTER OF THE CITY OF FOLSOM TO A VOTE OF THE ELECTORATE AT THE GENERAL MUNICIPAL ELECTION ON MARCH 5, 2002**

## BACKGROUND

The City Charter of Folsom was adopted on June 5, 1990. In June of 2000, Council Member Howell proposed several amendments to the City Charter. To obtain input on the proposed amendments, the City Council established the Ad Hoc Charter Advisory Committee to review the City Charter and to consider amendments as might be necessary. The City Attorney presented the recommendations of the Ad Hoc Charter Advisory Committee to the City Council at the July 17, 2001 City Council meeting. At that time, the City Council directed the Neighborhood Services Manager to conduct community workshops on the proposed amendments. The public workshops were held on September 12 and 20, 2001, at the Rotary Club House and Folsom Community Center, respectively.

City Council members also asked the City Attorney to analyze whether any of the proposed amendments to the Charter could be handled through revisions to the Folsom Municipal Code. On September 18, 2001, the City Attorney presented that analysis to the City Council for their review. The City Council elected not to make any changes to Charter Sections 2.07(A), 2.07(D), 3.01, 3.01(C), 4.05, 4.06, 4.07 and 5.05(D) either by ordinance or by placing the issue before the voters. The City Council further elected not to add a new Section 2.14 requiring a review of the Charter every 10 years.

The Charter amendments as originally proposed by the Ad Hoc Charter Advisory Committee are analyzed and summarized in the Final Report and Recommendations of the Ad Hoc Charter Advisory Committee, which is attached as Attachment 1 to this staff report. A redlined version of the current Charter that shows the originally proposed amendments in context is appended to the Committee's memorandum.

Additionally, at the request of Council Member Howell, the City Council is being asked to consider three further amendments to the City Charter.

The first change is the deletion of the language "as are deemed necessary or desirable" in Section 3.03(E).

The second change relates to the purchasing and contracting provisions in Section 5.04. Section 5.04(A) delegates certain authority to the City Manager to award contracts for amounts of $10,000 or less (adjusted annually) without using a competitive bid process. Council Member Howell proposes to change Section 5.04 (A)(2) to lower the limit on when the competitive bid process should be used when one vendor is awarded multiple contracts within a three year period. Currently, Section 5.04(A)(2) provides that competitive bidding is required if contracts in an amount of $10,000 or less cumulatively total $100,000 in a three year period. Council Member Howell proposes lowering this dollar amount to $50,000 in a three year period.

Council Member Howell's third change involves the addition of language to Section 4.01(B), regarding department head removal. Currently, Section 4.01(B) provides that all department heads shall serve at the pleasure of the City Manager and be subject to the direction and supervision of the City Manager. Council Member Howell proposes the addition of language stating that "The City Manager may only remove the City Attorney after providing ten (10 ) days advance notice to the City Council."

## ANALYSIS

Pursuant to Section 8.01 of the City of Folsom Charter, amendments to the Charter must be approved by a majority of the voters. Although there are various methods to present proposed charter amendments, any amendments that are generated from the City Council must be in an ordinance adopted by a majority vote of the City Council. The ordinance must contain the full text of the Charter amendment. Ordinances require two readings of the City Council for approval. See Charter Section 2.12(B).

The changes recommended by the Ad Hoc Charter Advisory Committee, except for those changes considered by the City Council on September 18, 2001, are presented by way of ordinance. The proposed amendments to Sections 3.03(E), 4.01(B) and 5.04(A)(2), while not part of the Ad Hoc Charter Advisory Committee's proposed changes, are included for your consideration. The City Council must conduct two readings of the ordinance and approve it by majority vote to place the proposed amendments on the March 2002 ballot.

The City may consolidate the Charter amendment issue with the primary election in March 2002 at an estimated cost of $11,770. Alternatively, if presented on the ballot at the general election in November of 2002, the cost would be approximately $9,209. These figures are based upon the current registered voters within the City. The Sacramento County administrative deadline for placing an item on the March 2002 ballot

is November 13, 2001. The deadline pursuant to the Elections Code, however, is December 7, 2001.

## ALTERNATIVES

The City Council has several alternatives with respect to these proposed Charter revisions.

(1) Conduct the first reading of the ordinance as proposed in its entirety.

(2) Direct the preparation of an alternate ordinance proposing Charter amendments other than as presented in Ordinance No. 946.

(3) Determine not to consider proposed Charter amendments at this time.

## ATTACHMENTS

1. Final Report and Recommendations of the Ad Hoc Charter Advisory Committee

2. Ordinance No. 946 – An Ordinance Submitting Amendments to Sections 2.04(G), 2.08(B)(3), 2.08(B)(4), 2.09, 3.02, 3.03(E), 4.01(B); 5.04(A)(2), 5.05(G), 5.05(I), 5.05(K), 5.08(C), 9.02, 9.03(B) and 9.03(C) Of The Charter Of The City Of Folsom To A Vote Of The Electorate At The General Municipal Election On March 5, 2002

Respectfully submitted,

Steven P. Rudolph
City Attorney

# AD HOC CHARTER ADVISORY COMMITTEE

**Robert Holderness, Chair**
**Glenn Fait, Vice-Chair**

# MEMORANDUM

**To:** Mayor
Vice Mayor
Council Members

**From** Robert G. Holderness, Chair
Ad Hoc Charter Advisory Committee

**Date:** June 4, 2001

**Re:** Final Report and Recommendations of the
Ad Hoc Charter Advisory Committee

---

The Ad Hoc Charter Advisory Committee has completed its review of the Charter of the City of Folsom. The Committee is proposing amendments to the following sections of the Charter: **2.04(G), 2.07(A), 2.07(D), 2.08(B)(3), 2.08(B)(4), 2.09, 2.14, 3.01, 3.01(C), 3.02, 4.05, 4.06, 4.07, 5.05(D), 5.05(G), 5.05(I), 5.05(K), 5.08(C), 9.02, 9.03(B) AND 9.03(C).** The recommended changes are discussed below.

## PROPOSED CHARTER AMENDMENTS:

The following analysis will summarize the provisions of the proposed amendments. The references to section numbers correspond with the applicable sections in the Charter. A redlined version of the current Charter that shows the proposed changes in context is appended hereto as Attachment 1.

1. Section 2.04(G)

Section 2.04(G) of the City Charter currently grants the Mayor the power to establish and dissolve ad hoc committees for a term not to exceed one year. The proposed amendment will allow an ad hoc committee to have a term of two years.

2. Section 2.07(A) Restrictions on Holding Two Offices

The Committee has proposed to add language to this section that would prevent a former council member from holding any compensated appointive office or employment with

the City until one year after the expiration of the term for which the member was elected to council.

3. Section 2.07(D) Restriction on City Utility or Enterprise

The Committee has expanded this section to set forth specific utilities and enterprises which would fall under its aegis.

4. Section 2.08(B)(3) Forfeiture of Office

This section presently provides that any council member who is convicted of a crime involving moral turpitude forfeits their office. It is the suggestion of the Committee that the language and intent of this section be enlarged to also include the automatic forfeiture of office by any council member who pleads guilty or "no contest" to any crime involving moral turpitude.

5. Section 2.08(B)(4)

The Committee was informed that there was no present mechanism for Council review of absences of its members. It was therefore suggested that the section be modified to eliminate that portion of the section which required member absence to be excused by the Council.

6. Section 2.09 Public Participation

As written, this section requires the adoption of an ordinance that encourages the organization of neighborhood groups throughout the City. This ordinance was considered to be unnecessary by the Committee and it is recommending that the ordinance language be removed.

7. Addition of Section 2.14 Charter Review

The Committee is recommending the addition of a charter requirement that the charter itself be reviewed every ten years.

8. Section 3.01 City Manager Appointment

Section 3.01 of the Charter currently states, in part, that "[t]he City Council shall appoint a City Manager for an indefinite term through the mechanism of an employment agreement the same as those afforded department heads under this Charter." The proposed amendment would delete the phrase "the same as those afforded the department heads under the charter," and add the following provision: "The employment agreement shall be reviewed and approved by a majority of the City Council."

9. Section 3.01(C) How Chosen

The Committee is recommending that this section be expanded to include language regarding selection based on the training and experience of any qualified applicants for the position of City Manager, rather than relying solely on their administrative qualifications.

10. Section 3.02 Restriction on Dismissal

The Charter presently provides that no action to remove the City Manager can take place during the first 90 days after the installation or appointment of a new City Council member. The Committee has voted to eliminate this section.

11. Section 4.05 Planning Commission

The Charter Committee voted to approve an addition to Section 4.05 to provide for term limits of the Planning Commissioners. A Commissioner would serve a maximum of eight consecutive years, with a minimum two-year hiatus before being able to return to the Planning Commission. It was felt that this would provide an increased opportunity for wider and more varied public participation.

12. Section 4.06 Parks and Recreation Commission

The Charter Committee voted to approve an addition to Section 4.06 to provide for term limits of the Parks and Recreation Commissioners. A Commissioner would serve a maximum of eight consecutive years, with a minimum two-year hiatus before being able to return to the Parks and Recreation Commission. It was felt that this would provide an increased opportunity for wider and more varied public participation.

13. Section 4.07 Boards and Commissions

The Charter Committee voted to approve an addition to Section 4.07 to provide for term limits of all Commissioners and Board Members. A Member or Commissioner would serve a maximum of eight consecutive years, with a minimum two-year hiatus before being able to return to a Board or Commission. It was felt that this would provide an increased opportunity for wider and more varied public participation.

14. Section 5.05(D) Comprehensive Financial Plan

This section sets forth the requirements of the City budget. The Committee is recommending that language specifically referencing the line-item format of the budget be included in this section.

15. Section 5.05(G) Budget Adoption

In order to permit the City to function fiscally and to promote a full and comprehensive review of the budget by Council, the Committee is suggesting a modification of this section to permit the Preliminary Budget to function as the interim budget until the final budget can be reviewed and ratified by Council.

16. Section 5.05(I) Emergency Appropriations

At present, the Charter requires a four-fifths vote to approve an emergency appropriation. The Committee is recommending that additional language be added to this section that permits emergency appropriations by a simple majority of the Council in the event that there is an unfilled vacancy on the Council.

17. Section 5.05(K) Budgetary Transfers

The City Manager is required to report budgetary transfers to the City Council in writing on a quarterly basis. The Committee is proposing to require a monthly reporting of such activity.

18. Section 5.08(C) Miscellaneous Fiscal Procedures

Based upon a report by the Finance Director, the Committee was informed that cities do not issue "warrants" and it is suggested that all reference to the term "warrants" be deleted from this section.

19. Section 9.02 Transition of Current Elected Officials

This section contains certain grandfathering provisions concerning the retention and term of previously elected officials. As the City has moved beyond this transition phase, this section is no longer relevant and it is recommended that it be deleted.

20. Section 9.03(B) Continuity of Laws, Officers and Employees

This section was included in the Charter to ensure the continuity of office of certain employees and commissioners after the Charter was originally adopted by the voters. As the City has moved beyond this transition phase, this section is no longer relevant and it is recommended that it be deleted.

21. Section 9.03(C) Continuity of Laws, Officers and Employees

This section was included in the Charter to ensure the continuity of office of certain employees and commissioners after the Charter was originally adopted by the voters. As the City has moved beyond this transition phase, this section is no longer relevant and it is recommended that it be deleted.

22. Re-Number

For the sake of continuity, it was approved to renumber Section 9.03 to Section 9.02

**CONCLUSION**

This concludes the work of the Ad Hoc Charter Advisory Committee.

Respectfully submitted,

Robert S Holderness

Robert Holderness, Chair
Ad Hoc Charter Advisory Committee

# Attachment 1
# to Final Report and Recommendation of the Ad Hoc Charter Advisory Committee

# CHARTER OF THE CITY OF FOLSOM, CALIFORNIA

March 6, 1990

**Preamble:**

The citizens of the City of Folsom do enact and establish this Charter in order to form a better City government for all citizens of Folsom, to provide for the public health, safety, welfare and morals, to improve the means of cooperation and assistance with neighboring governmental jurisdictions, and to preserve and enhance the quality of life for Folsom's citizens, their children, and their neighbors.

Through adoption and enactment of this City Charter the citizens of the City of Folsom hereby do declare their express intent and purpose to be and to remain forever a separate and independent City.

**Boundaries of City:**

The boundaries of the City of Folsom shall be as now established and as may be changed in the future as provided by law.

## ARTICLE I. POWERS OF THE CITY

Section 1.01. Powers of the City:

The City shall have all powers possible for a city to have under the Constitution and laws of the State of California as fully and as completely as though they were specifically enumerated in this Charter.

A. **General Law Powers.** Nothing in this Charter shall be construed to prevent or restrict the City from exercising or consenting to, and the City is hereby authorized any and all rights, powers and privileges heretofore or hereafter granted or prescribed by general laws of the state.

B. **Municipal Affairs.** The City may make and enforce all ordinances and regulations in respect to municipal affairs, subject only to restrictions and limitations provided in this Charter and in respect to other matters subject to applicable general laws. As regards municipal affairs, this Charter shall supersede all laws inconsistent therewith.

C. **Intergovernmental Powers.** The City may exercise any of its powers or perform any of its functions and may participate in the financing thereof, jointly or in cooperation, by contract or otherwise, with any 1 or more states and the State of California, or any state civil division or agency, or the United States or any of its agencies.

D. **Construction.** The powers of the City under this Charter shall be construed liberally in favor of the City, and the specific mention of particular powers in the Charter shall not be construed as limiting in any way the general powers granted in this Article or by this Charter.

ARTICLE II. MAYOR AND CITY COUNCIL

Section 2.01. City Council:

There shall be a City Council of 5 members elected by the voters of the City at large.

A. **Registered Voters Eligible.** Only resident registered voters of the City shall be eligible to hold the office of Councilmember.

B. **Regular Election.** The regular election of Coun-cilmembers shall be held on the second Tuesday of November in even-numbered years, in the manner provided by state law.

C. **Councilmember Term.** The terms of Councilmembers shall be 4 years and shall begin the second Monday in December following their election and qualification.

D. **Staggered Terms.** The terms of Councilmembers shall be staggered, with 3 Councilmembers being elected in 1990 and each 4 years thereafter, and 2 Council-members in 1992 and each 4 years thereafter.

Section 2.02. General Powers of the City Council:

All powers of the City shall be vested in the City Council, except as otherwise provided by this Charter, and the Council shall provide for the exercise thereof and for the performance of all duties and obligations imposed on the City by law.

Section 2.03. Mayor:

There is hereby created the office of Mayor. Only a member of the City Council shall be eligible to hold the office of Mayor. The Council shall select the Mayor, who shall serve as Mayor at the pleasure of the Council.

Section 2.04. Duties of Mayor:

The Mayor shall be the representative of the City. The Mayor shall:

A. Recommend City policy;

B. Recommend to the Council appropriate and necessary legislation;

C. Recommend programs for the physical, economic, social and cultural development of the City;

D. Be responsible for public relations activities and represent the City for ceremonial purposes;

E. Represent the City in intergovernmental relations, personally or by a representative designated by him/ her with the concurrence of the Council;

F. Preside at meetings of the Council;

G. Establish and dissolve ad hoc committees, subject to the approval of the Council, but no such committee shall exist for more than ~~1 year~~ two years;

H. Possess the authority to suspend implementation of any action taken by the Council, excepting an emergency ordinance, by filing with the City Clerk, within 3 days after such Council action, a notice of suspension thereof. Such suspension shall constitute a motion for reconsideration of the action taken, to be voted on by the Council at its next regular meeting, provided, however, that this authority shall be applied only once per specific action item;

I. Provide leadership and marshal citizen participation in City activities and civic affairs;

J. Report to the public from time to time on the affairs of the City;

K. Be, and possess the authority and attributes of a Councilmember;

L. Meet regularly and as appropriate with the City Manager for the purpose of providing policy guidance relative to the actions of the Council, expressing the desires of the Council and its members, and to monitor the administrative implementation of Council policies;

M. Together with the Council, at least annually evaluate the performance of the City Manager;

N. Possess such authority and perform such duties as are granted or required by this Charter or by the Council, which additional duties shall not conflict with any other provision of this Charter.

Section 2.05. Vice Mayor:

There is hereby created the office of Vice Mayor. The City Council shall select the Vice Mayor, who shall serve as Vice Mayor at the pleasure of the Council. In the absence of the Mayor, the Vice Mayor shall possess and perform the duties of the Mayor.

Section 2.06. City Council Compensation and Expenses:

The City Council may determine the annual salary of the Mayor, Vice Mayor, and Councilmembers by ordinance, but no ordinance increasing such salary shall become effective until the date of commencement of the terms of Council-members elected at the next regular election. The Mayor, Vice Mayor and Councilmembers shall receive their actual and necessary expenses incurred in the performance of their duties of office.

Section 2.07. Prohibitions on City Council:

A. **Restriction on Holding 2 Offices.** Except where authorized by state law, no Councilmember shall hold any other elected public office during the term for which the member was elected to the Council. No Councilmember shall hold any other City office or City employment during the term for which the member was elected to the Council. No former council member shall hold any compensated appointive office or employment with the city until one year after the expiration of the term for which the member was elected to the council. Nothing in this Section shall be construed to prohibit the Council from selecting any current or former Councilmember to represent the City on the governing board of any regional or other intergovernmental agency.

B. **Restriction on Personnel Powers.** Neither the Council nor any of its members shall in any manner control or demand the appointment or removal of any City department head or employee whom the City Manager or any subordinate of the City Manager is empowered to appoint. But the Council may express its views and fully and freely discuss with the City Manager anything pertaining to appointment and removal of such department heads and employees.

C. **Restriction on Interference With City Manager.** Neither the Mayor nor any Councilmember shall interfere with the execution of the powers and duties of the City Manager. Except for purposes of inquiry, the Mayor and Councilmembers shall deal with the administrative service solely through the City Manager and neither the Mayor nor any Councilmember shall give orders to any subordinate of the City Manager, either publicly or privately.

D. **Restriction on City Utility or Enterprise.** No City owned utility or enterprise, or utility for the supplying of water, light, heat, power, gas, transportation, sewage and refuse

collections, treatment and disposal services, or any portion thereof, including property, easements or other equipment, which lies within the corporate boundaries of the City may be sold, leased for more than 2-years, contracted to, or put to franchise to any non-governmental party without complying with the procedures set out in Section 7.02 hereof, and being approved by a majority vote at an election.

Section 2.08. Council Vacancies and Forfeiture of Office:

A. **Vacancy.** The office of a Councilmember shall become vacant upon the member's death, resignation, removal from office or forfeiture of office in any manner authorized by state law. The method of filling vacancies on the City Council shall be as provided by state law.

B. **Forfeiture of Office.** A Councilmember shall forfeit that office if the Councilmember:

1. Lacks at any time during the term of office for which elected any qualification for the office prescribed by this Charter or by law,

2. Violates any express prohibition of this Charter,

3. Pleads guilty, enters a plea of nolo contendere or Is convicted of a crime involving moral turpitude, or

4. Fails to attend 3 consecutive regular meetings of the Council without being excused ~~by the Council~~.

Section 2.09. Public Participation:

No one shall be denied the right, personally or through counsel, to present grievances or offer suggestions for the betterment of municipal affairs at any regular meeting of the City Council, nor to speak to the subject of any special meeting.

The Council shall ~~by ordinance~~ encourage the organization of and communication with representative neighborhood groups throughout the City to:

A. Encourage citizen participation;

B. Seek advice and input on and provide information to the public relative to City matters and affairs.

Section 2.10. Council Organization, Meetings and Rules:

Selection of officers of the City Council, the time and place of regular meetings, the method of calling meetings, the rules of order for the conduct of proceedings by the Council, and the order of succession in the event of a vacancy in the office of Mayor and Vice Mayor shall be as established by ordinance.

Section 2.11. Independent Audit:

The City Council shall provide for an independent annual audit of all City accounts and financial documents and may provide for more frequent or more specialized audits as it deems necessary.

A. **Auditor To Have No Interest in City Affairs.** All audits shall be made by a certified public accountant firm experienced in City auditing. The audit firm shall have no personal interest, direct or indirect, in the fiscal affairs of the City government or any of its officers, and may not provide services to the City other than audit services.

B. **Designation of Auditor.** The Council shall, through a request for qualifications

and proposal process, designate such audit firm annually or for a period not exceeding 3 years, but the designation for any particular fiscal year shall be made no later than 30 days before the beginning of such fiscal year.

C. **Comprehensive Audit and Evaluation.** The annual audit shall be comprehensive of all departments and agencies, and shall include an evaluation of the city budgeting and accounting system as to compliance with generally accepted accounting principles and modern practices for an integrated and computerized city financial management system utilizing all possible modern accounting and control techniques and procedures.

D. **Audit Submitted at Regular Meeting.** The annual audit shall be submitted to the Council at a regular meeting and shall be open to public inspection.

Section 2.12. Ordinances in General:

Ordinances adopted by the City Council shall be enacted or repealed in the form: "The City Council of the City of Folsom hereby does ordain."

A. **Form of Ordinance.** Every proposed ordinance shall be introduced in writing and in the form required for final adoption. An ordinance may be read by title only at the time of its introduction, and must be available to the public in full text when introduced.

No ordinance shall contain more than 1 subject, which shall be clearly expressed in its title.

B. **Adoption of Ordinance.** An ordinance may be introduced by any Councilmember at any regular or special meeting of the Council. The second reading and adoption of the introduced ordinance shall be conducted at a regular, adjourned, or special meeting of the Council, which meeting shall be not less than 5 calendar days after its introduction. The ordinance may be read by title only at second reading.

C. **Ordinance Availability.** The public shall have an opportunity to be heard on the proposed ordinance at any meeting the proposed ordinance is considered. The City Clerk shall be provided a copy of any proposed ordinance prior to its introduction and adoption. Copies of proposed ordinances shall be made available to the public or interested persons at a reasonable cost.

D. **Ordinance Effect.** All ordinances other than emergency ordinances shall go into effect 30 days after adoption, or such later date as may be specified in the ordinance or state law.

E. **Publication of Ordinance.** The City Clerk shall publish every ordinance adopted by the City Council within 20 days following such adoption in a newspaper of general circulation in the City or, in the case where there is no newspaper of general circulation in the City, by posting in 3 public places accessible to the public. The ordinance may be published in full text or as a brief summary thereof.

Section 2.13. Emergency Ordinances:

To meet a public emergency affecting life, health, public welfare, property or the public peace, the City Council may adopt emergency ordinances, but such ordinances may not levy taxes, grant, renew or extend a franchise, or authorize the borrowing of money except as provided herein for emergency appropriations.

A. **Form and Manner of Emergency Ordinance.** An emergency ordinance shall be introduced in the form and manner prescribed for ordinances generally, except that it plainly shall be designated as an emergency ordinance and shall contain, after the enacting clause, a

declaration stating that an emergency exists and describing the emergency in clear and specific terms.

B. **Four Votes Required.** An emergency ordinance may be adopted with or without amendment or rejected at the meeting at which it is introduced, but the affirmative vote of at least 4 of the members of the Council shall be required for adoption.

C. **Publication of Emergency Ordinance.** After adoption an emergency ordinance shall be published and printed as prescribed for other adopted ordinances. An emergency ordinance shall become effective upon adoption or at such later time as it may specify.

D. **Automatic Repeal of Emergency Ordinances.** Every emergency ordinance shall automatically stand repealed as of the 121st day following the date on which it was adopted, but this requirement shall not prevent re- enactment of the ordinance in the manner specified in this section if the emergency still exists. An emergency ordinance may also be repealed by adoption of a repealing ordinance in the same manner specified in this section for adoption of emergency ordinances.

Section 2.14 Charter Review

Every ten years, the City Council shall provide for a review of the City Charter.

ARTICLE III. CITY MANAGER

Section 3.01. City Manager Appointment:

The City Council shall appoint a City Manager for an indefinite term through the mechanism of an employment agreement. ~~the same as those afforded department heads under this Charter~~. The employment agreement shall be reviewed and approved by a majority of the City Council. The City Manager:

A. **Serve At Pleasure.** Shall serve at the pleasure of the Council;

B. **Chief Executive.** Shall be the chief executive and administrative officer of the City;

C. **How Chosen.** Shall be chosen solely on the basis of training, experience, and other administrative qualifications for the position, and, at time of appointment need not be a resident of the State or City;

D. **Salary.** Shall be paid a salary fixed by the Council commensurate with the responsibilities of the position;

E. **Dismissal Hearing.** Shall have the right to a public hearing on any motion to remove or to suspend his/her employment, which public hearing shall be held only after provision of 10 days' published notice prior to the Council voting on the motion to remove or to suspend the City Manager.

~~Section 3.02. Restriction on Dismissal.~~

~~During a period of 90 days immediately following the date of installation of any person newly elected to the Council at a regular or special City election, or of any person newly appointed to the Council, the Council shall take no action, whether immediate or prospective, to remove, suspend, request the resignation of, or to reduce the duties, salary or benefits of the City Manager.~~

Section 3.03. Powers and Duties of City Manager:

The City Manager shall be responsible to the City Council for the proper administration of all affairs of the City and:

A. **Appointment of Employees.** Shall appoint, remove and discipline all employees of the City pursuant to requirements set out in this Charter;

B. **Delegation of Authority.** May delegate the appointment, removal and discipline of subordinate employees to the department heads to which those employees are assigned, but shall approve, modify or disapprove all recommendations for such appointment, removal, and disciplinary actions to be taken against employees by department heads or other employees of the City;

C. **Supervision of Departments.** Shall direct and supervise the administration of all departments, offices and agencies of the City;

D. **Annual Budget.** Shall annually prepare, submit, and administer the budget and capital improvement plan of the City as set out in this Charter;

E. **Keep Council Informed.** Shall keep the Council advised of the financial condition and future needs of the City, and make such recommendations to the Council concerning the affairs of the City as are deemed necessary or desirable;

F. **Enforce Laws and Contracts.** Shall provide for enforcement and faithful execution of all laws, regulations and rules of the City, all provisions of this Charter, and all acts of the Council, and shall administer all contracts of which the City is a party;

G. **Submit Reports.** Shall submit to the Council and make available to the public a comprehensive annual financial and administrative report on the finances and activities of all City departments and agencies, which report shall be filed with the City Council within 6 months of the end of each fiscal year;

H. **Make Reports.** Shall make such other reports to the Council as it may require or the City Manager may desire, concerning the operations of City departments, offices and agencies;

I. **Restrictions.** Shall engage in no incompatible business, occupation or activities;

J. **Attend Meetings.** Shall attend all Council meetings and have the right to take part in discussion but shall have no vote, except the City Manager may not be entitled to attend closed sessions of the Council when dismissal of or other disciplinary actions involving the City Manager are discussed;

K. **Participation.** Shall be entitled to participate in the deliberations of any City board, committee, and commission, but shall not have a vote therein;

L. **Receive Notices.** Shall receive notice of all meetings of the City Council, boards, committees, and commissions;

M. **Other Duties.** Shall perform such other duties consistent with this Charter as may be required by the Council.

Section 3.04. City Manager's Office:

The City Manager shall appoint such professional assistants as he/she shall determine to be needed to positions authorized by the Council.

A. **Service of Assistants.** Such assistants shall serve at the pleasure of the City Manager and, for the purposes of terms and conditions of employment, shall be considered to be department heads.

B. **Duties of Assistants.** Such assistants shall have such powers and perform such duties as are specified by the City Manager.

C. **Secretary.** The Secretary to the City Manager shall serve at the pleasure of the City Manager but shall have permanent status subject to all rights and limitations in the City merit system.

D. **Acting City Manager.** The City Manager shall in writing by letter filed with the City Clerk designate an Acting City Manager on those occasions the City Manager will be absent from the City for longer than 48 hours. The Council shall designate an Acting City Manager in the event of the disability of or at the request of the City Manager.

## ARTICLE IV. DEPARTMENTS, AGENCIES AND EMPLOYEES

Section 4.01. Departments and Department Heads:

The City Manager shall recommend and the City Council shall by ordinance create, reorganize and abolish departments and divisions thereof as necessary for the effective management of the City's affairs, in addition to those created by this Charter.

A. **Department Head Appointments.** The City Manager shall appoint a head of each department, which department head shall be qualified in the field of expertise encompassed within the department of assignment.

B. **Department Head Removal.** All department heads shall serve at the pleasure of the City Manager and be subject to the direction and supervision of the City Manager.

C. **Requirements.** Department heads shall be City employees for the purposes of powers and duties, and shall be provided employment agreements by the City Manager setting out the terms and conditions of employment, pay, benefits, goals and objectives, a requirement for periodic and regular performance evaluations, obligations, and termination.

Section 4.02. City Clerk:

The office of City Clerk is hereby created. The duties of the City Clerk shall be to act as Clerk to the City Council, to fulfill all duties thereof enumerated in this Charter, to maintain the integrity of and to provide for public access to and inspection of City public records, and to perform all duties required of a City Clerk by state law. The City Clerk shall be a department head.

Section 4.03. City Attorney:

The office of City Attorney is hereby created. The City Attorney shall be the chief legal officer of the City, and:

A. **Duties.** Shall advise the City Council, individual Councilmembers, the City Manager and his/her assistants, and department heads regarding the law relating to City affairs.

B. **Additional Duties.** Shall represent the City in all legal proceedings, prepare all ordinances and other needed legal documents, select and retain specialist counsel where there is a need for such specialized legal services, and perform such other duties as may be prescribed by ordinance.

C. **Department Head.** May be a full time department head of the City, or may be contracted as a department head.

D. **Approval of Contracts.** Shall review and approve all City contracts as to legal

form.

E. **Special Counsel.** The City Council may retain special counsel in any matter where representation by the City Attorney would create an impermissible conflict, including the discipline or dismissal of the City Manager.

Section 4.04. Personnel System:

The City Council shall provide by ordinance for the establishment, regulation and maintenance of a merit system governing personnel policies necessary to effective administration of the employees of the City's departments and offices.

A. **Merit System Components.** Such merit system of personnel administration shall include, but not be limited to classification and pay plans, selection processes, force reduction, working conditions, provisional and exempt appointments, discipline and dismissal, in-service training, grievances, relationships with employee organizations, regular and periodic employee performance evaluations, and incentive plans.

B. **Employee Selection.** The merit system shall provide for open, publicly posted, and competitive employee selection processes utilizing, where and when feasible, validated examinations at entry level and objective evaluative processes for all other classifications.

Section 4.05. Planning Commission:

There shall be a Planning Commission of 7 members, each of whom must be a resident and registered voter of the City. Each member of the Council shall appoint 1 member whose term shall run concurrent with that of the Councilmember so appointing. Two members shall be appointed by the Council for 2-year terms. The powers, duties, qualifications, removal, and compensation, if any, of the Commission shall be set by ordinance.

Planning Commissioners shall serve a maximum of eight consecutive years with a minimum two-year hiatus before returning to the Commission. Members may be held over the term limit to permit appointment of new members.

Section 4.06. Parks and Recreation Commission:

There shall be a Parks and Recreation Commission consisting of 7 members, each of whom must be a resident and registered voter of the City. Each member of the Council shall appoint 1 member whose term shall run concurrent with that of the Councilmember so appointing. Two members shall be appointed by the Council for 2-year terms. The powers, duties, qualifications, removal, and compensation, if any, of the Commission shall be set by ordinance.

Parks and Recreation Commissioners shall serve a maximum of eight consecutive years with a minimum two-year hiatus before returning to the Commission. Members may be held over the term limit to permit appointment of new members.

Section 4.07. Boards and Commissions:

The City Council may by ordinance create other Boards and Commissions and prescribe their powers and duties, determine the number and qualification of the members, their method of selection, term of office and removal, and fix their compensation, if any. All boards and commissions only shall be advisory to the Council. Each member of any Board or Commission shall be a resident and registered voter of the City.

Board Members and Commissioners would serve a maximum of eight consecutive years with a minimum two-year hiatus before returning to the Board or Commission. Members may be held over the term limit to permit appointment of new members.

ARTICLE V. FINANCIAL PROCEDURES

Section 5.01. General Tax Limits and Procedure:

The City Council may not levy a property tax for general municipal purposes in excess of the maximum rate applicable to the City on the effective date of this Charter provided, however, that a tax in excess thereof may be levied if authorized by state general law, or if authorized by the affirmative votes of a majority of the City's voters voting on a proposition to increase such levy.

A. **Statement on Years of Levy.** The number of years that any such additional levy is to be made shall be specified in such proposition.

B. **Separate Taxing Areas.** Nothing herein contained shall preclude the Council from establishing separate taxing areas within the City for the levy of a tax in excess of such maximum rate if authorized by state law, by ordinance, or by the affirmative votes of a majority of the voters within the area voting on a proposition to impose or to increase such levy.

C. **Procedure for Assessment.** The procedure and authority for the assessment, levy and collection of taxes may be prescribed by ordinance and, in the absence of such an ordinance the procedure and authority applicable thereto shall be that prescribed by state law.

Section 5.02. Special Funds:

The City Council shall, by ordinance, establish capital outlay and reserve funds for specified capital improvement and replacement purposes, and such other special funds as it may deem necessary.

A. **Inviolate Funds.** Such special funds shall remain inviolate for the purpose for which they were created unless the use of such funds for some other purpose is authorized by an ordinance adopted by a four-fifths vote of the Council after holding of a public hearing.

B. **Disposition of Special Funds.** Any unexpended and unencumbered balance remaining in any such special fund after the purpose for which the special fund was created has been accomplished shall be transferred by the Council to the General Fund or to the most appropriate other special fund.

Section 5.03. Investments:

Investment of monies held by the City and any of its agencies shall be made pursuant to policy set by ordinance. Such policy shall comply with guidelines for the investment of public monies as recommended by Moody's and Standard and Poor's credit rating services.

Section 5.04. Purchasing and Contracting:

The City Council shall by ordinance provide for a purchasing and contracting system assuring a maximum of competition for the lowest price consistent with a stated level of quality. The purchasing and contracting system shall provide for:

A. **Delegation of Authority.** Control of the system by the City Manager, who shall be empowered to make purchases and to award contracts for amounts of $10,000 or less, adjusted

in amount annually as set out herein in Subsection C;

1. Delegation of responsibility by the City Manager to any appointed subordinate;

2. A requirement that should contracts or purchases in amount of $10,000 or less be awarded to any 1 vendor or contractor cumulatively totalling $100,000 in any 3-year period then, in that event, the competitive process set out herein shall be followed should such process otherwise be required hereunder;

3. An informal bid solicitation process for purchases and contracts in amount between $10,001 and $24,999;

B. **Award of Contracts and Purchases.** Award of contracts and purchases to the lowest responsible bidder or vendor meeting specifications, except as provided herein and in the ordinance;

C. **Sealed Competitive Bids.** Sealed bids for competitive purchases involving the expenditure of $25,000 or more, but this amount and all dollar amounts set out in this section shall be revised by the Council annually as part of the annual budget by a revision factor determined by utilizing reliable indicators or indices of price changes;

D. **Waiver of Bids.** Waiver of competitive bidding for purchase of non-competitive items and contracting for services, in emergencies, for copyrighted and patented items and services, and for professional or specialized services for which a written finding is filed with the City Clerk regarding the reason for non- competitive, emergency or sole source acquisition;

E. **Other Procedures.** Provision for step procurement involving request for information, request for proposal, request for technical services, and joint contract or purchase awards for subcontracts, and joint bidding with or purchasing through other governmental jurisdictions;

F. **Prohibition.** Prohibition of splitting contracts or purchases to avoid dollar limits;

G. **Rejections.** Rejection by the Council of any and all bids;

H. **Bid Bonds.** Requirement of a bid bond or certified check for all sealed bids;

I. **Public Notification.** Full public notification of all calls for sealed bids by provision of 10 days' notice through appropriate publications;

J. **Public Works Determinations.** Determination of which public works or improvement projects are to be performed by City forces and which are to be let to contract;

K. **Other Matters.** Other matters as shall be determined to be required by the Council.

Section 5.05. Budgeting and Accounting:

The City Council shall by ordinance provide for an integrated budgeting and financial management system for the City. The ordinance shall provide for the following, which shall be required:

A. **Fiscal Year.** Establishment of a fiscal year;

B. **Annual Budget.** An annual budget and budget message by the City Manager for the ensuing fiscal year shall be submitted on or before the first working day of the last month of the current fiscal year;

C. **Budget Message.** The budget shall include a budget message by the City Manager, which message shall provide an explanation of the budget, both in fiscal terms and in terms of the work programs. The message shall outline the proposed financial policies of the City for the ensuing fiscal year, describe the important features of the budget, indicate any major

changes from the current year in financial policies, expenditures, revenues or financial position, together with the reasons for such changes, summarize the City's debt position, and include such other material as the City Manager deems desirable;

D. **Comprehensive Financial Plan.** The budget shall provide a complete financial plan of all City funds, agencies and activities for the ensuing fiscal year and shall be in such form as the City Manager deems desirable or that the Council may require. The budget shall begin with a clear general summary of its contents; shall show in detail all estimated revenues of all funds and agencies; all carry-over fund balances and reserves; and all proposed expenditures, including debt service, for the ensuing fiscal year. The budget shall contain sufficient salaries to provide a comprehensive and consolidated view of the city's financial position. and shall be supported in the line-item format;

E. **Contents of Budget.** Sections of the budget shall contain:

1. The proposed goals and objectives and appropriations for current operations during the ensuing year, detailed for each fund by organization unit, and program, purpose or activity, and the method of financing such proposed appropriations;

2. Comparative amounts for actual and estimated income and expenditures for the current fiscal year and actual income and expenditures for the preceding fiscal year;

3. Proposed capital expenditures during the ensuing fiscal year, detailed for each fund by organization unit when practicable, and the proposed method of financing each such capital expenditure; and

4. Anticipated income, expense, profit, loss, and reserves, and the purpose of said reserves, for each utility and enterprise fund;

F. **Overexpenditures Prohibited.** The total of proposed expenditures shall not exceed the total of estimated revenues plus carried forward fund balance, exclusive of reserves, for any fund;

G. **Budget Adoption.** The Council shall adopt the annual budget by affirmative vote of at least 3 members, on or before the last working day of the last month of the current fiscal year. If it fails to adopt the budget by this date the budget proposed by the City Manager shall ~~be deemed adopted~~ become the interim budget until the Council adopts a final budget ;

H. **Supplemental Appropriations.** Prior to the City Council making any supplemental appropriation the City Manager shall certify that monies in excess of those estimated in the budget are available for appropriation. Any such supplemental appropriation shall be made for the fiscal year by resolution up to the amount of any excess;

I. **Emergency Appropriations.** A process shall be devised by which the Council can, by four-fifths vote only, make emergency appropriations to respond to a public emergency affecting life, health, public welfare, property or the public peace. In the event an unfilled vacancy exists on the City Council, the emergency appropriation may be approved by a majority vote of the remaining Council;

J. **Appropriations Reductions.** Appropriations may be reduced any time during the fiscal year by the Council or City Manager if it appears probable to either that the revenues or fund balances available will be insufficient to finance the expenditures for which appropriations have been authorized. When appropriations are reduced the City Manager shall report to the Council at its next meeting, indicating the estimated amount of the deficit, any remedial actions taken, and recommendations as to any other steps to be taken;

K. **Budgetary Transfers.** The City Manager may transfer monies between

departments and divisions, and programs and accounts within departments and divisions, but only the Council by resolution may transfer monies between funds and from unappropriated balances or fund balances to any fund or appropriation account. All such transfers made by the City Manager shall be reported in writing ~~quarterly~~ monthly to the Council;

L. **Lapse of Appropriations.** All appropriations, except for capital expenditures, shall lapse at the end of the fiscal year to the extent that it has not been expended or encumbered. An appropriation for a capital expenditure shall continue in force until expended, revised, or repealed. The purpose of any such capital appropriation shall be deemed abandoned after 3 years pass without disbursement from or encumbrance against the appropriation;

M. **Capital Improvement Plan.** A capital improvement plan and budget encompassing 5 or more years shall be prepared and presented, or updated, by the City Manager and presented to the Council each year. The capital improvement plan shall include:

1. A general summary of its contents;

2. A list of all capital improvements and other proposed capital projects which are proposed to be undertaken during the term of the capital improvement plan, with appropriate supporting information as to the necessity for each proposed project or acquisition;

3. Cost estimates and recommended time schedules for each improvement or other capital expenditure;

4. Method of financing for each proposed capital project;

5. The estimated annual cost of operating and maintaining the facilities to be constructed or acquired;

N. **Capital Plan Adoption.** The Council shall adopt the capital improvement plan by resolution on or before the beginning of the first fiscal year covered by the plan;

O. **Public Document.** Copies of the annual budget, annual financial report, the capital improvement plan, and all appropriate summarizing documents, shall be made available to the public for inspection and review;

P. **Public Hearing Required.** Each of the annual budgets in the capital improvement plans shall be the subject of a public hearing before the City Council. Ten days' posted notice shall be provided for said hearing;

Q. **Two Year Budget.** A 2-year operational budget may be substituted for the required annual budget, in which case the budget shall be prepared and presented in 2 annual increments and all uses of the term "annual" in this Section may be revised by ordinance to permit the creation of the 2-year budget;

R. **Quarterly Reports.** Within 30 days after the end of each quarter during the fiscal year, and more often if required, the City Manager shall submit to the Council a financial and management report showing the relation between budgeted and actual revenues and appropriations, expenditures and encumbrances to date.

Section 5.06. Debt:

The City by ordinance or resolution may issue all manner of securities and incur all manner of indebtedness, but within the following limits:

A. **General Obligation Bond Limit.** Indebtedness of the City as evidenced by issued general obligation bonds shall at no time exceed 10 percent of the assessed valuation of all property taxable by the City;

B. **Other Debt Limit.** Indebtedness of the City other than voted general obligation

bonds shall at no time exceed 10 percent of the assessed valuation of all property taxable by the City;

C. **Definition and Exemption.** The term "indebtedness" as used in subsections A and B of this Section shall not include bonds or other obligations denoting indebtedness which are issued for the purpose of financing or refinancing the acquisition, construction, or completion of public improvements or projects, the payment of which is not a general obligation of the City, and which is secured by a lien upon or levy of a special tax on real property within an identified district.

Section 5.07. Depositories:

The City Council shall designate a depository or depositories for City monies and shall provide for the regular deposit of City monies therein. The Council shall require such security for City deposits as it deems desirable and as is authorized or permitted by law, except that personal surety bonds, of themselves, shall not be deemed proper security.

Section 5.08. Miscellaneous Fiscal Procedures:

The City Council shall by ordinance provide for the following, which procedures shall comply with state law unless the ordinance specifies otherwise:

A. **Petty Cash.** The creation and administration of petty cash funds;

B. **Claims and Demands.** Claims and demands against the City;

C. ~~Warrants and~~ **Checks.** Issuance, ~~and~~ redemption ~~of warrants~~ and the use of checks drawn on the City treasury; and

D. **Actions.** Actions against the City.

ARTICLE VI. ELECTIONS

Section 6.01. Election Procedures:

Unless otherwise provided by ordinance, all elections shall be held in accordance with the provisions of the State Elections Code for the holding of municipal elections so far as the same are not in conflict with this Charter.

A. **Special Elections.** The Council may call special elections for such purposes as the Council may prescribe. A special election may be held on any date specified by the Council.

B. **Initiative, Referendum and Recall.** The electors of the City reserve to themselves the powers of initiative and referendum and the recall of elective officers, to be exercised in the manner prescribed by the State Elections Code.

ARTICLE VII. GENERAL PROVISIONS

Section 7.01. Conflicts of Interest:

The use of public office for private gain is prohibited. The City Council shall implement this prohibition by ordinance adopting and assuring compliance with the laws of the State of California regarding such conflicts, which ordinance also shall prohibit the following:

A. **Appearances For Influence.** Appearances by or statements made to, or influence exercised by City officials or employees before or to other City agencies on behalf of private interests;

B. **Compensated Influence.** A former Councilmember or City officer or employee being compensated in any way for attempting to influence any action of the Council or City for 1 year after the end of service on the Council or with the City;

C. **Violations.** In addition to any fines or other punishments for violations of conflicts of interest regulations, any person convicted of a violation of this section shall be ineligible for a period of 5 years following such conviction to hold any City office or position and, if an officer or employee of the City, shall immediately forfeit his or her office or position.

Section 7.02. Franchises:

The City Council may grant a franchise to any person, partnership, corporation or other legal entity capable of exercising the privilege conferred, whether operating under an existing franchise or not, and may prescribe the terms, conditions and limitations of such grant, including the compensation to be paid to the City therefor.

A. **Franchise Ordinance.** The Council may prescribe by ordinance the method and procedure for granting franchises, together with additional terms and conditions for making such grants.

B. **Franchise Procedure.** No person, partnership, corporation or other legal entity shall furnish the City or its inhabitants or properties lying within the City limits, or any portion of the City, with any service which uses any portion of the public streets, ways, easements, alleys or places in the City as the same now exist or may hereafter exist, for any purpose without a City franchise secured under the procedures set out hereunder, except insofar as he/she or it may be entitled to do so by direct authority of the California Constitution, the Constitution or laws of the United States, or final decisions of courts of competent jurisdiction.

C. **Franchise Term.** No franchise shall be granted for a period of longer than 25 years unless there be reserved to the City the right to take over at any time the works, plant and property constructed under the grant at their physical valuation and without compensation for franchise or goodwill.

D. **Acquisition of Properties.** No franchise shall in any way or to any extent impair or affect the right of the City to acquire the property of the possessor thereof by purchase or condemnation, and nothing therein contained shall be construed to contract away or to modify or abridge, either for a term or in perpetuity, the City's right of eminent domain with respect to the property of the possessor of any franchise.

E. **Franchise Condition.** Every franchise granted by the City is granted upon the condition, whether expressed in the grant or not, that such franchise shall not be given any value before any court or other public authority in any proceeding of any character in excess of any amount actually paid by the grantee to the City at the time of the grant.

F. **Resolution of Intent.** Before granting any franchise, the Council shall adopt a resolution declaring its intention to grant same and stating the name of the proposed grantee, the character of the proposed franchise, and the terms and conditions upon which it is proposed to be granted. Such resolution shall fix the day, hour and place when and where any person having an interest in or objecting to the granting of such franchise may appear before the Council to be heard thereon. Said resolution shall be published at least once, not less than 10 days prior to said hearing, in the official newspaper.

G. **Franchise Adoption.** After hearing all persons desiring to be heard, the Council may by ordinance deny or grant the franchise on the terms and conditions specified in the

resolution. No ordinance granting a franchise shall be adopted as an emergency ordinance.

Section 7.03. Definitions:

Unless the provision or the context otherwise requires, as used in this Charter:

A. "Shall" is mandatory and "may" is permissive.

B. "City" is the City of Folsom and "department," "commission," "agency," "officer," or "employee" is a department, commission, agency, officer, or employee, as the case may be, of the City of Folsom.

C. "Council" is the City Council of the City of Folsom.

D. "Councilmember" is a member of the City Council.

E. "Law" includes ordinance.

F. "State" is the State of California.

G. "Voter" shall be as defined by state law.

Section 7.04. Violations:

The provisions of this Charter or of any ordinance of the City shall be enforced by any method or procedure provided for by ordinance of the City.

The sanction for a violation of the provisions of this Charter or of any ordinance of the City shall be established by ordinance. (Added by a vote of the people, March 26, 1996 election).

Section 7.05. American Bridge Crossing Site:

The first bridge constructed across the American River within the City limits of the City of Folsom shall be a bridge which connects Folsom Boulevard and Folsom-Auburn Road, which bridge shall contain not more than four (4) vehicular traffic lanes and, if deemed necessary by the City Council, may provide for bicycle and pedestrian lanes and space for rail transit. Such newly constructed bridge shall not be a beltway. (Added by vote of the people, Res. 4532, 1994).

ARTICLE VIII. CHARTER AMENDMENT

Section 8.01. Charter Amendment:

Amendments to this Charter shall be approved by a majority of the voters of the City at a regular election as set by state law, but may be framed and proposed:

A. **How Amended.** In the manner provided by law by any of:

1. Ordinance of the City Council containing the full text of the proposed amendment;

2. A report with specific full text as prepared by a duly elected Charter Commission as created pursuant to state law;

3. An initiative by the voters of the City.

B. **Amendment Election.** If a majority of the registered voters of the City voting upon a proposed Charter amendment vote in favor of it, the amendment shall become effective at the time fixed in the amendment, but if no time is therein fixed, at the time the approved amendment is filed with the Secretary of State by the City Clerk and chaptered by the State. The City Clerk shall file the results of a Charter amendment election with the Secretary of State within 45 days following the election.

## ARTICLE IX. TRANSITION/SEVERABILITY

Section 9.01. Transition/Severability Provision:

All City ordinances, resolutions, orders and regulations which are in force when this Charter becomes fully effective are repealed to the extent that they are inconsistent or interfere with the effective operation of this Charter or of ordinances adopted pursuant thereto.

A. **Inconsistent Acts.** To the extent that the constitution and laws of the State of California permit, all laws relating to or affecting this City or its agencies, officers or employees which are in force when this Charter becomes fully effective are superseded to the extent that they are inconsistent or interfere with the effective operation of this Charter or of ordinances or resolutions adopted pursuant thereto.

B. **Severability of Provisions.** If any provision of this Charter is held to be invalid, the other provisions of the Charter shall not be affected thereby. If the application of the Charter or any of its provisions to any person or circumstance is held invalid, the application of the Charter and its provisions or circumstances shall not be affected thereby.

~~Section 9.02. Transition of Current Elected Officials:~~

~~At the time of the adoption of this Charter those persons serving in elected office shall continue to serve until the following conditions are met:~~

~~A. **Councilmembers.** Councilmembers shall serve until the end of the term for which they have been elected, and until their successors have been elected and qualified;~~

~~B. **City Clerk.** The City Clerk shall serve until the end of the term for which that officer has been elected, or until the position otherwise is vacated, except the acceptance of an employment agreement as a department head shall act to vacate the elected office of City Clerk;~~

~~C. **City Treasurer.** The City Treasurer shall serve until the end of the term for which that officer has been elected, or until the position otherwise is vacated.~~

Section 9.03. Continuity of Laws, Officers and Employees:

The City shall continue to own, possess and control all rights and property of every kind and nature owned, possessed or controlled by it on the effective date of this Charter, and shall be subject to all its debts, obligations and liabilities.

A. **Continuation of Acts.** All lawful ordinances, resolutions, and rules and regulations in force on the effective date of this Charter and not in conflict or inconsistent herewith are continued in force until repealed or amended.

~~B. **Continuation of Officers and Employees.** The present officers and employees of the City shall retain their respective offices and employments subject to the provisions of this Charter.~~

~~C. **Commission Transition.** The transition of membership on the Planning Commission and the Parks and Recreation Commission from the method of appointment which existed prior to the adoption of this Charter and that which is established by this Charter shall be as determined by ordinance.~~

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | New Business |
| **SUBJECT:** | Resolution No. 11526 – A Resolution Establishing the 2026 American River Canyon School District Boundary Ad Hoc Committee |
| **FROM:** | City Manager's Office |

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends that the City Council approve Resolution No. 11526 - A Resolution Establishing the 2026 American River Canyon School District Boundary Ad Hoc Committee and provide direction to staff regarding:

1. Assignment of up to two City Councilmembers to the Ad Hoc Committee;
2. Method of identifying and selecting Committee members;
3. Timeline for completing the Committee's work; and

**BACKGROUND / ISSUE**

The Folsom Cordova Unified School District (FCUSD) serves all transitional-kindergarten through 12 grade students (TK-12) in the City of Folsom through its extensive educational programs and facilities. FCUSD's services to Folsom students extend into the American River Canyon neighborhood of the City, which is not officially within the FCUSD jurisdictional boundaries. Instead, the American River Canyon neighborhood falls within the San Juan Unified School District (SJUSD) jurisdictional boundaries.

Through agreement between FCUSD and SJUSD, students residing in the American River Canyon neighborhood have been permitted to attend FCUSD schools instead of schools operated and managed by SJUSD.

## POLICY / RULE

Section 2.04(G) of the City Charter authorizes the Mayor to establish ad hoc committees, subject to the approval of the City Council, for a term not to exceed one year.

## ANALYSIS

Students residing in the American River Canyon neighborhood of the City have been permitted to attend FCUSD schools for many years, including transitional kindergarten, kindergarten, elementary school, and high school. Over the years parents of these students have voiced a desire to have their children continue attending FCUSD schools as a matter of right and not with permission from the SJUSD.

The City Council desires to form an ad hoc committee to review of the jurisdictional boundaries of FCUSD and SJUSD to determine whether adjustments should be made to formally incorporate the American River Canyon neighborhood into the FCUSD boundary.

## FINANCIAL IMPACT

The financial impact is negligible. Sufficient funds exist in the City's General Fund to cover expenses related to ad hoc committee meetings.

## ENVIRONMENTAL REVIEW

The action is exempt under Section 15061(b)(3) – the common sense rule of the California Environmental Quality Act (CEQA) because the proposed creating of an Ad Hoc Charter Review Committee has no potential to cause significant effects on the environment.

## ATTACHMENT

1. Resolution 11526 - A Resolution Establishing the 2026 American River Canyon School District Boundary Ad Hoc Committee

Respectfully submitted,

BRYAN WHITEMYER
City Manager

Attachment 1

# RESOLUTION NO. 11526

## A RESOLUTION ESTABLISHING THE 2026 AMERICAN RIVER CANYON SCHOOL DISTRICT BOUNDARY AD HOC COMMITTEE

WHEREAS, the Folsom Cordova Unified School District (FCUSD) provides excellent educational programs and facilities for transitional-kindergarten through 12 grade students (TK-12) in the cities of Folsom and Rancho Cordova; and,

WHEREAS, while the jurisdictional boundary of FCUSD does not formally extend into the American River Canyon area of the City, through agreement with the San Juan Unified School District (SJUSD), Folsom students living in the American River Canyon neighborhood have been permitted to attend FCUSD schools instead of schools operated and managed by SJUSD; and,

WHEREAS, the City Council desires a comprehensive review of the jurisdictional boundaries of FCUSD and SJUSD to determine whether adjustments should be made to formally incorporate the American River Canyon neighborhood into the FCUSD boundary; and,

WHEREAS, Section 2.04(G) of the City Charter authorizes the Mayor to establish ad hoc committees, subject to approval of the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Mayor is hereby authorized to establish the 2026 American River Canyon School District Boundary Ad Hoc Committee in the following manner:

1. Members of the Ad Hoc Committee shall be comprised of:

   A. Councilmembers: [to be determined]

   B. One appointee by each Councilmember [to be determined]

   C. Parents of students living in the American River Canyon neighborhood of the City [to be determined]

2. The Committee is established for a period not to exceed one (1) year from the date of this Resolution.

3. Each member of the Committee shall have one vote, and the decisions of the Committee shall be made by majority vote.

4. Committee members at the first meeting shall choose a Chair and a Vice Chair.

5. The City Manager may assign staff resources to provide administrative support and subject matter expert services to the Committee.

6. The Committee is tasked to conduct a comprehensive review of the jurisdictional boundaries of FCUSD and SJUSD and make recommendations to the City Council whether adjustments should be made to formally incorporate the American River Canyon neighborhood into the FCUSD boundary.

7. The Committee will submit a report and recommendations to the City Council no later than 12 months from the first Committee meeting.

8. The meetings of the Committee shall be held at least monthly and shall be established at a regular time. The date and times of such meetings shall be noticed as required by the Brown Act, and the public shall be encouraged to participate.

PASSED AND ADOPTED on this 9th day of December, 2025, by the following roll-call vote:

**AYES:** Councilmember(s):

**NOES:** Councilmember(s):

**ABSENT:** Councilmember(s):

**ABSTAIN:** Councilmember(s):

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | New Business |
| **SUBJECT:** | Resolution No. 11512 - A Resolution Approving a Minor Administrative Modification Request from Folsom Cordova Unified School District to Modify Folsom Plan Area Specific Plan Land Use Designations and Residential Unit Allocations for Designated Parcels, to Accommodate the Relocation of a Planned Middle School Site to a Location Adjacent to a High School Site |
| **FROM:** | Community Development Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

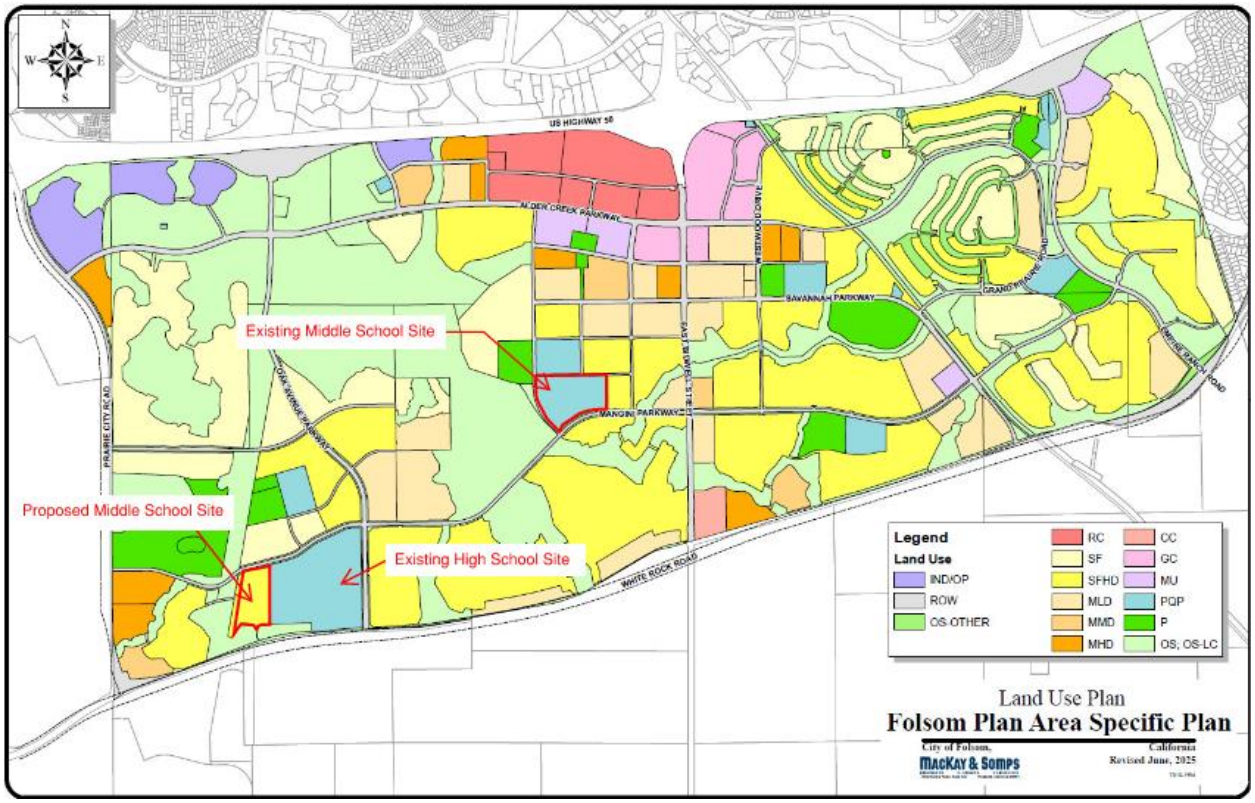
Adopt Resolution No. 11512 - A Resolution Approving a Minor Administrative Modification Request from the Folsom Cordova Unified School District to Modify Folsom Plan Area Specific Plan Land Use Designations and Residential Unit Allocations for Designated Parcels, to Accommodate the Relocation of a Planned Middle School Site to a Location Adjacent to a High School Site.

**BACKGROUND / ISSUE**

The Folsom Plan Area Specific Plan (FPASP or Plan Area) is a comprehensively planned community that includes a mix of residential, commercial, employment, and public uses, with a projected population of over 31,000 at full buildout. The Plan Area is within the boundaries of the Folsom Cordova Unified School District (FCUSD). Based on student generation factors for each type of residential unit expected in the Plan Area, FCUSD estimated that four elementary schools, one middle school, and one high school would be needed to support students in the Plan Area. Accordingly, the FPASP identifies sites for several elementary schools, a middle school and a high school in *Figure 11.1 – Public Services & Facilities* (refer to Attachment 2). As of the writing of this report, two elementary schools, Mangini Ranch and Alder Creek, have been built in the eastern portion of the Plan Area.

On July 18, 2025, the City of Folsom received an application from the FCUSD for a Minor Administrative Modification (MAM) to the Plan Area. The FCUSD is making this request because they wish to relocate the planned middle school site to a location adjacent to the planned high school site to create a combined campus. An exhibit showing the existing and proposed middle school sites is below:

**FIGURE 1: EXISTING AND PROPOSED MIDDLE SCHOOL SITES**




FCUSD states that the project vision for a combined high school/middle school includes:

- Providing seamless transitions through middle and high school (a critical issue for student success).
- Improving communication for staff and articulation of instruction across grade levels.
- Sharing facilities otherwise unavailable to middle school students.
- Maintaining a safe and cohesive campus for studies.
- Separate schools with individual identities, while benefitting from shared resources and facilities.
- Meet the District's goal to deliver a timely and cost-efficient school complex.

A preliminary site plan showing a combined campus prepared for FCUSD is included with this report as Attachment 3 and the Project Cover Letter and Narrative are included as Attachment 4.

This request requires a change to Specific Plan Land Use Designations for the two subject sites and a Transfer of Development Rights between FPASP Parcels, both of which can be accommodated through a MAM for public/quasi-public uses. Specific changes are as follows:

- The existing Middle School site (FPASP Parcel 165A-1, 22.21 acres) would be changed from a PQP (Public/Quasi-Public) to SFHD (Single Family High Density) Land Use Designation.
- The proposed Middle School site (FPASP Parcel 17B, 15.68 acres) would be changed from a SFHD Land Use Designation to a split of 11.75 acres of PQP and 3.93 acres of SFHD Land Use Designations.
- 85 Residential Dwelling Units allocated to FPASP Parcel 17B, and 4 Residential Dwelling Units allocated to FPASP Parcel 12, would be transferred to FPASP Parcel 165A-1 to retain consistency with land use residential density requirements.

After internal review, staff determined that the MAM request, while usually considered at a staff level, was a decision best made in a public forum by the City Council. This is because the Specific Plan is now home to residents who may wish to provide input to both the City Council and FCUSD on the proposed relocation.

**POLICY / RULE**

As set forth in Section 13.3 (Administrative Procedures) of the FPASP, Minor Administrative Modifications (MAMs) to the FPASP that are consistent with and do not substantially change its overall intent, such as minor adjustments to the land use locations and parcel boundaries shown in *Figure 4.2 - Specific Plan Land Use* and *Figure 4.3 - Plan Area Parcels* and the land use acreages shown in *Table 4.2 – Land Use Summary* may be approved administratively by the City of Folsom Community Development Department, provided the following criteria are met:

- The proposed modification is within the Plan Area.
- The modification does not reduce the size of the proposed town center.
- The modification retains compliance with City Charter Article 7.08, previously known as Measure W.
- The general land use pattern remains consistent with the intent and spirit of the FPASP.
- The proposed changes do not substantially alter the backbone infrastructure network.
- The proposed modification offers equal or superior improvements to development capacity or standards.
- The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.

- Relocated park or school parcels continue to meet the standards for the type of park or school proposed.
- Relocated park or school parcels remain within walking distance of the residents they serve.

Further, Section 13.3 allows for the transfer of residential unit allocations and commercial, industrial/office park and the commercial portions of mixed use building area allocations shall be allowed as a minor administrative modification. The city shall approve residential dwelling unit allocation transfers or density adjustments between any Plan Area residential land use parcel or parcels, provided the following conditions are met:

- The transferor and transferee parcel or parcels are located within the Plan Area and are designated for residential use.
- The transferor and transferee parcel or parcels conform to all applicable development standards contained in Appendix A of the FPASP.
- The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/ EIS.
- The transfer of units does not adversely impact planned infrastructure, roadways, schools or other public facilities; affordable housing agreements; or fee programs and assessment districts; unless such impacts are reduced to an acceptable level through project-specific mitigation measures.

Related to this specific case, Policy 4.24 of the Folsom Plan Area Specific Plan (FPASP) states that all Public/Quasi-Public sites shown in *Figure 4.2 – Specific Plan Land Use* may be relocated or abandoned as a minor administrative modification of the FPASP. The land use designation of the vacated site or sites will revert to the lowest density adjacent residential land use. In no event shall the maximum number of Plan Area dwelling units and the total commercial building area allocated in this Specific Plan be exceeded.

Finally, Section 13.3 of the FPASP also allows the Community Development Department to defer review or action on any item, including a MAM, to the City Planning Commission and/or the City Council.

## ANALYSIS

Staff of the Community Development Department reviewed the MAM request and have determined that the requested relocation meets all applicable Plan Area policies and the required MAM findings.

Folsom Plan Area Specific Plan Policy Conformance

Land use policies for the Plan Area are found in *Chapter 4 – Land Use* and public services policies are found in *Chapter 11 – Public Services and Facilities*. In general, the FPASP expects that schools will be sited near residential neighborhoods and accommodate the needs of Plan Area residents.

FPASP Policy 4.22 specifically states that:

> *Land shall be reserved for schools as required by the City of Folsom and the Folsom Cordova Unified School District in accordance with state law. School sites shall be in the general locations shown in Figure 4.2 Specific Plan Land Use and have comparable acreages as established in Table 4.2 - Land Use Summary.*

Policy 11.1 further states that:

> *Public schools will be constructed in the Plan Area in accordance with the Folsom City Charter and state law*.

As discussed in more detail in the Required Minor Administrative Modifications section of this report, the proposed relocation is consistent with Plan Area policies in that the middle school remains near residential neighborhoods and because FCUSD will provide campus facilities that meet state law, the needs of Plan Area residents. and that will not burden Folsom residents outside of the Plan Area financially. Further, *Figure 4.2*, *Table 4.2*, and Table 11.4 as well as *Figure 11.1 – Public Services & Facilities* as shown in Attachment 2, will be updated to reflect the revised land use designations and summary. The discussions of both the middle school and high school Section 11 of the FPASP will need to be updated as well.

Required Minor Administrative Modification Finding

Staff have reviewed the requested relocation against the findings required for approval of MAMs to the FPASP and provide the following analyses:

Finding: The proposed modification is within the Plan Area.
Analysis: Met. All affected properties are within the Plan Area.

Finding: The modification does not reduce the size of the proposed town center.
Analysis: Met. The requested modification does not affect the town center.

Finding: The modification retains compliance with City Charter Article 7.08, previously known as Measure W.
Analysis: Met. The requested modification does not affect the Water Supply Agreement, the Infrastructure Funding and Phasing Plan, or any Open Space areas required or protected under Measure W. Further, the Folsom Cordova Unified School District approves of the proposed relocation of the middle school site and consolidation with the proposed high school site.

Finding: The general land use pattern remains consistent with the intent and spirit of the FPASP.

Analysis: Met. The proposed change results in both the middle and high school sites being in the southwest quarter of the Plan Area, while the central portion of the Plan Area becomes more residential. This does shift the overall land use pattern of the Plan Area, reducing the intermingling of land uses to a degree. However, consolidation of the middle and high school sites and a residential central area are consistent with the Plan Area land use pattern first approved in 2011, which planned for a combined high school and middle school site in a portion of the area now occupied by the Regency at Toll project. At the request of FCUSD, the city approved a MAM in 2017 to split the high school and middle school sites and relocate them. The current request returns to the more efficient combined campus plan, which has reduced the necessary acreage for the middle school from 22 acres to less than 12 acres and restores the residential land use planned for the central area. Finally, with the transfer of development rights requested with this MAM, the number of dwelling units remains the same.

Finding: The proposed changes do not substantially alter the backbone infrastructure network.

Analysis: Met. At the city's request, FCUSD contracted with Kimley Horn for an Intersection Control Evaluation (ICE) Study to review any potential impacts to Plan Area intersections or roadways. The ICE Study confirmed that the intersection and roadway improvements already required for Specific Plan buildout would support the shift in traffic to the new combined middle school and high school site. See Attachment 5 for the ICE Analysis. All other backbone infrastructure (sewer, water, dry utilities) is unaffected by the relocation. Therefore, no alterations to the backbone infrastructure network are required.

Finding: The proposed modification offers equal or superior improvements to development capacity or standards.

Analysis: Met. As stated earlier in this report, consolidation of the middle and high school sites and a residential central area are consistent with the Plan Area land use pattern first approved in 2011. This request returns to the more efficient combined school campus plan, which has reduced the necessary acreage for the middle school from 22 acres to less than 12 acres and restores the residential land use planned for the central area.

Finding: The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.

Analysis: Met. At the city's request, FCUSD contracted with Kimley Horn for a Vehicle Miles Traveled (VMT) Screening Analysis to confirm that the relocation would not result in an increase in VMT and thus a need for further environmental review under CEQA. For background, Senate Bill 743 (2013) changed the focus of

transportation impact analyses in CEQA from measuring impacts to drivers (Level of Service) to measuring the impact of driving (Vehicle Miles Travelled). The FPASP EIR/EIS predated this change and so did not include an analysis of VMT. As the relocation would be considered a new project under CEQA, a VMT analysis was deemed necessary. Kimley Horn found that the school relocation screened out of further VMT analysis because under locally accepted guidelines, it falls under the Local-Serving Public Facilities/Services category, which is considered exempt. Therefore, no further CEQA review is required for this impact area. City staff did not identify any other potential environmental impacts from the relocation that would necessitate analysis beyond that provided in the FPASP EIR/EIS. See Attachment 6 for the VMT Screening Analysis.

Findings: Relocated park or school parcels continue to meet the standards for the type of park or school proposed. Relocated park or school parcels remain within walking distance of the residents they serve.

Analysis: Met. The Folsom Cordova Unified School District has confirmed that the proposed relocated school continues to meet their standards for the type of school proposed. School sites in the Plan Area must be within walking distance of residential neighborhoods, support the expected number of students generated by Plan Area development, and must not burden properties north of Highway 50 with additional cost to build and maintain. Staff notes that the relocation of the middle school site shifts which students would likely walk to campus from those in the central district of the Plan Area to those in the western district. However, the Plan Area includes a robust network of Class I bike paths and Class II bike lanes that can provide a reasonable opportunity for students to the east of the combined school site to walk or bicycle to campus. An exhibit provided by FCUSD showing areas within 3 miles of the existing and proposed sites and *FPASP Figure 7.32 – Bikeway Plan* are included as Attachments 7 and 8 to this report for reference.

As outlined earlier, the MAM also includes a request to transfer dwelling units between Plan Area parcels. The city shall approve residential dwelling unit allocation transfers or density adjustments between any Plan Area residential land use parcel or parcels, provided the following conditions are met:

Condition: The transferor and transferee parcel or parcels are located within the Plan Area and are designated for residential use.

Analysis: Met. All parcels are within the Plan Area and are either currently or as a result of the school relocation will be designed for residential use.

Condition: The transferor and transferee parcel or parcels conform to all applicable development standards contained in Appendix A of the FPASP.

Analysis: Met. All parcels conform to applicable development standards of the FPASP.

Condition: The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/ EIS.

Analysis: Met. The transfer of units does not result in additional residential units, increases to VMT, or any other impacts beyond those identified in the FPASP EIR/EIS.

Condition: The transfer of units does not adversely impact planned infrastructure, roadways, schools or other public facilities; affordable housing agreements; or fee programs and assessment districts; unless such impacts are reduced to an acceptable level through project-specific mitigation measures.

Analysis: Met. The transfer of units does not adversely impact any of the above items, as it supports school development, and has no impact to planned infrastructure, affordable housing agreements, or fee programs and assessment districts.

Overall, while the project meets the requirement for the MAM and allows FCUSD to develop the middle school and high school campuses in a more efficient manner, this does shift the middle school away from the more walkable central area of the community to the western area where there is less housing and more open space. Homeowners in Mangini Ranch may have purchased homes expecting to be within walking distance or at least close proximity to the school and may now have to drive their children to school. As noted previously, the consolidation of the middle and high school sites and as well as the return a more residential central area are consistent with the original Plan Area land use pattern from 2011. Nevertheless, this return to consolidated school campuses also results in a residential remainder parcel that is 3.93 acres adjacent to the proposed middle school campus that is isolated and may be somewhat difficult to develop.

## FINANCIAL IMPACT

No financial impact is anticipated with the approval of the Minor Administrative Modification as the request will not result in any changes to the total number of residential units within the FPASP.

## ENVIRONMENTAL REVIEW

All Public/Quasi-Public sites shown in FPASP *Figure 4.2 – Specific Plan Land Use* may be relocated or abandoned as a minor administrative modification of the FPASP. The land use designation of the vacated site or sites will revert to the lowest density adjacent residential land use. In no event shall the maximum number of Plan Area dwelling units and the total commercial building area allocated in this Specific Plan be exceeded. For purposes of CEQA compliance for discretionary projects, the combination of the total maximum number of residential units and commercial square footage analyzed in the Folsom Plan Area Specific Plan Environmental Impact Report/Environmental Impact Statement SCH#200809205) shall not be exceeded without requiring further CEQA compliance.

A Vehicle Miles Travelled Screening Analysis prepared by Kimley Horn found that the school relocation screened out of further VMT analysis because under locally accepted guidelines, it falls under the Local-Serving Public Facilities/Services category, which is considered exempt. Therefore, no further CEQA review is required for this impact area. City staff did not identify

any other potential environmental impacts from the relocation that would necessitate analysis beyond that provided in the FPASP EIR/EIS. Finally, the transfer of dwelling units requested as part of this MAM does not result in any increase in residential units analyzed in the FPASP EIR/EIS. Therefore, this request qualifies for the statutory exemption of CEQA Guidelines Section 15182 – Projects Pursuant to a Specific Plan.

**ATTACHMENTS**

1. Resolution No. 11512 – A Resolution Approving a Minor Administrative Modification Request from the Folsom Cordova Unified School District to Modify Folsom Plan Area Specific Plan Land Use Designations and Residential Unit Allocations for Designated Parcels, to Accommodate the Relocation of a Planned Middle School Site to a Location Adjacent to a High School Site.
2. FPASP Figure 11.1 – Public Services and Facilities
3. Preliminary Folsom Ranch High School/Middle School Site Plan, dated April 2, 2025
4. Project Cover Letter and Narrative
5. Intersection Control Evaluation (ICE) Summary, dated June 5, 2025
6. Vehicle Miles Travelled (VMT) Screening Analysis, dated October 13, 2025
7. FCUSD 3-Mile Buffer Radius Exhibit
8. FPASP Figure 7.32 – Bikeway Plan

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

# RESOLUTION NO. 11512

## A RESOLUTION APPROVING A MINOR ADMINISTRATIVE MODIFICATION REQUEST FROM THE FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT TO MODIFY FOLSOM PLAN AREA SPECIFIC PLAN LAND USE DESIGNATIONS AND RESIDENTIAL UNIT ALLOCATIONS FOR DESIGNATED PARCELS, TO ACCOMMODATE THE RELOCATION OF A PLANNED MIDDLE SCHOOL SITE TO A LOCATION ADJACENT TO A HIGH SCHOOL SITE

**WHEREAS,** the Folsom Cordova Unified School District requests approval of a Minor Administrative Modification from the City of Folsom to support the relocation of a proposed middle school site; and

**WHEREAS,** City staff have confirmed that all findings and conditions required under Section 13.3 (Administrative Procedures) of the Folsom Plan Area Specific Plan related to the changes in land uses and reallocation of residential units under a Minor Administrative Modification can be met; and

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

**WHEREAS,** the Minor Administrative Modification is exempt from further environmental review under Section 15182 (Projects Implementing Specific Plans) of the CEQA Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom approves a Minor Administrative Modification request from the Folsom Cordova Unified School District to modify Folsom Plan Area Specific Plan land use designations and residential unit allocations for designated parcels, to accommodate the relocation of a planned middle school site to a location adjacent to a high school site, as shown in Exhibit "A."

**BE IT FURTHER RESOLVED** that these approvals are based on the following findings:

**GENERAL FINDINGS**

A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE FOLSOM PLAN AREA SPECIFIC PLAN.

**CEQA FINDINGS**

C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.

D. THE CITY HAS DETERMINED THAT THE MIDDLE SCHOOL RELOCATION PROJECT IS UNDERTAKEN PURSUANT TO AND IN CONFORMITY TO THE FOLSOM PLAN AREA SPECIFIC PLAN.

E. THE CITY HAS DETERMINED THAT NONE OF THE CIRCUMSTANCES DESCRIBED IN CEQA GUIDELINES SECTION 15162 GENERALLY REQUIRING THE PREPARATION OF A SUBSEQUENT EIR EXIST IN THIS CASE.

F. APPLICABLE MITIGATION MEASURES FROM THE FPASP FEIR ARE APPLIED TO THIS PROPOSED PROJECT.

G. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15182 (PROJECTS IMPLEMENTING SPECIFIC PLANS) OF THE CEQA GUIDELINES.

**PASSED AND ADOPTED** this 9th day of December, 2025, by the following roll-call vote:

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

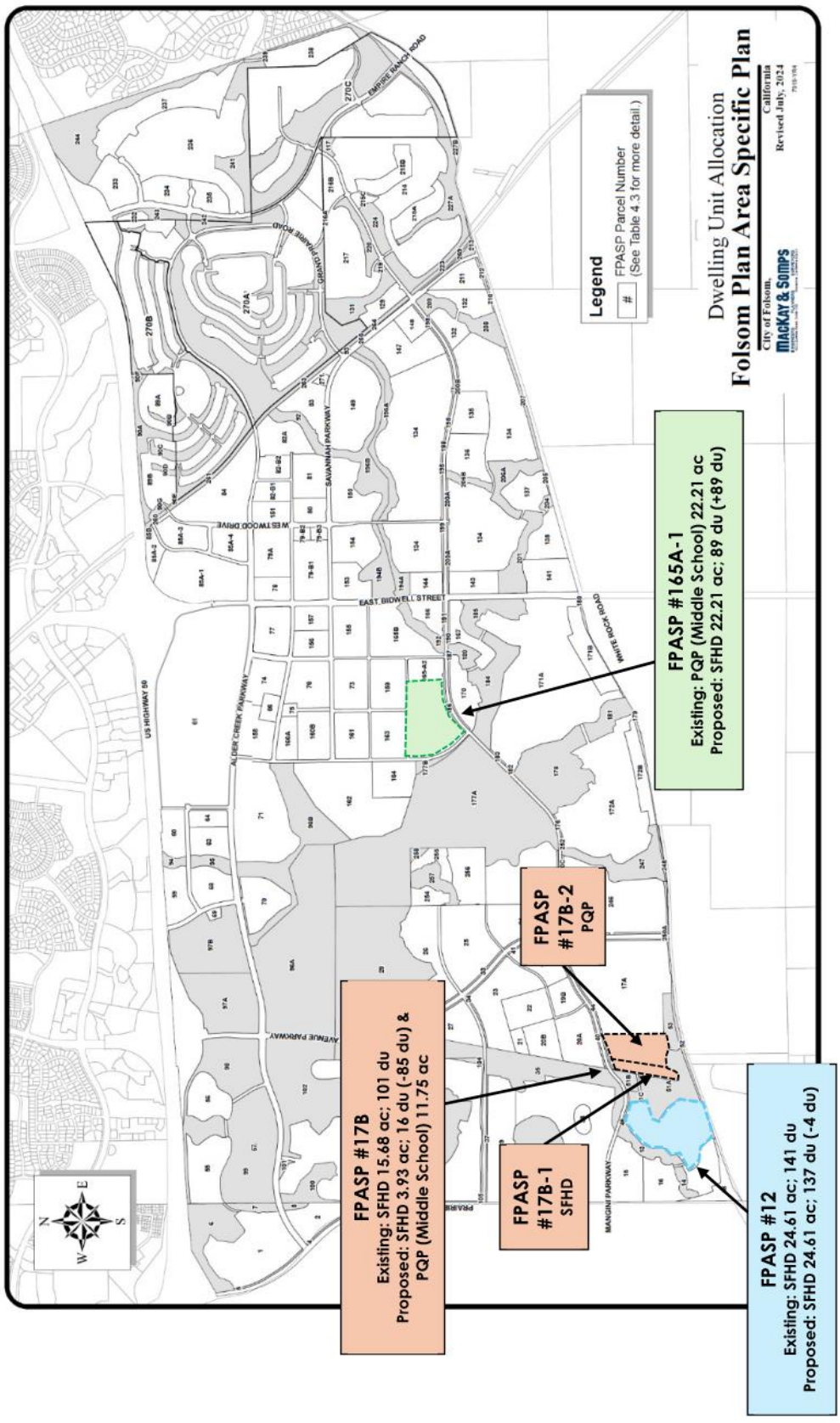
_____
Sarah Aquino, MAYOR

ATTEST:

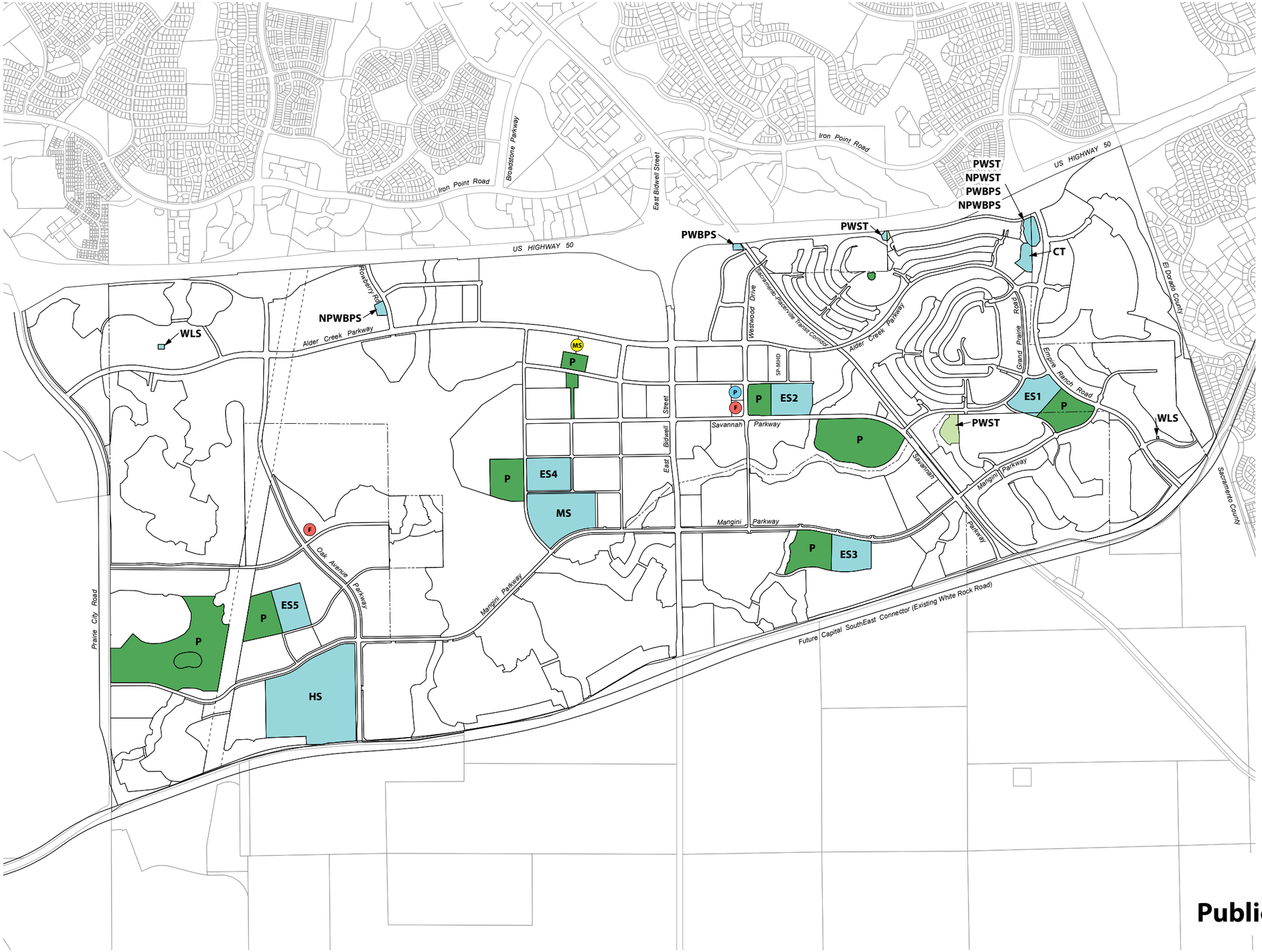
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Christa Freemantle, CITY CLERK

Exhibit A

FPASP Land Use Designation and Dwelling Unit Reallocation


Dwelling Unit Allocation
Folsom Plan Area Specific Plan
City of Folsom, California
MacKAY & SOMPS
Revised July, 2024
Legend
# FPASP Parcel Number (See Table 4.3 for more detail)
FPASP #165A-1
Existing: PQP (Middle School) 22.21 ac
Proposed: SFHD 22.21 ac; 89 du (+89 du)
FPASP #17B-2
PQP
FPASP #17B
Existing: SFHD 15.68 ac; 101 du
Proposed: SFHD 3.93 ac; 16 du (-85 du) &
PQP (Middle School) 11.75 ac
FPASP #17B-1
SFHD
FPASP #12
Existing: SFHD 24.61 ac; 141 du
Proposed: SFHD 24.61 ac; 137 du (-4 du)
EMPIRE RANCH ROAD
GRANITE ROCK ROAD
WESTWOOD DRIVE
SAVANNAH PARKWAY
EAST BIDWELL STREET
ALDER CREEK PARKWAY
US HIGHWAY 50
WHITE ROCK ROAD
AVENUE PARKWAY
MANGINI PARKWAY
N
E
S
W

Attachment 2




## Legend

| | |
|---|---|
| ES | Elementary School |
| MS | Middle School |
| HS | High School |
| PWST | Potable Water Storage Tank |
| PWST | Potable Water Storage Tank (In Open Space) |
| NPWST | Non-Potable Water Storage Tank |
| PWBPS | Potable Water Booster Pump Station |
| NPWBPS | Non-Potable Water Booster Pump Station |
| WLS | Wastewater Lift Station |
| CT | Cell Towers |
| P | Park |
| F | Fire Station (Conceptual Location) |
| P | Police Substation (Conceptual Location) |
| MS | Municipal Services Center (Conceptual Location) |

N

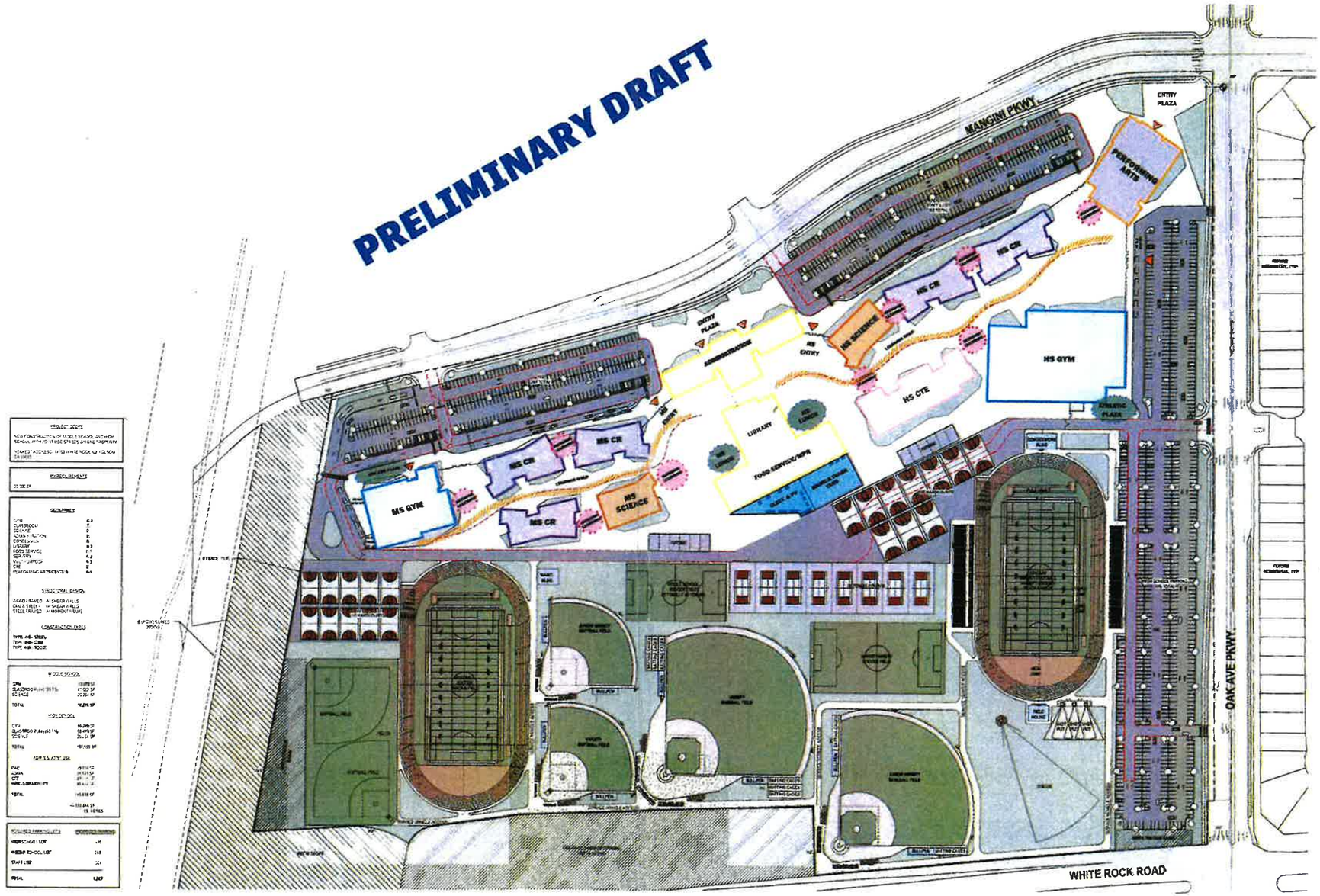
0 500 1,000

Feet

# Figure 11.1
# Public Services & Facilities

Attachment 3

# SITE PLAN


PRELIMINARY DRAFT
MANGINI PKWY.
ENTRY PLAZA
PERFORMING ARTS
HS CR
HS CR
HS SCIENCE
HS GYM
HS CTE
HS ENTRY
LIBRARY
FOOD SERVICE/MPR
ATHLETIC PLAZA
MS CR
MS CR
MS CR
MS GYM
MS SCIENCE
OAK AVE PKWY.
WHITE ROCK ROAD

Attachment 4

FCUSD
Folsom Cordova Unified School District
Department of Facilities and Planning
Chief Operations Officer

July 18, 2025

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

**RE: Folsom Plan Area Specific Plan – Minor Administrative Modification**
**Folsom Cordova Unified School District Request**

Dear Pam:

The Folsom Cordova Unified School District (FCUSD) is requesting approval of a Minor Administrative Modification (MAM) to the Folsom Plan Area Specific Plan (FPASP) to accommodate a combined high school/middle school campus on Parcels 17A and 17B.

The project vision for a combined high school/middle school includes:

- Providing seamless transitions through middle and high school (a critical issue for student success)
- Improving communication for staff and articulation of instruction across grade levels
- Sharing facilities otherwise unavailable to middle school students
- Maintaining a safe and cohesive campus for students
- Separate schools with individual identities, while benefitting from shared resources and facilities
- The District's goal to deliver a timely and cost efficient school complex

To facilitate this change, the District respectfully requests the following modifications:

- **Parcel 165-A1**, currently designated as the middle school site, to be redesignated as **Single-Family Residential** (consistent with the current FPASP).
- **Parcel 17B**, which is adjacent to the west of Parcel 17A (the currently designated high school site), to be redesignated as **Special Planning – Public/Quasi-Public (SP-PQP)**.

FCUSD has engaged in discussions with Westland Development regarding this request, and they have expressed their support and assistance for the proposed modification.

As referenced in the prior MAM approved by the City of Folsom in 2017, Section 13.3.1 of the FPASP permits minor administrative modifications that are "consistent with and do not substantially change its overall intent, such as minor adjustments to the land use locations and parcel boundaries." The proposed combined school site remains entirely within the FPASP boundaries. The request does not reduce the size of the planned town center, and the overall land use pattern continues to align with the original intent and vision of the FPASP.

1965 Birkmont Drive, Rancho Cordova, CA 95742
916.294.9010 • Fax 916.294.2471
www.fcusd.org

We appreciate your consideration of this request and look forward to continuing our partnership with the City of Folsom in serving the educational needs of our growing community. Please let us know if any additional documentation or information is required to process this request.

Sincerely,

Matt Washburn
Chief Operations Officer

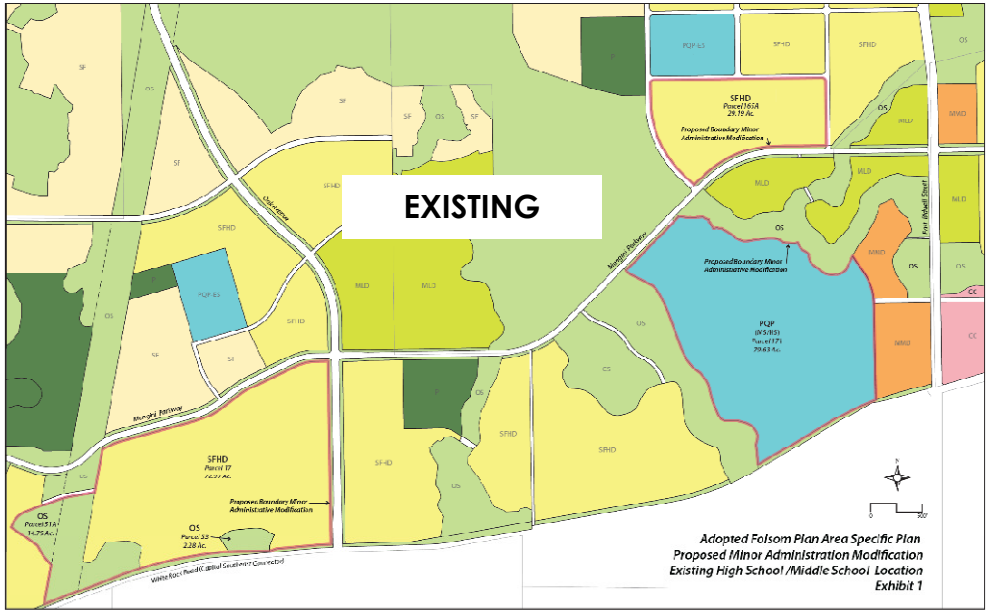
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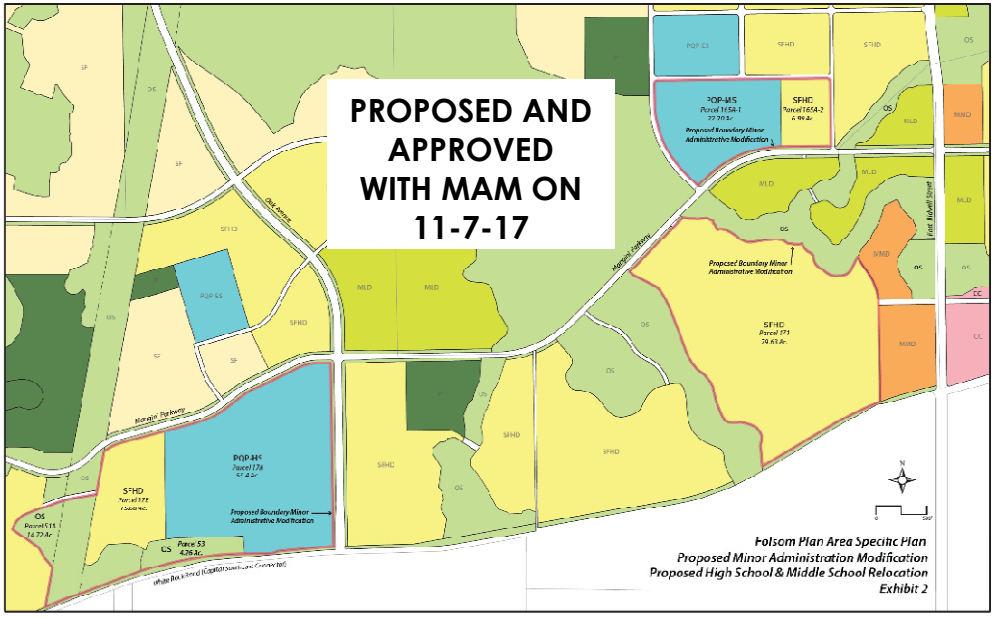
# 17B + 165A-1 | MAM / TDR Project Narrative | Justification | Compliance

## *PROJECT NARRATIVE | FPASP PARCELS 17B + 165A-1*
## *MINOR ADMINISTRATIVE AMENDMENT (MAM) & TRANSFER OF DEVELOPMENT RIGHTS (TDR):*

***Background*** | The FPASP was adopted in 2011. At that time, the high school and middle school were combined into one site located east of the current high school site. In 2017, the Folsom Cordova School District needs changed, and a Minor Administrative Amendment (MAM) was sought and approved to split the high school and middle school into two sites and locate them in their current (approved) locations. *REFER TO ATTACHED HIGH SCHOOL/MIDDLE SCHOOL MAM LETTER, APPROVED 11-7-2017.*

***Below are exhibits from that MAM in 2017.***

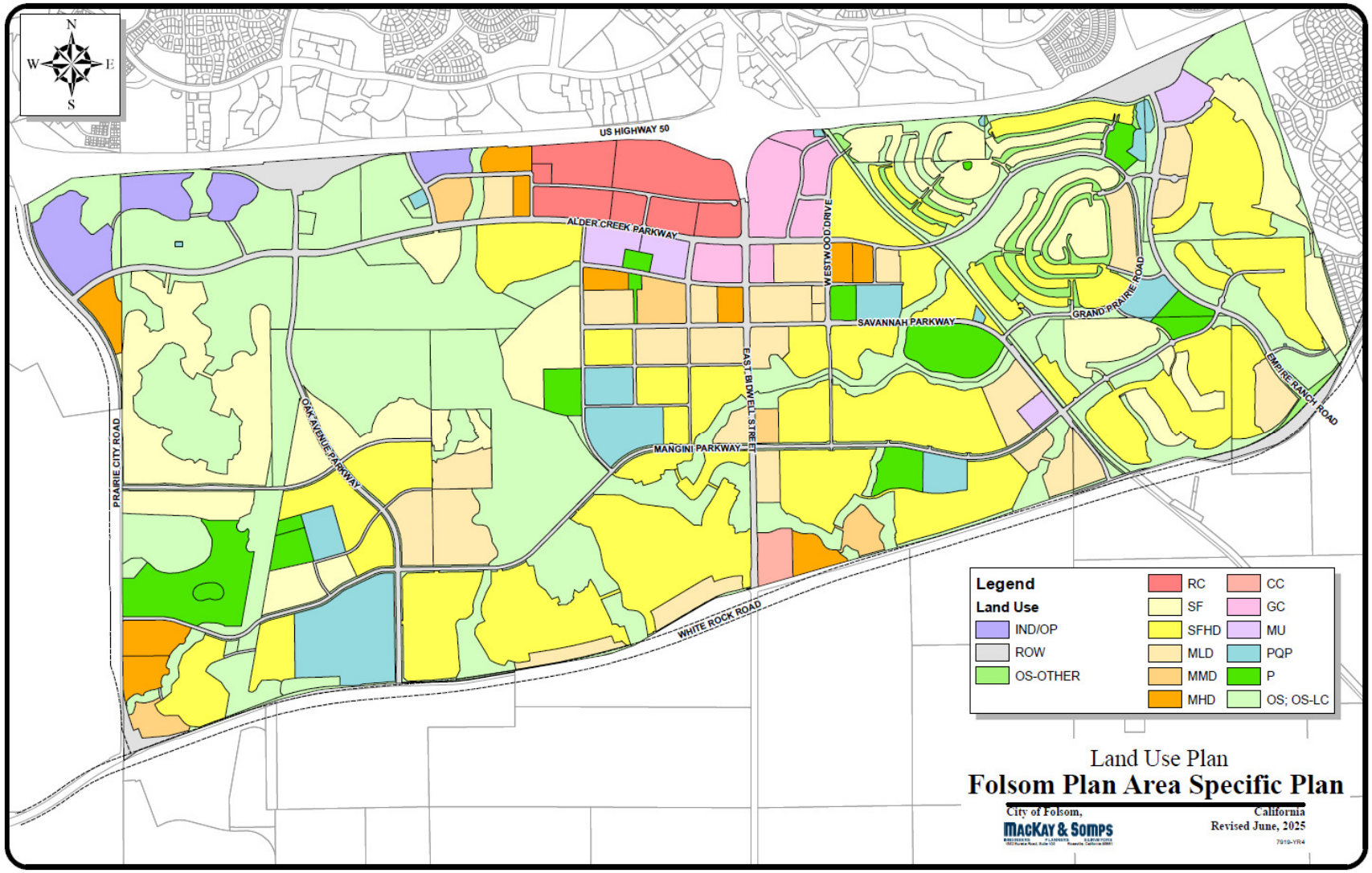



Currently, the Folsom Cordova School District is planning the further development of school sites in the FPASP. To that end, the District would like to seek a Minor Administrative Amendment (MAM) to re-combine the high school and middle school into one large parcel where the high school site is currently located. This document describes that request and provides justification for compliance with the FPASP.

# 17B + 165A-1 | MAM / TDR Project Narrative | Justification | Compliance

***Background*** | For reference, shown here is the current and approved FPASP Land Use Plan.



# 17B + 165A-1 | MAM / TDR Project Narrative | Justification | Compliance

***The Request*** | A Minor Administrative Amendment (MAM) is sought for the modification of land use designation to essentially 'swap' land use designations between FPASP Parcels 17B and FPASP 165A-1. Correspondingly, a Transfer of Development Rights (TDR) is sought for the transfer of dwelling units from FPASP Parcel 17B to FPASP Parcel 165A-1. (Note: Parcel 17B would retain some SFHD land use and dwelling units.) In order to meet minimum density on donor and receiver parcels, an additional FPASP parcel, Parcel 12, is included in the unit transfer. Proposed parcels meet density range requirements for SFHD as set forth in the FPASP. The proposed transfer does not result in a change in Plan Area total units.

***Justification for Request*** | This MAM/TDR is sought to further the desire of the Folsom-Cordova School District in siting the Middle School next to the High School site. The approval of this MAM will further the District's acquisition goals to deliver a timely and cost-efficient school complex to the Plan Area.

***EXISTING DATA:***
- Parcel 17B = SFHD 15.68ac; 101du
- Parcel 12 = SFHD 24.61ac; 141du
- Parcel 165A-1 = 22.21ac; PQP (Middle School)

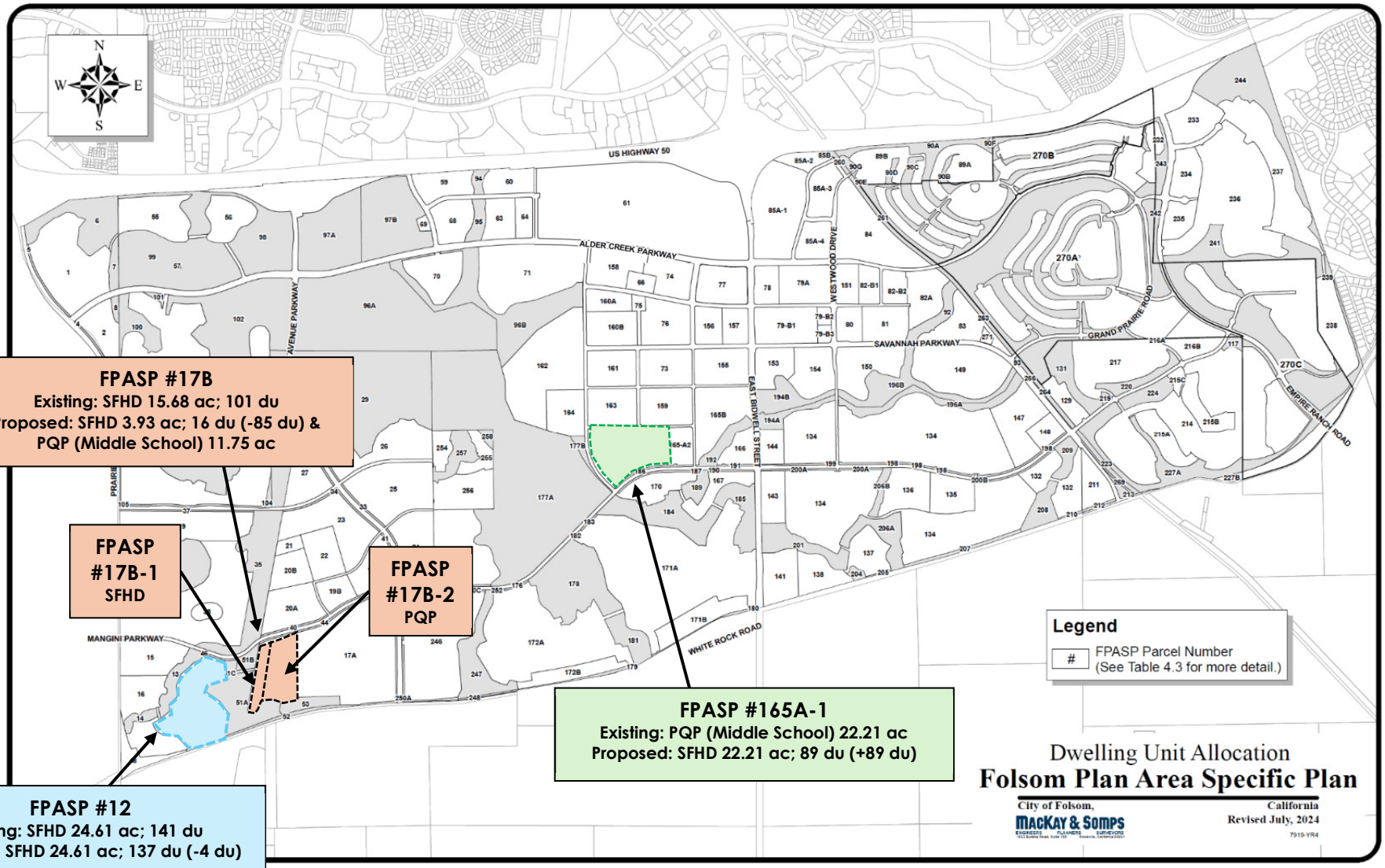
*(242 total units)*

***PROPOSED DATA:***
- Parcel 17B = SFHD 3.93 ac; 16du (-85du)
- Parcel 17B = PQP (Middle School) 11.75ac
- Parcel 12 = SFHD 24.61ac; 137du (-4du)
- Parcel 165A-1 = SFHD 22.21ac; 89du (+89du)

*(242 total units)*

A graphic depiction of this MAM/TDR is shown on the following page.

# 17B + 165A-1 | MAM / TDR Project Narrative | Justification | Compliance



# 17B + 165A-1 | MAM / TDR Project Narrative | Justification | Compliance

***Justification Compliance*** | This MAM/TDR is sought to further the desire of the Folsom-Cordova School District in siting the Middle School next to the High School site.

**Minor Administrative Amendment Compliance – *LAND USE DESIGNATION MODIFICATION***

The proposed entitlements seek a Minor Administrative Amendment (MAM) to the FPASP land use plan, as amended over time, for the minor land use refinements discussed above, as anticipated and permitted in the FPASP, Chapter 13 Implementation, Section 13.3.1 Minor Administrative Amendment. The FPASP anticipates that situations may arise necessitating changes to the Specific Plan Land Use diagram and text and outlines the basis for Minor Administrative Modifications and Specific Plan Amendments. Administrative Modifications do not have a significant impact on the Plan if they are deemed consistent with the objectives and policies of the FPASP and can be approved administratively by the Community Development Director.

Per the FPASP, Minor Administrative Amendments to the FPASP that are consistent with and do not substantially change its overall intent, such as minor amendments to the land use locations and parcel boundaries, be approved administratively by the Community Development Department, provided the following criteria (below) are met.

**Minor Administrative Amendment compliance criteria are listed as follows.** *(Justification for compliance FPASP Minor Administrative Modification criteria are shown are shown in blue italics.)*

- **The proposed modification is within the Plan Area.** *(The proposed modifications are within the FPASP Plan Area.)*
- **The modification does not reduce the size of the proposed Town Center.** *(The proposed Town Center is not a part of this project.)*
- **The modification maintains compliance with City Charter Article 7.08, previously known as Measure W.** *(The proposed modifications comply with Measure W. There is no acreage change to Measure W Open Space)*
- **The general land use pattern remains consistent with the intent and spirit of the FPASP.** *(The general land use pattern remains consistent with the intent and spirit of the FPASP.)*
- **The proposed changes do not substantially alter the backbone infrastructure network.** *(The proposed changes do not alter the backbone infrastructure network.)*
- **The proposed modification offers equal or superior improvements to development capacity or standards.** *(The proposed modifications do not alter development capacity or standards.)*
- **The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.** *(The proposed modifications do not increase environmental impacts beyond those identified in the EIR/EIS.)*
- **Relocated park or school parcels continue to meet the standards for the type of park or school proposed.** *(There is no change to park locations and the District is in support of the proposed relocation of the Middle School.)*
- **Relocated park or school parcels remain within walking distance of the residents they serve.** *(There is no change to park locations and the Middle School remains in walking distance of the residents it serves.)*

**Minor Administrative Amendment Compliance - *TRANSFER OF DWELLING UNITS***

The proposed entitlements seek a Minor Administrative Amendment (MAM) to the FPASP with a Transfer of Development Rights (TDR), as anticipated and permitted in the FPASP, Chapter 13 Implementation, Section 13.3.1 Minor Administrative Amendment. The FPASP permits flexibility in transferring residential unit allocations (and commercial building area allocations) to reflect changing market demand. Transfer of residential unit allocations are allowed as a MAM consistent with FPASP, Chapter 13 Implementation, Section 13.3.2 Transfer of Development Rights**.**

This proposed transfer of units does not add additional dwelling units to the FPASP, nor does a change in population result from this transfer of units. This proposed transfer of dwelling units does not change the land use designations/distributions of the units. The donor and receiver Parcels remain consistent with the density ranges allowed in the FPASP.

FPASP Section 4.7 describes the context in which transfer of residential units is expected or likely to occur. The FPASP permits adjustments to the residential land use mix to reflect sensitive natural features as well as changing market demand for a particular housing type. Transfer of units is permitted between residential parcels provided that the Plan Area maximum entitlement of 11,461 dwelling units is not exceeded except by amendment of the FPASP. Each residential development parcel is allocated a certain number of dwelling units . If a parcel is developed at less than its allocation number, the remaining un-built units may be transferred to another residential parcel or parcels. Increases or decreases in residential density resulting from unit transfers shall not be less than the minimum or exceed the maximum allowable density for each residential land use category unless a request to increase or decrease the density is accompanied with a Specific Plan Amendment application pursuant to Section 13.3.1.

In addition to the requirements as set forth in Section 4.7 of the FPASP (above), the City shall approve residential dwelling unit transfers or density adjustments between any Plan Area residential land use parcel or parcels, provided the following conditions are met (below). *(Justification for compliance with FPASP Minor Administrative Modification criteria are shown are shown in blue italics.)*

- **The transferor and transferee parcel or parcels are located within the Plan Area and are designated for residential use.** *(The transferor and transferee parcels are located within the Plan Area, are designated for residential use.)*
- **The transferor and transferee parcel or parcels conform to all applicable development standards contained in Appendix A.** *(The transferor and transferee parcels will conform to all applicable development standards contained in Appendix A.)*
- **The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/EIS.** *(The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/EIS.)*
- **The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts unless such impacts are reduced to an acceptable level though project-specific mitigation measures.** *(The transfer of units will not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts.)*

Attachment 5

Kimley»Horn

# Memorandum

**To:** Matt Washburn
Folsom Cordova Unified School District

**From:** Sean Houck, PE
Molly Tremblay
Matt Weir, PE, TE, PTOE, RSP$_1$

***Re:*** ***Intersection Control Evaluation (ICE) Summary***
FCUSD High School/Middle School
Folsom Ranch – Folsom, California

**Date:** June 5, 2025

As requested and necessitated by the City of Folsom ("City"), Kimley-Horn recently prepared a comprehensive Intersection Control Evaluation (ICE)[1] to document our evaluation of offsite traffic, access, and circulation conditions anticipated to result from the completion of the FCUSD High School/Middle School project in Folsom Ranch (the "Proposed Project" or "Project"). The purpose of this memorandum is to provide a summary of the ICE findings to assist the Folsom Cordova Unified School District and the City with review of aforementioned comprehensive ICE deliverable.

## Summary of Findings

As discussed herein, the impetus for this ICE was the City's desire to understand if the shift of the Folsom Ranch middle school site from its current Specific Plan location to the adjacent/combined site next to the high school site would create traffic access or circulation issues not previously contemplated as part of the Specific Plan traffic analyses. The ICE concludes that both the traffic signals and roundabouts operate acceptably during the weekday peak-hours. ***As a result, the proposed land use shift is not anticipated to create additional transportation concerns beyond the Specific Plan***. Furthermore, the ICE concludes that roundabout traffic control at all four study intersections is recommended due to both quantitative and qualitative measures as documented thoroughly within the ICE. The reader is encouraged to review the ICE for appropriate supporting material.

## Overview

The following is a summary of the primary ICE components:

*Study Intersections*

The following intersections were included in this study to inform the recommended ultimate transportation network configuration:

1. Oak Avenue Parkway @ Mangini Parkway
2. Mangini Parkway @ Primary Site Driveway (East)
3. Mangini Parkway @ Site Driveway (West)
4. Oak Avenue Parkway @ Primary Site Driveway

[1] *Intersection Control Evaluation, Folsom Cordova Unified School District High School/Middle School, Folsom Ranch, Folsom, California*, Kimley-Horn, May 21, 2025.

*Development Assumptions and Trip Generation*
The study assumes the following development and network parameters:

A. Near-Term (2025) plus Project
   - Scenario assumes full occupancy (including overflow) of both High School and Middle School sites
   - The localized transportation network is defined as follows:
     - No Oak Avenue Parkway connection to Alder Creek Parkway
     - No Mangini Parkway connection to Prairie City Road

B. Build-Out (2045) plus Project
   - Scenario includes Build-Out (2045) peak-hour volumes established using the City's Travel Demand Model (TDM), representative of build-out of planned development within the general project vicinity and the associated transportation network, combined with the assigned Project trips
   - Scenario assumes the previous location of the Middle School has swapped land uses with the single family residential that previously occupied Parcel 17B per the *Specific Plan*
   - Scenario assumes full occupancy (including overflow) of both High School and Middle School sites
   - The localized transportation network is defined as follows:
     - Oak Avenue Parkway connection to Alder Creek Parkway
     - Mangini Parkway connection to Prairie City Road

A custom trip generation was produced for the project representing the expected trip characteristics specifically associated with middle school and high school students at the combined Folsom Ranch site. Project trips were distributed across the surrounding transportation network based on the City's travel demand model (TDM) and professional judgment. Project trips generated by the middle school and high school were assigned to the appropriate project driveways as dictated by their mode and the access conditions shown on the project site plan. The complete Project is estimated to generate 2,594 AM peak-hour trips, 1,897 School-PM peak-hour trips, and 814 PM peak-hour trips.

## Methodology

The following is a summary of the ICE study methodologies which are consistent with City's guidelines. Four key quantitative performance measures were used to determine the benefits of proposed improvements:

- Benefits
  - Delay Reduction: The delay reduction benefit is a measure of the societal cost associated with the number of person-hours of delay at the study intersection during the study period. Components used to calculate the delay reduction benefit include peak hour delay, average vehicle occupancy (AVO), and the value of travel time savings (VTTS).
  - Safety: The safety benefit is a measure of the societal cost associated with the predicted number and severity of crashes that may occur based on intersection control type, intersection configuration, physical setting, and volume of traffic.
- Costs
  - Operations and Maintenance: The operations and maintenance (O&M) cost is a measure of the added annual cost to operate and maintain the proposed intersection control alternative. These costs include annual power consumption for lighting, signal power consumption, traffic signal timing, equipment replacement, pavement management, and landscape maintenance amongst others.

Kimley»Horn

- Initial Capital: The initial capital cost is a measure of the added cost to construct the proposed improvements. A range of estimated order of magnitude costs was developed for the proposed improvements based on engineering judgement.

A Benefit-Cost (B/C) ratio was developed using the quantitative performance measures described above. The B/C ratio measures the expected return on investment when a traditionally controlled intersection (traffic signal) is compared relative to a proposed roundabout controlled intersection. The alternative with the greatest benefit compared to the cost was identified as the preferred alternative.

Table 1 summarizes the net present value of each of the four different performance measures, as well as the lifecycle benefit-cost ratio when comparing the roundabout to a signal. The preferred intersection control is based solely on the B/C score and the expected return on investment for the 20-year life cycle starting in 2025 and ending 2045.

Table 1 – Summary of Performance Measure Results & B/C Ratio Scoring

| Intersection | | Traffic Signal | Roundabout | Net Calculation | B/C Ratio* | Preferred Alternative** |
|---|---|---|---|---|---|---|
| INT 01 Oak Avenue Parkway @ Mangini Parkway | Safety | $ 7,520,176 | $ 2,337,314 | *$ 5,182,862* | -4.75 | Roundabout |
| | Delay | $ 14,470,846 | $ 13,916,301 | *$ 554,545* | | |
| | | | **Total Benefits:** | **$ 5,737,407** | | |
| | O&M | $ 438,099 | $ 230,079 | *$ (208,020)* | N/A-R | |
| | Initial Capital | $ 6,000,000 | $ 5,000,000 | *$ (1,000,000)* | | |
| | | | **Total Costs:** | **$ (1,208,020)** | | |
| INT 02 Mangini Parkway @ Primary Site Driveway (East) | Safety | $ 7,558,288 | $ 3,460,377 | *$ 4,097,911* | -55.03 | Roundabout |
| | Delay | $ 13,027,087 | $ 5,419,730 | *$ 7,607,357* | | |
| | | | **Total Benefits:** | **$ 11,705,268** | | |
| | O&M | $ 360,816 | $ 148,099 | *$ (212,717)* | N/A-R | |
| | Initial Capital | $ 3,000,000 | $ 3,000,000 | *$ -* | | |
| | | | **Total Costs:** | **$ (212,717)** | | |
| INT 03 Mangini Parkway @ Site Driveway (West) | Safety | $ 5,047,198 | $ 829,680 | *$ 4,217,518* | -30.59 | Roundabout |
| | Delay | $ 3,515,921 | $ 946,458 | *$ 2,569,463* | | |
| | | | **Total Benefits:** | **$ 6,786,981** | | |
| | O&M | $ 379,497 | $ 157,602 | *$ (221,895)* | N/A-R | |
| | Initial Capital | $ 3,000,000 | $ 3,000,000 | *$ -* | | |
| | | | **Total Costs:** | **$ (221,895)** | | |
| INT 03 Oak Avenue Parkway @ Primary Site Driveway | Safety | $ 5,692,033 | $ 1,526,308 | *$ 4,165,725* | -39.49 | Roundabout |
| | Delay | $ 4,455,215 | $ 1,490,184 | *$ 2,965,031* | | |
| | | | **Total Benefits:** | **$ 7,130,756** | | |
| | O&M | $ 364,089 | $ 183,522 | *$ (180,567)* | N/A-R | |
| | Initial Capital | $ 5,000,000 | $ 5,000,000 | *$ -* | | |
| | | | **Total Costs:** | **$ (180,567)** | | |

*When the cost of a roundabout is less than the cost of a traffic signal and the roundabout provides benefits over the traffic signal, a B/C ratio cannot be computed. This special case is denoted by "NA-R" and indicates that a roundabout provides a better return on investment when compared to a stop/signal.

**The preferred intersection control type is based solely on the B/C Ratio.

Consideration was given to qualitative measures at each study intersection. These measures include presence and width of sidewalks, presence and class of bike lanes, and required right-of-way acquisition. Table 2 summarizes qualitative factors that were considered in the design of each alternative. The traffic signal and TWSC have similar qualitative benefits compared to the roundabout; however, the roundabout minimized left-turn movements to improve safety at all intersections.

Table 2 – Summary of Qualitative Assessment

| | Qualitative Assessment | Traffic Signal Feasibility | Roundabout Control Feasibility |
|---|---|---|---|
| | **Oak Avenue Parkway at Mangini Parkway** | | |
| **INT 01** | Urban Environment Focus | N/A | N/A |
| | Design for Pedestrians | ✓ | ✓ |
| | Design for Bicyclists | ✓ | ✓ |
| | Slow Traffic Speeds to Benefit Local Businesses | N/A | N/A |
| | Minimize ROW Acquisition to Limit Initial Costs | ✓ | ✓ |
| | Minimize Left-Turn Movements to Improve Safety | ✗ | ✓ |
| | **Mangini Parkway at Primary Site Driveway (East)** | | |
| **INT 02** | Urban Environment Focus | N/A | N/A |
| | Design for Pedestrians | ✓ | ✓ |
| | Design for Bicyclists | ✓ | ✓ |
| | Slow Traffic Speeds to Benefit Local Businesses | N/A | N/A |
| | Minimize ROW Acquisition to Limit Initial Costs | ✓ | ✓ |
| | Minimize Left-Turn Movements to Improve Safety | ✗ | ✓ |
| | **Mangini Parkway at Site Driveway (West)** | | |
| **INT 03** | Urban Environment Focus | N/A | N/A |
| | Design for Pedestrians | ✓ | ✓ |
| | Design for Bicyclists | ✓ | ✓ |
| | Slow Traffic Speeds to Benefit Local Businesses | N/A | N/A |
| | Minimize ROW Acquisition to Limit Initial Costs | ✓ | ✓ |
| | Minimize Left-Turn Movements to Improve Safety | ✗ | ✓ |
| | **Oak Avenue Parkway at Primary Site Driveway** | | |
| **INT 04** | Urban Environment Focus | N/A | N/A |
| | Design for Pedestrians | ✓ | ✓ |
| | Design for Bicyclists | ✓ | ✓ |
| | Slow Traffic Speeds to Benefit Local Businesses | N/A | N/A |
| | Minimize ROW Acquisition to Limit Initial Costs | ✓ | ✓ |
| | Minimize Left-Turn Movements to Improve Safety | ✗ | ✓ |
| **Feasible** | ✓ | | |
| **Not Feasible** | ✗ | | |

## Conclusions

Below is a summary of the findings as contained in the ICE:

- Intersection 1: Oak Avenue Parkway and Mangini Parkway
  *The roundabout is the preferred alternative (see ICE for concept exhibit).*
- Intersection 2: Mangini Parkway and Primary Site Driveway (East)
  *The roundabout is the preferred alternative (see ICE for concept exhibit).*
- Intersection 3: Mangini Parkway and Site Driveway (West)
  *The roundabout is the preferred alternative (see ICE for concept exhibit).*
- Intersection 4: Oak Avenue Parkway and Primary Site Driveway
  *The roundabout is the preferred alternative (see ICE for concept exhibit).*

As you have expressed, the impetus for this ICE was the City's desire to understand if the shift of the Folsom Ranch middle school site from its current Specific Plan location to the adjacent/combined site next to the high school site would create traffic access or circulation issues not previously contemplated as part of the Specific Plan traffic analyses. The ICE concludes that both the traffic signals and roundabouts operate acceptably during the weekday peak-hours. ***As a result, the proposed land use shift is not anticipated to create additional transportation concerns beyond the Specific Plan***. Furthermore, the ICE concludes that roundabout traffic control at all four study intersections is recommended due to both quantitative and qualitative measures as documented thoroughly within the ICE. The reader is encouraged to review the ICE for appropriate supporting material.

Attachment 6

Kimley»Horn

# Memorandum

**To:** Matt Washburn
Folsom Cordova Unified School District

**From:** Tyler Mickelson, PE
Atticus Washington, EIT
Matt Weir, PE, TE, PTOE, $RSP_1$

***Re:*** ***Vehicle Miles Traveled (VMT) Screening Analysis***
FCUSD High School/Middle School
Folsom Ranch – Folsom, California

**Date:** October 13, 2025

Consistent with the CEQA VMT Analysis task described in Amendment 1 of our Scope of Services, and as required by the City of Folsom ("City"), Kimley-Horn is writing to summarize the Vehicle Miles Traveled (VMT) screening analysis completed for the FCUSD High School/Middle School project in Folsom Ranch (the "Proposed Project" or "Project"). The purpose of this memorandum is to summarize the VMT analysis and resultant findings for the proposed Project.

## Project Description

The Project proposes to swap the existing Folsom Ranch middle school parcel north of Mangini Parkway near Sierra Boulevard with a parcel adjacent to the proposed high school to be located southwest of the Mangini Parkway intersection with Oak Avenue, including the rezoning of the adjacent parcel. The proposed Project site plan is shown in **Figure 1**. The Project location and general vicinity is depicted in **Figure 2**.

## Purpose of Analysis

Senate Bill 743 (2013) changed the focus of transportation impact analyses in CEQA from measuring impacts to drivers, to measuring the impact of driving. The change was made by replacing Level of Service (LOS) with VMT. This shift in transportation impact focus was intended to better align transportation impact analyses and mitigation outcomes with the State's goals to reduce greenhouse gas (GHG) emissions, encourage infill development, and improve public health through more active transportation. Level of service or other delay metrics may still be used to evaluate the impact of projects on drivers as part of land use entitlement review, fee programs, and community plan conformance.

In January 2019, the Natural Resources Agency finalized updates to the CEQA Guidelines including the incorporation of SB 743 modifications. The Guidelines' changes were approved by the Office of Administrative Law and are now in effect. The provisions apply statewide as of July 1, 2020.

To aid lead agencies with SB 743 implementation, the Governor's Office of Planning and Research (OPR) produced the *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December 2018) that provides guidance regarding the variety of implementation questions they face with respect to shifting to a VMT metric. Key guidance from this document includes:

- VMT is the most appropriate metric to evaluate a project's transportation impact.
- OPR recommends tour- and trip-based travel models to estimate VMT, but ultimately defers to local agencies to determine the appropriate tools.

- OPR recommends measuring VMT for residential and office projects on a "per rate" basis (VMT per capita for residential and VMT per employee for office).
- OPR notes that residential and office projects that are located in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT.
- OPR recommends that new retail development be evaluated using a net change metric. In addition, by adding retail opportunities into the urban fabric and improving retail destination proximity, local serving retail tends to shorten trips and reduce VMT. Generally, retail development of less than 50,000 square feet may be considered local serving.
- Lead agencies have the discretion to set or apply their own significance thresholds.

As the City of Folsom has not yet adopted VMT guidelines, this screening analysis was conducted consistently with Sacramento County's VMT guidelines which are consistent with OPR guidance. The screening thresholds to consider for projects located within Sacramento County defined by Sacramento County *Traffic Impact Analysis Guidelines*[1] are the following:

- Small Projects – Projects generating less than or equal to 230 average daily traffic.
- Local-Serving Retail – Projects consisting of local serving retail uses must meet the following screening criteria:
  - Total gross floor area must be less than 125,000 square feet for infill developments or supported by a market capture area of 3 miles or less; and
  - Project land is not a regional-serving land use.
- Local-Serving Public Facilities/Services – Local-serving public facilities/services include day care centers, public K-12 schools, neighborhood park, community centers, post offices, police and fire facilities, libraires, government offices, utility, communications, water sanitation, waste management, and similar facilities.
- Projects in VMT-Efficient Areas – Projects located low VMT-generating areas area based on approved screening maps. Projects must be consistent in size and land use with the surrounding built environment.
- Project Near Transit Station – Projects must satisfy all the following requirements:
  - Located with ½ mile of an existing high-quality transit stop[2]; and
  - Minimum floor area ratio of 0.75; and
  - Does not include substantially more parking than required; and
  - Does not replace affordable housing; and
  - Does not negatively impact active transportation facilities (transit, bike, or pedestrian infrastructure).
- Affordable Housing – Projects consisting of deed-restricted affordable housing must meet the following criteria
  - Does not include substantially more parking than required; and
  - Transit access is within ½ mile walking distance from project
  - Does not negatively impact active transportation facilities (transit, bike, or pedestrian infrastructure).

[1] *Sacramento County Traffic Impact Analysis Guidelines*, County of Sacramento, January 2025.
[2] High-quality transit stops include existing rail transit stations, a ferry terminal, or the intersection of two or more major bus routes with frequency of 20 minutes or less during AM and PM commute periods.

## Methodology and Assumptions

Based on the land use information provided, for the purposes of VMT screening analysis and the determination of transportation related significant impacts, the following screening criterion was analyzed:

- Local-Serving Public Facilities/Services – Public K-12 Schools

A project is considered to result in a less than significant impact if it meets the definition and screening criteria for local-serving public facilities or services development as identified in the Sacramento County Guidelines.

## Screening Analysis

As defined in the Sacramento County *Guidelines*, the Project, regardless of location, meets the definition of a local serving public facility. The proposed Project will relocate the planned location of Folsom Ranch middle school parcel to a new parcel located adjacent to the specific plan's proposed high school site. Relocating the planned parcel for the proposed Project within the specific plan area will not change the Folsom Ranch middle school exemption status under the County's guidelines. This finding is because Public K-12 schools primarily function to serve the surrounding residents rather than attract vehicle travel across the region/County primarily because they are located within the communities they serve.

The proposed Project meets the County's local serving public facility screening criteria and thus is presumed to result in **a less than significant VMT impact.**

## Conclusions

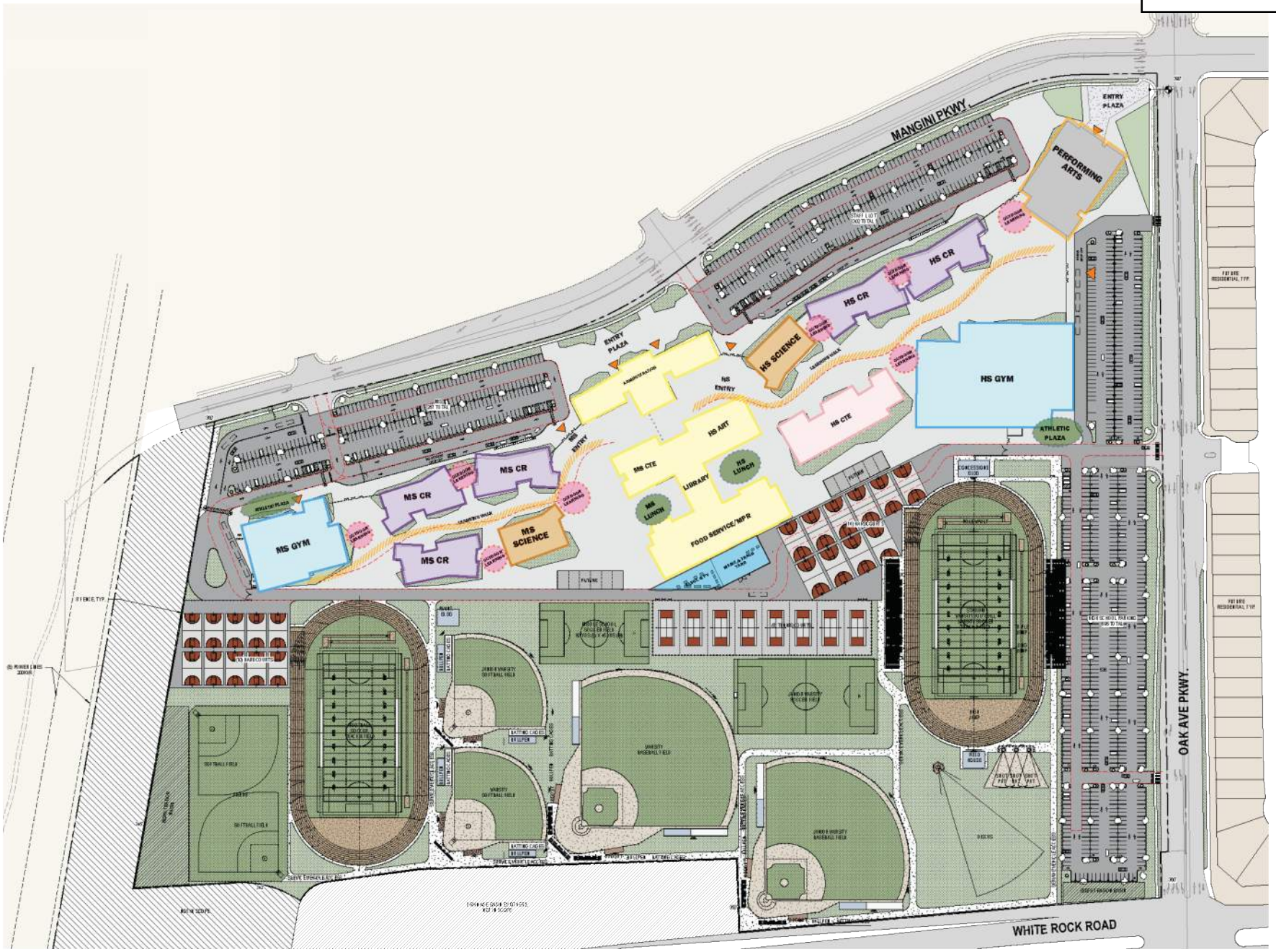
Based on review of Sacramento County's VMT screening criteria the following conclusions are made:

- The proposed Project meets Sacramento County's VMT screening criteria of a local-serving public facility and is presumed to result in **a less than significant VMT impact**.

## Attachments

**Figure 1** – Project Site Plan
**Figure 2** – Project Vicinity Map

NOT TO SCALE




Source: DLR Group, April 8, 2025



*Figure 1*
*Project Site Plan*

NOT TO SCALE

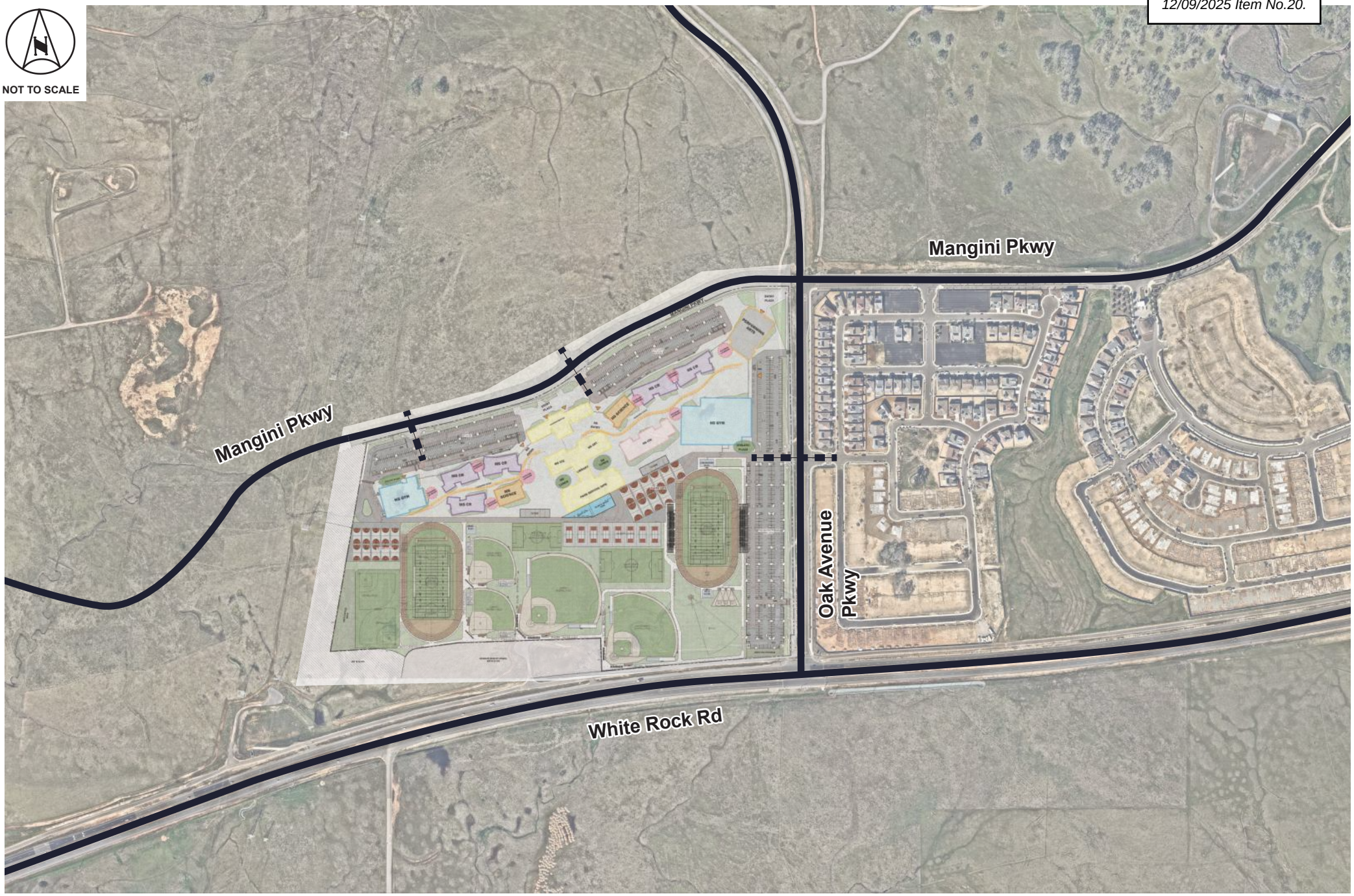





*Figure 2*
*Project Vicinity Map*

Attachment 7

## Legend

Areas Excluded from 3 Mile Buffer Calculations:
1. Areas North of Freeway.
2. Areas Outside of School District Boundary.

N
W E
S

3 MILE BUFFER

3 MILE BUFFER

EXISTING MIDDLE SCHOOL SITE

COMBINED HIGH SCHOOL AND MIDDLE SCHOOL SITE

| Dwelling Unit Summary | FPASP Dwelling Units | Other Dwelling Units | Total Dwelling Units |
|---|---|---|---|
| Existing Middle School | 13,343 | 1,652 | 14,995 |
| Combined High School and Middle School | 13,209 | 2,993 | 16,202 |

MIDDLE SCHOOL
MINOR ADMINISTRATIVE MODIFICATION

# Folsom Plan Area Specific Plan

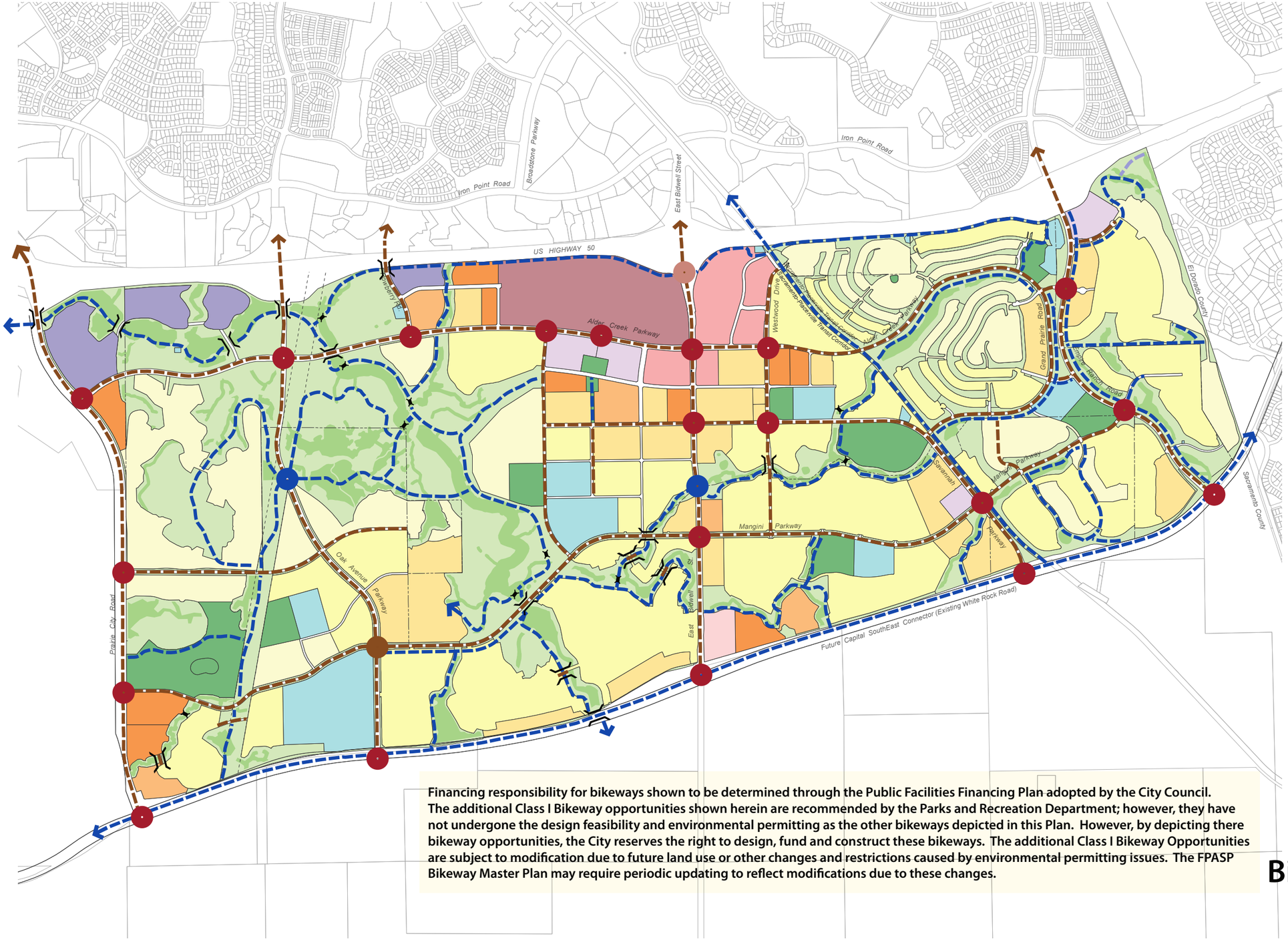
City of Folsom, California

April 2025

MacKay & Somps ENGINEERS
1552 Eureka Road, Su... ...95661

7919-YR4

Attachment 8




## Legend

- Class I Bike Path
- Class II Bike Lane
- Additional Class I Bike Path Opportunities ( City Recommended)
- Class I Bike Path Overcrossing of Alder Creek & its Tributaries
- Class I Bike Path Undercrossing of Streets (Class II Bike Lane Overcrossing of Class I Bike Path)
- Class I Bike Path Undercrossing of Streets
- Traffic Signal/Roundabout
- Pedestrian Activated Traffic Signal

Note: Feasability for traffic signal/ roundabout to be determined prior to or at time of site specific development plan.

**Financing responsibility for bikeways shown to be determined through the Public Facilities Financing Plan adopted by the City Council. The additional Class I Bikeway opportunities shown herein are recommended by the Parks and Recreation Department; however, they have not undergone the design feasibility and environmental permitting as the other bikeways depicted in this Plan. However, by depicting there bikeway opportunities, the City reserves the right to design, fund and construct these bikeways. The additional Class I Bikeway Opportunities are subject to modification due to future land use or other changes and restrictions caused by environmental permitting issues. The FPASP Bikeway Master Plan may require periodic updating to reflect modifications due to these changes.**

# Figure 7.32 Bikeway Plan

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | New Business |
| **SUBJECT:** | Resolution No. 11518 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Folsom Middle Management Group |
| **FROM:** | Human Resources Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

The Human Resources Director recommends that the City Council pass and adopt Resolution No. 11518 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Folsom Middle Management Group.

**BACKGROUND / ISSUE**

The existing Memorandum of Understanding (MOU) between the City of Folsom and the Folsom Middle Management Group expires on December 31, 2025. The parties began negotiations on a new MOU on September 9, 2025, and reached a tentative agreement on November 24, 2025. The Folsom Middle Management Group ratified the tentative agreement on December 3, 2025. The new proposed successor MOU is being presented to the City Council on December 9, 2025, for consideration and approval.

**POLICY / RULE**

Government Code Title 1, Division 4, Chapter 10 commonly known as the Meyers-Milias-Brown Act requires that representatives of the Governing Body of a public agency shall meet and confer in good faith regarding wages, hours, and other terms and conditions of employment with representatives of recognized employee organizations. Both parties shall endeavor to reach a tentative agreement within the scope of representation, and, if a tentative agreement is reached and ratified by the respective parties, they shall prepare a written memorandum of understanding.

**ANALYSIS and FINANCIAL IMPACT**

A tentative agreement was reached by the parties and the proposed successor Memorandum of Understanding, which will be effective January 1, 2026, contains the following changes that have some economic impact, as outlined below. The changed provisions are as follows:

1. The MOU term will be for three (3) years: January 1, 2026, through December 31, 2028.

2. Effective January 1, 2026, the following classifications shall be increased to the salary range which is closest to 5% above the current salary range as a market adjustment:

    a. Water Treatment Plant Manager
    b. Water Treatment Plant Supervisor
    c. Utilities Maintenance Manager
    d. Utilities Maintenance Supervisor
    e. Wastewater Collection Manager
    f. Wastewater Collection Supervisor
    g. Water Distribution Supervisor
    h. Water Distribution Manager
    i. Associate Civil Engineer
    j. Principal Engineer
    k. Senior Civil Engineer
    l. Solid Waste Manager
    m. Solid Waste Supervisor
    n. Environmental Specialist Supervisor

    The cost of the special salary increase will be approximately $140,747 in the first year in salary and benefits.
    - General Fund (010) - $33,030
    - Water (520) - $53,179
    - Sewer (530) - $34,834
    - Solid Waste (540) - $19,704

3. A Cost-of-living adjustment (COLA) will be provided for each year of the agreement:

    - Year 1: Effective January 1, 2026
        1. 3% for all classifications
        2. The cost for the first year of the COLA will increase salary and benefits approximately $278,862
            - General Fund (010) - $204,697
            - Water (520) - $32,037
            - Sewer (530) - $25,818
            - Solid Waste (540) - $16,310

- Year 2: Effective January 1, 2027
    1. 3% for all classifications
    2. The cost for the second year of the COLA will increase salary and benefits approximately $432,197
        - General Fund (010) - $244,859
        - Water (520) - $87,772
        - Sewer (530) - $62,472
        - Solid Waste (540) - $37,094

- Year 3: Effective January 1, 2028
    1. 3% for all classifications
    2. The cost for the third year of the COLA will increase salary and benefits approximately $445,163
        - General Fund (010) - $252,205
        - Water (520) - $90,406
        - Sewer (530) - $64,346
        - Solid Waste (540) - $38,207

The total cost of this agreement is as follows:

| | Market Adj. | COLA | | | Cost by Fund |
|---|---|---|---|---|---|
| | Year 1 | | Year 2 | Year 3 | |
| **General Fund (010)** | $ 33,030 | $204,697 | $244,859 | $252,205 | $ 734,790 |
| **Water (520)** | $ 53,179 | $ 32,037 | $ 87,772 | $ 90,406 | $ 263,394 |
| **Sewer (530)** | $ 34,834 | $ 25,818 | $ 62,472 | $ 64,346 | $ 187,469 |
| **Solid Waste (540)** | $ 19,704 | $ 16,310 | $ 37,094 | $ 38,207 | $ 111,316 |
| **Total** | $ 140,747 | $278,862 | $432,197 | $445,163 | |

4. Boot Allowance
    - Employees required by the City to wear work boots may request reimbursement for new boots up to once per year per employee and will be reimbursed the actual cost up to $325.00.

5. Health Insurance – Cash Back
    - Employees who decline City health insurance coverage will receive an increase in their cash-in-lieu benefit from $250 to $300 per month.
    - The cost of the increase in cash back pay will be approximately $4,200 in the first year.

6. Special Certification/License Pay
    - The City may authorize special certification/license pay to employee with authorization by the Department Head and Human Resources.
    - The City will determine the amount of the special certification/license pay.

7. A variety of non-economical and clarification language changes were also agreed upon.

**ATTACHMENTS**

1. Resolution No. 11518 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and the Folsom Middle Management Group.

2. Proposed Memorandum of Understanding between the City of Folsom and the Folsom Middle Management Group for the term of January 1, 2026, through December 31, 2028.

Submitted,

Allison Garcia, Human Resources Director

Attachment 1

**RESOLUTION NO. 11518**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FOLSOM AND THE FOLSOM MIDDLE MANAGEMENT GROUP**

**WHEREAS,** the City of Folsom and the Folsom Middle Management Group have met and conferred in good faith since September 9, 2025; and

**WHEREAS,** the parties reached a tentative agreement on November 24th, 2025; and

**WHEREAS,** the members of the Folsom Middle Management Group ratified the tentative agreement on December 3, 2025; and

**WHEREAS,** the City Manager and the City's negotiation team recommend the City Council adopt the agreement

**NOW, THEREFORE, BE IT RESOLVED** that the City Council adopts the agreement between the City of Folsom and the Folsom Middle Management Group for the period of January 1, 2026, to December 31, 2028; and

**BE IT FURTHER RESOLVED,** that the City Council of the City of Folsom authorizes the City Manager to execute a Memorandum of Understanding between the City of Folsom and the Folsom Middle Management Group.

**PASSED AND ADOPTED** this 9th day of December, 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# MEMORANDUM OF UNDERSTANDING
# BETWEEN
# CITY OF FOLSOM
# AND
# FOLSOM MIDDLE MANAGEMENT GROUP

January 1, 2026~~3~~ – December 31, 2028~~5~~

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## PREAMBLE

On this date hereinafter subscribed, authorized representatives of the City of Folsom, herein called "City", and authorized representatives of the Folsom Middle Management Group, herein called "FMMG ", made and entered into this Memorandum of Understanding (MOU).

It is understood and agreed that this agreement supersedes and replaces all prior agreements between the City and FMMG covering the matters contained herein. Where ordinances and policies conflict with this Memorandum of Understanding, the Memorandum of Understanding shall prevail.

The term "Agreement" or “Memorandum of Understanding” as used herein means the written agreement provided under Section 3505.1 of the Government Code.

This MOU is subjected to all existing State laws and ordinances, resolutions and personnel rules of the City, except as expressly provided to the contrary by this MOU.

## ARTICLE I – RECOGNITION AND COVERAGE

### 1. Recognition

FMMG is recognized as the exclusive representative group, as provided in the City's Employer-Employee Relations Rules, for all employees assigned to the Middle Management Bargaining Unit. The City recognizes the Folsom Middle Management Group as a unique employee group and acknowledges their contributions and dedication to the achievement of the City's goals. In recognition, the City agrees to ensure that FMMG's benefit package differentiates from those of other employee groups. Classifications included in the Middle Management Bargaining Unit are listed in Appendix A to this MOU. All classifications listed in "Appendix A - List of Classes in Bargaining Unit", and any successor classifications, are included in this bargaining unit.

Classes will be added or deleted from the Middle Management Bargaining Unit pursuant to City Personnel Rules. The City agrees to notify FMMG at such time as the City creates, deletes, or modifies a job classification. Upon request of FMMG, the City agrees to meet and confer on assignment of the classification to the Middle Management Bargaining Unit.

On a monthly basis the City shall provide FMMG with a list of City employees within the Middle Management Bargaining Unit by class, name, hourly wage, step placement, anniversary date, and employment status (permanent, full-time, or part-time).

The City agrees to establish payroll deductions for normal and regular monthly FMMG

membership dues and assessments, should FMMG choose to implement such deductions with the signed approval of each FMMG member to be assessed.

## ARTICLE II – NO STRIKE OR LOCKOUT

### 1. No Strike

FMMG agrees that during the term of this Agreement, neither it nor its officers, employees, representatives, or members will engage in, encourage, sanction, support or suggest any strikes, work stoppages, boycotts, slow downs, mass resignations, mass absenteeism, picketing or any other similar actions which would involve suspension of, or interference with, the normal work of the City of Folsom. In the event that FMMG members participate in such activities in violation of this provision, FMMG shall notify those members so engaged to cease and desist from such activities and shall instruct the members to return to their normal duties.

### 2. Lockout

No lockout of employees shall be instituted by the City during the term of this MOU.

## ARTICLE III – COMPENSATION

### 1. Salary Increases

A. Effective full execution of this Agreement, or January 1, 2026~~January 1, 2023~~, whichever is later, all employees represented by FMMG shall receive a salary increase of 3%.

B. Effective January 1, 20274, all employees represented by FMMG shall receive a salary increase of 3%.

C. Effective January 1, 20285, all employees represented by FMMG shall receive a salary increase of 3%.

### 2. Salary Ranges

A. ~~Effective January 1, 2023,~~ Appendix B shows the new salary ranges for each job classification effective January 1, 2026. Salary range steps shall be approximately 3% between steps. The range and steps include any salary increase received pursuant to Article III, Section 1.

~~B. Employees will be moved to the new salary range step that is closest to their base salary (base salary as of December 31, 2022) without being lower.~~

Procedures for step advancement, promotion, demotion, transfer, and layoff as set forth in City of Folsom Personnel Rules and Regulations, and this MOU, shall apply. Anniversary dates shall remain the same.

## 3. Salary Range Adjustments

A. Effective January 1, 2026 or upon full execution of this Agreement whichever is later~~3~~, the salary ranges for the following classifications shall- receive a 5% salary increase as a market adjustment~~be increased by 5%~~:

1) ~~1.~~ Water Treatment Plant Manager~~Water Treatment Plant Supervisor~~
2) Water Treatment Plant Supervisor

3) ~~2.~~ Utilities Maintenance Manager~~Water Distribution Supervisor~~
4) ~~3.~~ Utilities Maintenance Supervisor~~Wastewater Collections Supervisor~~
5) ~~4.~~ Wastewater Collection Manager~~Utility Maintenance Supervisor~~
6) Wastewater Collection Supervisor
7) Water Distribution Manager
8) ~~5.~~ Water Distribution Supervisor~~Utility Maintenance Supervisor – Water Meters~~
9) ~~6.~~ Associate Civil Engineer~~Streets Operations Supervisor~~
10) ~~7.~~ Principal Engineer~~Solid Waste Supervisor~~
11) ~~8.~~ Senior Civil Engineer ~~Facilities Maintenance Supervisor~~
12) ~~9.~~ Solid Waste Manager~~Maintenance Supervisor~~
13) Solid Waste Supervisor
14) Environmental Specialist Supervisor

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## 4. Deferred Compensation

A. Effective the first full pay period following Folsom City Council ratification of this MOU, for employees participating in the City's deferred compensation program, the City agrees to make the following matching contributions in accordance with the following schedule:

| Length of Service | Maximum City Matching Contribution |
|---|---|
| 0 –10 years | $300.00 per month |
| 10 – 15 years | $325.00 per month |
| 15 – 20 years | $350.00 per month |
| 20+ years | $400.00 per month |

B. The City agrees to explore additional 457 plan options within six (6) months following the effective date of this MOU. The City will notify FMMG prior to making any plan changes.

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## 5. Bi-Lingual Pay

Should the need arise, the parties agree during the term of this Agreement to set up a process whereby employees may track the use of bilingual skills, and to meet and confer if the use of bilingual skills become a regular part of the employee's duties and responsibilities.

## 6. Public Employees Retirement System (PERS)

A. Retirement Formula

(1) MAll FMMG miscellaneous employees hired by the City of Folsom on or prior to May 16, 2011June 30, 2010, shall receive the retirement benefit of 2.7%@55. MAll FMMG miscellaneous employees hired by the City of Folsom on or after May 17, 2011July 1, 2010, who qualify as CalPERS Classic members and before January 1, 2013, shall receive the retirement benefit of 2%@55. MiscellaneousAll employees hired by the City of Folsom on or after January 1, 2013, who qualify as CalPERS PEPRA members shall receive retirement benefits pursuant to the California Public Employees' Pension Reform Act of 2013 (PEPRAAB 340).

(2) MiscellaneousAll employees hired by the City of Folsom on or prior to June 30, 2010May 16, 2011, shall receive the retirement benefit based on the single highest twelve (12) months of compensation. Miscellaneous All employees hired by the City of Folsom on or after May 17, 2011July 1, 2010, shall receive the retirement benefit based on the employee's highest average monthly compensation during thirty-six (36) consecutive months of employment as provided in state law pertaining to CalPERS.

(3) Should another employee organization representing a City bargaining unit agree to a retirement benefit formula for miscellaneous employees that is different than the benefit formula in Article III, Section 7A, Item (1) or (2), FMMG shall be given the option to amend the appropriate retirement benefit formula contained herein to match the retirement benefit formula agreed to with the other employee organization. Any change shall be applied prospectively.

B. Retirement Contributions

(1) Miscellaneous ~~FMMG "classic"~~ employees hired by the City of Folsom on or prior to May 16, 2011, shall pay 8%~~ of the employee share of retirement. Miscellaneous employees hired by the City of Folsom on or after May 17, 2011, who are CalPERS Classic members shall pay 7% of the employee share of retirement~~towards their PERS retirement plan~~.

(2) ~~FMMG PEPRA~~Miscellaneous employees who are CalPERS PEPRA members ~~hired under the 2%@62 formula~~ shall pay the employee share of retirement as specified and adjusted by~~ CalPERS~~~~PEPRA~~.

C. EPMC

Pursuant to Government Code section 20691, the City agrees to include the amount of the City's payment of the employee's final year of compensation for PERS retirement computation purposes.

## 7. Retirement Optional Settlement 2 Death Benefits (Survivors)

The City agrees to continue to provide the Pre-Retirement Optional Settlement 2 Death Benefit pursuant to Government Code Section 21548.

## 8. Retiree Health Insurance

A. Employees hired on or prior to May 8, 2007, who retire[1] from City service may participate in the Kaiser or other City insurance plans made available by the City for active employees. The amount of the City's monthly contribution shall be determined as set forth below. Any costs that exceed the maximum paid by the City towards retiree health insurance costs shall be borne by the retiree.

(1) Employees who retire with less than 5 years of service[2] shall not be eligible to receive any City contribution toward the cost of retiree health insurance.

[1] "Employees" are exclusively permanent and/or probationary employees of the City of Folsom hired on or before May 8, 2007. "Retire" or "retiree" is defined as any classified City employee who (1) applies for retirement with the Public Employees' Retirement System (PERS) within ninety (90) days after terminating employment with the City; and (2) receives a PERS retirement benefit.
[2] "Service" is defined as full time (or equivalent) continuous permanent and/or probationary employment status with the City of Folsom.

(2) Employees who retire with more than 5 years of service shall qualify for a monthly City retiree health insurance contribution.

(3) Subject to the maximum set forth in Section 8A(4) below, the City retiree health insurance contribution shall be as follows:

a. Retiree only – an amount equal the City's contribution towards active employee health insurance for the category of "employee only."

b. Retiree and one dependent – an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus one."

c. Retiree and two or more dependents – an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus two or more" until the retiree reaches age 55. Thereafter, the City's contribution towards a retiree with two or more dependents shall be an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus one" plus $100.

(4) Effective January 1, 2012, the City's monthly contribution toward the cost of retiree health insurance shall not exceed the maximum monthly contribution paid by the City to active employee health insurance for the categories of employee only (for retiree only), employee plus one (for retiree plus one dependent), and employee plus two or more until age 55 and employee plus one plus $100 after age 55 (for retiree plus two or more dependents).

(5) The January 1, 2012, cap for each category shall be adjusted each January thereafter by an amount not to exceed 3%, depending on the percent increase in the Consumer Price Index (CPI), U.S. Department of Labor, for November – November of the previous year, Index CPI-W, Urban Wage Earners and Clerical Workers, Series #CWUR0400SA0, United States. (Example, if the cost of living for the specified period increases by 2%, the cap shall be increased by 2%. If the cost of living for the specified period increases by 4%, the cap shall be increased by 3% (cost of living increases in the cap shall be rounded to the nearest tenth).

B. The City shall contribute $25 per pay period into a Health Reimbursement Arrangement ~~Retirement Account~~ (HRA) for each permanent employee hired after May 8, 2007. The principles governing the HRA shall be

established by the Internal Revenue Service (IRS) and the City Human Resources Department.

## 9. Retiree Dental and Vision Insurance

Effective January 1, 2020, employees who retire from City service must have at least 120 months of continuous service as a City employee to qualify for dental and vision insurance benefits provided to active employees. The City shall contribute 5% of the premium per year of City service, up to an 80% City contribution.

## 10.Out of Area Health ~~Premium~~ Plan

A. OAHP~~P~~ shall work in conjunction with the Health Reimbursement Arrangement ~~Retirement Account~~ (HRA) provided by the City to active employees. Each OAHP~~P~~ retiree will obtain a participant account.

B. Only retirees who (a) are not eligible for Medicare who ~~live~~reside outside of the service~~plan~~ area as defined by the City health insurance carriers; (b) qualify for r~~R~~etiree health c~~C~~overage pursuant to Article III, Section 7; and (c) agree to disenroll from the current group medical benefit plan for retiree health coverage may participate in OAHP~~P~~.

C. Once a retiree opts to participate in OAHP~~P~~, the retiree shall thereafter be prohibited from returning to retiree health coverage.

D. The City will contribute to the retiree's participant account on a monthly basis in an amount equal to the amount of the City's contribution for employee only. ~~or~~ employee plus 1 ~~coverage,~~ or employee plus family coverage based on the retiree's marital status at the time of OAHP~~P~~ election. Eligible dependents not covered at the time of election will not be added at a later date. Annual confirmation of dependent eligibility will be required. ~~Spouses may not be added later.~~ The City's contribution would be used for premiums to obtain health coverage and other qualified out-of-pocket medical expenses. Under no circumstances shall the contribution be higher than the City paid premiums for similarly situated in-area employees. The retiree shall be responsible for administrative costs established by the HRA plan administrator.

E. Upon the death of, or martial dissolution from, the retiree's spouse on record at the time of election to participate in the OAHP~~P~~, the funding level will be adjusted to employee only. Subsequent spouse(s) from any subsequent marriage(s) (i.e. post initial OAHP~~P~~ election) shall not be eligible to participate and funding will remain at employee only. In the event of the retiree's death, surviving spousal benefits will conform to City practices

applicable to employees participating in City plans. Should the retiree obtain coverage from another source (e.g. coverage by spouse), the funding will cease and will not be reinstated.

F. Rules and procedures governing OAHPP shall be determined and administered by the City's Human Resources Department. Disputes regarding the OAHPP shall be appealed to the City Manager or designee and shall not be subject to arbitration.

G. As an option to the OAHPP, retirees who qualify for retiree health coverage pursuant to Article III, Section 7, may elect the Aetna PPO plan during annual enrollment and prior to moving out of state. The retiree must then keep Aetna as their provider until such time as they move back into the regions covered by whoever are the City health providers at the time, and may elect another provider during the next open enrollment. It is understood by both parties that this option is available only in accordance with the rules and procedures of Aetna and only as long as Aetna chooses to be a provider for the City.

## 11. Use of Accrued Leave Time Pending Retirement

A. With prior approval of the City Manager or designee and pursuant to procedures established by the Human Resources Director, employees who have declared their intention to retire from employment with the City of Folsom may use accrued Annual Leave or Administrative Leave to extend their retirement date beyond the last day worked.

B. Notwithstanding any other provision of this MOU, accrued Annual Leave or Administrative Leave used to extend a retirement date shall not result in the accrual of additional Annual Leave, Sick Leave, or Administrative Leave.

C. Requests to extend a retirement date pursuant to this section shall be submitted to the City Human Resources Department. This provision shall be administered pursuant to procedures established by the City Human Resources Department.

## 12. Education Incentive and Special Certification/License Pay

A. For employees hired on January 1, 2020, or later, education incentive pay is limited to job related degrees not required in their classification description and approved by the employee's department head and the City's Human Resources Director. The incentives listed below are non-cumulative and paid at the highest rate:

- Bachelor's degree: $300 per month.
- Master's degree: $300 per month.
- Bachelor's/Master's (in unrelated field): $150.00 per month.

B. For employees hired before January 1, 2020, educational incentive pay is frozen at the dollar amount paid on December 31, 2019. No increase in this dollar amount will occur unless this amount is less than the amount listed in subparagraph A above, at which point the amount will be adjusted to the higher level.

C. Payment of education incentive will begin effective the first pay period after the employee provides the Human Resources Department with the appropriate documentation, which includes a copy of transcripts or diploma. It is the responsibility of each employee to notify the Human Resources Department of his/her eligibility for education incentive and to provide the appropriate documentation.

D. Employees who qualify for the education incentive and who received City paid tuition reimbursement (Article V, Section 8) will not receive education incentive pay until they have reimbursed the City for the cost of the tuition reimbursement. Once payment is made in full for tuition reimbursement, the education incentive will start and be paid directly to the employee. Reimbursing the City will consist of delaying the incentive pay until an amount equivalent to the tuition reimbursement has been withheld. For example, if an employee qualified for $300 per month in education incentive payment, but had received $3,000 in tuition reimbursement, the employee's incentive payment would be delayed 10 months from the education incentive effective date.

E. Special Certification/License Pay

a. The City may authorize special certification/license pay to employees. Such authorization must be approved by the Department Head and Human Resources.

To qualify for such pay, the certification or license shall meet the following criteria, as determined by the City:

1. Certification/license is for duties required by the City.
2. Certification/license is for duties not specified in the employee's job classification.
3. Certification/license must be renewable.
4. The employee is not already receiving additional compensation

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for the certification/license.

The City will determine the amount of the special certification/license pay.

b. The City shall maintain a Certification/License Pay Schedule identifying approved certifications and associated pay amounts.

i. This schedule shall be updated annually and reviewed with FMMG

ii. Certifications and licenses not currently listed in the schedule may be proposed by FMMG for the City's review.

D.

## 13. Cell Phone

A department head, with City Manager approval, may approve the issuance of a city cell phone or may authorize the use of the employee's personal cell phone for work purposes. If an employee opts to use his/her personal phone for work purposes the City will provide employee with a maximum monthly cell phone stipend of $50.00. The monthly stipend shall cover expenses, charges, maintenance and replacement of the employee's phone including damage, loss, theft or other operational issues affecting the phone during private use or during the course and scope of employment. The City shall have no further liability for these items beyond the stipend amount. If an employee opts to use his/her personal cell phone, employee will provide the cellular phone record of business calls during work hours upon request of the City.

## 14. Boot Allowance

A. The City will reimburse employees the actual cost of purchasing work boots. Only employees required by the City to wear work boots are eligible for reimbursement. Employees may request reimbursement for new boots up to once per year per employee and will be reimbursed the actual cost up to $325. This section applies to boots purchased after January 1, 2026.

B. Nothing in this section shall prohibit the City from providing work boots for employees at City expense.

C. This section shall be administered pursuant to procedures established by the City Human Resources Department.

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# ARTICLE IV – INSURANCE

## 1. Health Insurance

A. ~~A.~~ The City's maximum monthly contribution for active employee health coverage for the year 2025 is as follows:

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Employee only: $754
Employee plus one: $1,506
Employee plus family: $1,955

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B. The City's maximum monthly contribution for active employee health insurance will be adjusted annually. If there is an increase in the Kaiser HMO monthly premium, the City will cover 50% of the increase, adding it to the previous year's contribution for employee-only, employee plus one, and employee plus two or more coverage levels. The final amount will be rounded to the next whole number. The employee is responsible for the difference between the applicable premium and the City's contribution. If there is no premium increase, the City's contribution remains unchanged.

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Example:

If the previous year's City contribution for the employee-only coverage was $500 and the Kaiser HMO premium increased by $20, the new City contribution would be:

$500 + (50% of $20) = $500 + $10 = $510

~~As demonstrated in the example below, the City's maximum monthly contribution for active employee health insurance coverage shall be adjusted annually to an amount equal to 50% of the increase, if any, above the prior year's Kaiser monthly premium rate combined with the City's prior year contribution amount for employee only, employee plus 1, and employee plus 2 or more (rounded to the next whole number). The employee is responsible for the difference between the applicable premium and the City's contribution.~~

~~Example:~~

~~Employee only category: The 2010 monthly premium for Kaiser employee only is $507.89 and the City's maximum monthly contribution is $486.00. If this premium increases by 10% for 2011, or to $558.68, the City's contribution for 2011 for the employee only category would be computed as follows: $558.68 – $507.89 = $50.79, $50.79 x 50% = $23.40, $486.00 + $23.40 = $509.40. After rounding to the next whole number, the City's~~

~~maximum contribution for health insurance for the employee only category would be $509 per month. If the premium increases by 10% for 2012, or to $614.55, the City's contribution for 2012 for the employee only category would be computed as follows: $614.55 - $558.68 = $55.87, $55.87 x 50% = $27.93, $509.00 + $27.93 = $536.93. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee only category would be $537 per month.~~

~~Employee plus 1 category: The 2010 monthly premium for Kaiser employee plus 1 is $1,015.78 and the City's maximum monthly contribution is $972.00. If this premium increases by 10% for 2011, or to $1,117.36, the City's contribution for 2011 for the employee plus 1 category would be computed as follows: $1,117.36 - $1,015.78 = $101.58, $101.58 x 50% = $50.79, $972.00 + $50.79. = $1,022.79. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 1 category would be $1,023 per month. If the premium increases by 10% for 2012, or to $1,229.10, the City's contribution for 2012 for the employee plus 1 category would be computed as follows: $1,229.10 - $1,117.36 = $111.74, $111.74 x 50% = $55.87, $1,023.00 + $55.87. = $1,078.87. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 1 category would be $1,079 per month.~~

~~Employee plus 2 or more category: The 2010 monthly premium for Kaiser employee plus 2 or more is $1,320.52 and the City's maximum monthly contribution is $1,263.00. If this premium increases by 10% for 2011, or to $1,452.57, the City's contribution for 2011 for the employee plus 2 or more category would be computed as follows: $1,452.57 - $1,320.00 = $132.57, $132.57 x 50% = $66.29, $1,263 + $66.29 = $1,329.29. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 2 or more category would be $1,329 per month. If the premium increases by 10% for 2012, or to $1,597.83, the City's contribution for 2012 for the employee plus 2 or more category would be computed as follows: $1,597.83 - $1,452.57 = $145.26, $145.26 x 50% = $72.63, $1,329 + $72.63 = $1,401.63. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 2 or more category would be $1,402 per month.~~

~~B.~~

~~C.~~ Employees who select a health plan with higher monthly premiums than the maximum monthly premium paid by the City (Section A and B above) shall pay the difference through payroll deduction. Should employees select a health plan with lower monthly premiums than the maximum monthly premium paid the City, the City's contribution shall be limited to the cost of the monthly premium.

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C. ~~D.~~ The City will continue an IRS 125 Medical Reimbursement Account. Employees may participate in the account pursuant to administrative procedures established by the City.

D. ~~E.~~ The City's maximum monthly contribution for active employee health insurance coverage shall not be reduced below eighty percent (80%) of the health benefit plan that represents the lower overall premium cost to the City (not including any High Deductible plans).

E. ~~F.~~ High Deductible Health Plans

i. The City agrees to offer High Deductible Health Benefit Plans in addition to the HMO plans offered by the health benefit plan carriers.

ii. The City agrees to make available a Health Savings Account (HSA) to employees who select either of the High Deductible Health Benefit Plans.

iii. Fifty percent (50%) of the difference between the City's monthly contribution towards the cost of the Kaiser HMO Health plan premiums as set forth in Article IV, Section 1 of the MOU and the monthly premium for a High Deductible Health Plan shall be contributed into the employee's HSA. Tax status of contributions, contribution amounts, and use of HSA funds shall be in accordance with federal and state law.

## 2. Health Insurance – Cash Back

A. Probationary or permanent employees, who certify to the Human Resources Department that they have group health insurance coverage with comparable benefits to health plans offered by City, may decline to participate in City health insurance coverage.

B. Employees who decline to participate in City health insurance coverage shall receive a cash back payment from the City of $300~~250~~ per month for each month the employee does not participate in City health insurance coverage.

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C. Employees who have declined to participate in City health plan coverage pursuant to this section may enroll in City health plan coverage only during the annual open enrollment period.

D. This section shall be administered pursuant to procedures established by the City Human Resources Department.

E. Employees who decline health insurance coverage shall continue to be eligible to participate in the City's vision and dental plans.

F. An employee whose spouse is employed by the City and receives health insurance is also eligible to receive the cash back payment.

## 3. Health Benefits Labor-Management Committee

The parties agree to participate in a joint Health Benefits Labor-Management Committee to review existing health benefit programs, including, but not limited to, the cost containment, direct contracting for health benefit plans, and creation of a health benefits cafeteria plan. The Health Benefits Labor-Management Committee shall be open to all employee organizations representing City employees. FMMG may select up to two City employees to participate in Committee meetings. Employees who participate in Committee meetings shall do so without loss of compensation.

## 4. Dental Insurance

The City will offer at least one dental insurance plan to eligible employees. ~~Dental insurance will be provided by Delta Dental.~~ The City will contribute 80% of the monthly premium for an employee, employee and dependent, or employee and family as set forth in the plan document. Employees will contribute 20% of the monthly premium. The City's obligation for dental insurance coverage is limited to the plan document. The dental carrier shall determine dental plan coverage.~~The Plan will be the Delta Dental Preferred Provider Program, with a coverage maximum of $1,750 per year for employees/dependents who patronize Preferred Provider Program participating dentists. Employees/dependents who choose non-participating dentists shall have a coverage maximum of $1,500 per year.~~

## 5. Vision Plan

Vision coverage will be provided by Vision Services Plan (VSP). The City will contribute 80% of the monthly premium for an employee, employee and dependent, or employee and family as set forth in the plan document. Employees will contribute 20% of the monthly premium. The City's obligation for vision insurance coverage is limited to plan contributions. ~~The following elements shall provide the basis of VSP coverage:~~

- ~~One eye exam every 12 months;~~

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- ~~One set of lenses every 12 months;~~
- ~~$100 allowance/wholesale basis for frames; and~~
- ~~A co-pay of $5.00 per visit.~~

### 6. Short Term Disability Insurance

The City agrees to provide a Short Term Disability Insurance Program as provided in the plan document, with the City paying 100% of the premium rate for the weekly indemnity insurance program (short-term disability) of 60% of salary for 26 weeks. The maximum payment is subject to plan agreement. The waiting period for initiation of benefits under the plan shall be 12 calendar days.

### 7. Long Term Disability Insurance

The City agrees to provide a long-term disability program for employees in the Middle Management Bargaining Unit as provided in the plan document. Plan coverage shall provide a maximum benefit of up to 60% of salary, up to age 65. The maximum payment on this plan is subject to plan agreement.

### 8. Life Insurance

The City agrees to provide $60,000 of life insurance coverage to each employee in the Middle Management Bargaining Unit, and $2,000 ~~1,000~~ for each dependent. Employees may purchase additional life insurance coverage for themselves and/or their dependents through the City's life insurance carrier pursuant to procedures established by the City's Human Resources Department. The City's obligation to life insurance coverage is limited to the plan contribution.

### 9. Domestic Partner

For purposes of insurance coverage, "dependent" shall include a domestic partner who has been certified by the Secretary of State's Office pursuant to Family Code Sections 297 et seq.

## ARTICLE V – HOURS, HOLIDAYS AND LEAVES

### 1. Management Leave

Employees in the Middle Management Bargaining Unit shall receive 80 hours per year of management leave. Current rules governing the use of accrued management leave (formerly known as administrative leave) shall continue to apply.

An employee in the Middle Management Bargaining Unit who is required by his or her department head to regularly attend meetings during non-work hours may be allocated up to a total of 100 hours per year of management leave. Annually, department heads shall provide a list to the City Manager of those employees who they feel are deserving of the additional management leave. A list of meetings requiring routine attendance by the employee shall be included with each employee's name. The list shall be submitted for the City Manager's review and approval no later than July 1 of each year, and employees on the list notified by August 15. An employee who has not been included on the list may request that he/she be permitted to accrue additional management leave time. Such requests are subject to final approval by the City Manager.

This section shall not be subject to the Grievance/Arbitration provisions of this Agreement.

## 2. Longevity Pay

A. Subject to subsection B below, employees hired on or before July 1, 2010, in the FMMG bargaining unit shall be eligible to receive longevity pay beginning with ten (10) or more years of City service. The Longevity Pay formula is based on 2 1/2% increments and is as follows:

2½% after ten (10) years of City service;
an additional 2½% for a total of 5% after fifteen (15) years of City service;
an additional 2½% for a total of 7½% after twenty (20) years of City service.

B. Employees hired after July 1, 2010, shall not be eligible to receive Longevity Pay.

## 3. Retention Pay

A. Subject to subsection c. below, employees in the FMMG bargaining unit shall be eligible to receive Retention Pay beginning with ten (10) or more years of continuous City service.

B. Retention Pay shall be 2 ½% of the employees' base salary.

C. Employees receiving Longevity Pay (Article V, Section 2) shall not be eligible to receive Retention Pay.

All special pay in this Section shall be deemed longevity pay and reported to CalPERS as special compensation pursuant to C.C.R. Section 571.

## 4. Management/Supervisory Employee Hours of Work

Consistent with City Policy #204 (Management Leave Policy) or as modified, management and supervisory employees who are exempt from the Fair Labor Standards Act (FLSA) shall work an average workweek of 40 hours. The salary received by those employees shall be considered full compensation for all time that is required for the employee to perform the duties of the position to which he/she is assigned.

Management and supervisory employees may be required to work hours in excess of the average workweek of 40 hours. The City Manager may approve additional compensation for management and supervisory employees in recognition of a large number of hours worked in a workweek due to a long-term, extreme emergency situation. Otherwise, hours worked in excess of the average workweek are not compensable.

Management and supervisory employees who are not required to work a normal workday or part thereof shall receive full compensation without deduction if the absence does not reduce the employees average work week below 40 hours within the 24 pay periods ending the pay period in which the absence occurred.

## 5. Annual Leave

A. Employees shall receive the following Annual Leave credits:

| Length of Service | Annual Leave Allowance |
|---|---|
| 0 – 5 years | 16 hours per month |
| 5 –10 years | 18.68 hours per month |
| 10-15 years | 21.34 hours per month |
| 15+ years | 24 hours per month |

B. Except as specified in Article V, Section 6 below, employees shall not accrue sick leave. However, employees who have accumulated sick leave hours shall retain such hours and may use such leave credits pursuant to Article V, Section 6, Sick Leave, of this MOU. All Vacation Leave shall be converted to Annual Leave on an hour for hour basis[3].

C. Annual leave credits may be used for any approved absence, including vacation and illness or injury. When annual leave is used for vacation, it shall be scheduled pursuant to City Personnel Rules. When annual leave is used for illness or injury leave (e.g., sick leave) purposes, it shall be taken pursuant to City Personnel Rules.

D. There shall be an annual leave cap of 320 hours. Employees with annual leave balances that exceed the annual leave cap of 320 hours as of the date

3 The parties agree that "vacation Leave" shall henceforth mean "annual leave".

of ratification of this MOU may retain such balances until the annual leave balances are reduced to the 320-hour cap.

1) In the event the City does not approve annual leave for an employee in an amount sufficient to reduce accumulated annual leave to 320 hours, the number of hours that exceed 320 hours shall be rolled over into sick leave until the annual leave balance is reduced to the 320-hour cap.

E. Employees may continue to cash-out annual leave per fiscal year on an hour-for-hour basis at the employee's regular straight-time hourly rate pursuant to procedures established by the Human Resources Department.

G. Employees may request one cash out per fiscal year (July 1 – June 30) of not more than 60 hours of annual leave only after an employee has used 40 hours of annual leave in the same fiscal year.

H. Accrued annual leave shall be cashed out upon separation of employment with the City on an hour for hour basis.

## 6. Sick Leave

A. Sick leave may be used by employees for purposes enumerated in City Personnel Rules.

B. Consistent with PERS law, the City has amended the City's contract with CalPERS to permit sick leave to be converted to service credit for purposes of retirement (Government Code section 20965).

C. Accrued sick leave shall not be cashed out.

D. There shall be no maximum on the number of hours of sick leave an employee may accrue (bank).

## 7. Compensation Upon Service Separation

Probationary employees in the classified service who separate from city service shall be entitled to payment for accrued annual leave and holiday hours earned on a pro-rata basis up to the date of separation.

Regular full-time employees in the classified service, regardless of service length, shall be entitled to payment for annual leave and holiday time up to their date of separation. Payment shall be made on an hour-for-hour basis at the employee's regular straight-time hourly rate of pay.

## 8. FMMG Catastrophic Leave Bank

The purpose of the FMMG catastrophic time bank is to enable employees to receive and donate accrued annual leave and compensating time off (CTO) credits to assist employees who have no leave and who will suffer a financial hardship due to a prolonged illness, ~~or~~ injury, bereavement or other FMLA qualifying event to themselves or a member of the immediate family as defined in City Personnel Rules. The following conditions shall apply:

A. Individuals who request donated leave must do so in writing and have proper certification of need on file with Human Resources.

B. Catastrophic Leave will be available only to employees who are unable to work due to a prolonged catastrophic non-industrial illness or injury which is estimated to last for at least thirty (30) calendar days and have exhausted all of their own paid leave through a bona fide serious illness or injury.

An employee may receive up to twenty-four (24) hours of Catastrophic Leave for bereavement, based on the death of the employee's spouse, parent, sibling, child, grandchild, or grandparent if all of their own paid leave has been exhausted.

~~B.~~ Full-time permanent employees may receive a maximum parental leave of four (4) weeks, consisting of up to one hundred sixty (160) hours of continuous paid leave. Catastrophic Leave shall only be used once the employee has exhausted all their own paid leave.

C. The time bank shall be administered by the City.

D. An employee may be on disability insurance and use the time bank credits in the same manner that annual leave is used to supplement disability insurance benefits.

E. All donations are to be confidential between the donating employee and the City.

F. Donations are limited to annual leave and compensatory time. Sick leave may not be donated under this plan. Employees donating to the time bank must have eighty (80) hours of annual leave available after making a donation. Donations are capped at no more than 320 hours total per calendar year to the individual requesting donations. Distribution will be on a payroll to payroll basis.

G. Donations should be a minimum of four (4) hours per each donation form

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submitted.

H. Donating employees must sign an authorization form (prepared by the City) and specify the number of hours and type of leave donated to the catastrophic leave bank. These hours are allocated to employees as needed, subject to the cap. Employees who donate leave cannot designate which co-worker should receive the donated hours. Employees relinquish all rights and claims to hours donated.

I. Hours of donated leave shall be valued at the recipient's regular base wage.

J. Donations shall be subject to applicable tax laws. An employee donating accrued leave or an employee receiving donated leave shall waive all tax liability of the City through the establishment of the catastrophic time donation program.

K. Availability of catastrophic leave time shall not delay or prevent the City from taking action to medically separate or disability retire an employee.

L. The City may require a physician's statement stating that the presence of the employee who is requesting catastrophic leave time to care for an ill or injured immediate family member is necessary.

## 9. Tuition Reimbursement Policy

With the advance written approval of an employee's department director and the Human Resources Director, and upon satisfactory completion with a grade "B" or better, the City shall reimburse an eligible, permanent unit member for the cost of tuition from a recognized college or university (on a course-by-course basis) for courses having a strong nexus to the employee's job classification and will benefit the City. All classes will be taken on the employee's own time.

A. Eligibility:

1. In order to qualify for tuition reimbursement, an employee shall have attained permanent status (successfully completed entry-level probation). No reimbursement will be made for classes taken during the eligibility period or prior to attaining permanent status. Classes successfully challenged will not be eligible for reimbursement.

2. Recognized colleges or universities are those accredited by Regional Accrediting Organizations as recognized by the Council for Higher Education Accreditation (CHEA). Current (2019-2020) regional accrediting organizations are: Accrediting Commission for Community and Junior

Colleges (ACCJC); Western Association of Schools and Colleges; Higher Learning Commission (HLC); Middle States Commission on Higher Education (MSCHE); New England Commission of Higher Education (NECHE); Northwest Commission on Colleges and Universities (NWCCU); Southern Association of Colleges and Schools Commission on Colleges (SACSCOC); WASC Senior College and University Commission (WSCUC).

B. Tuition shall be reimbursed as follows:

1. Fifty percent (50%) of the cost of tuition, up to a maximum of $4,000 per fiscal year for employees working towards a Bachelor of Arts, Bachelor of Science, Masters of Art, or Masters of Science degree at an accredited college or university.

C. Approval of a claim for tuition reimbursement shall be as follows:

1. Claims for tuition reimbursement will be denied for any course or class that has not received prior written approval by the employee's department director and City.

2. Tuition reimbursement shall be on a course by course basis by the employee's department head and Human Resources Director and should have a strong nexus to the employee's job classification, the employee's career development at the City or is a requirement for a degree program that has a strong nexus to the employee's job.

3. All requests for tuition reimbursement are subject to available funds as determined by the City. Approval for any program does not guarantee approval or available funds for any subsequent class.

4. Reimbursement requests and grade reports must be turned in to the employee's department and the Human Resources Department within ninety (90) days of course completion.

5. Any employee voluntarily terminating their employment within twenty-four (24) months of receiving reimbursement under this section will be responsible for repaying the City of Folsom the full amount of the reimbursement received. An employee involuntarily separated (termination, lay-off or industrial disability retirement) will not be required to reimburse the City.

D. Student Loan Repayment Option

Effective January 1, 2020, tuition reimbursement may be used for the purpose of repaying student loans incurred prior to or during City employment with the following

conditions:

1. The expense was from a recognized college or university that is accredited by an accrediting organization approved by the City.

2. The request shall be toward an unpaid student loan balance at the time of the request.

3. The education/degree has a strong nexus to the employee's job classification or the employee's career development or will be of benefit to the City all of which shall be determined solely by the City.

4. The maximum reimbursement shall be up to $3,000 per fiscal year or $9,000 in total over the employee's entire length of service with the City.

5. Reimbursement by the City shall be on a 50/50 matching basis with the employee. For example, the employee must pay $6,000 to get $3,000 of reimbursement from the City.

6. All requests are subject to available funds as determined by the City.

7. Documentation of the employee payment toward the debt shall be furnished at the request of the City and no reimbursement will be approved unless such documentation is acceptable to the City.

8. Reimbursement will be subject to IRS regulations.

9. Employee may not receive both student loan debt reduction payment and tuition reimbursement at the same time, during any fiscal year.

10. Any employee terminated for cause or voluntarily terminating their employment (including retirement), within thirty-six (36) months of receiving reimbursement under this section will be responsible for repaying the City the full amount of the reimbursement received. Any employee involuntarily separated by layoff or disability retirement will not be required to reimburse the City.

11. This Section shall not be subject to Article X, Grievance Procedure, of this MOU.

## 10. Holidays

A. The City shall observe the following holidays:

- New Year's Day (January 1)
- Martin Luther King Day
- President's Day (Washington's Birthday)
- Memorial Day
- Independence Day
- Labor Day
- Veterans Day
- Thanksgiving Day
- Friday following Thanksgiving Day
- December 24
- Christmas Day
- December 31
- Personal Holiday

B. Classified employees shall be entitled to one (1) personal holiday (8 hours) per calendar year. Personal holiday shall be taken in the same manner and under the same rules as vacation leave. Employees on their initial probationary period must complete probation before they can take their personal holiday.

## ARTICLE VI – POSITION CLASSIFICATION

### ~~1. Employee Classification Study Requests~~

~~A. During the month of June, an employee may request a classification study of his/her position. Such requests shall be submitted in writing to the City Human Resources Department. After submittal, the Human Resources Department will collaboratively meet and discuss with a designee(s) from FMMG, in order to narrow the number of classification requests down to the numbers listed below.~~

~~a. FMMG may select up to six requests in calendar year 2023~~
~~b. FMMG may select up to four requests in calendar year 2024~~
~~c. FMMG may select up to four requests in calendar year 2025~~

~~B. The classification requests to be evaluated will be chosen by July 31 of the same calendar year, and the City will complete such classification studies not later than December of the year the request was submitted. If the study recommends a change in classification and an associated salary increase for the affected employee, the effective date of the salary increase shall be July 1 of the year the request was submitted by the employee to the City Human Resources Department. The City agrees to notify FMMG of the classification~~

~~study results and meet with FMMG upon request to share and discuss study findings.~~

~~If an FMMG employee submits a classification study and their submittal is accepted for review, that employee may not submit another classification study request for three years from initial request.~~

~~C. Disputes regarding the findings of the Human Resources Department on FMMG position classification study requests may be appealed to the City Manager or designee. The City Manager or designee's decision shall be final.~~

## ~~2.~~1. Market Survey

~~A. Within 120 days after City Council ratification of this MOU, the City of Folsom will complete a market survey for positions 1-7 in Article III, Section 3.~~

~~a. Upon completion of the market survey, the City will notify FMMG of the results and meet with FMMG upon request to share and discuss study findings.~~

~~b. Disputes regarding the findings of the Human Resources Department may be appealed to the City Manager or designee. The City Manager or designee's decision shall be final.~~

~~B.~~A. The City will conduct a market survey of benchmark classes as determined by FMMG and the City of Folsom. The market survey shall be concluded not later than 120 days prior to the expiration of this MOU.

~~C.~~ The purpose of the market survey is to determine the relationship of the total compensation for employees in the job classifications identified in Article III, Section 3 when compared to comparable job classifications in the following agencies: City of Davis, City of Fairfield, City of Rocklin, City of Roseville, City of Sacramento, City of West Sacramento, County of Sacramento, El Dorado Irrigation District, San Juan Water District, Sacramento Suburban Water District and Nevada Irrigation District.

B.

~~D.~~

C. Compensation, for purpose of this survey, shall constitute the following elements and criteria:

1. ~~1.~~ Monthly base salary (top step in the salary range).
2. ~~2.~~ Maximum monthly contribution to health insurance (medical, dental and vision).
3. Employer monthly payment of employee share of retirement.

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4. 3. Maximum Education/Certification Incentive Pay, broken into monthly equivalents.
5. The City's contribution towards employee Social Security.
6. Maximum longevity or retention pay made available to new employees.
7. Maximum employer contribution to deferred compensation.

~~4. Any significant special pays, broken into monthly equivalents.~~
~~5. Items 3 & 4 are for informational purposes only, not to be used in the calculation of total compensation.~~

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~~E~~D. The market survey will include base salary and total compensation, by classification, comparing the City of Folsom to those agencies identified in this Article VI, Section 2, subsection B~~C~~. The parties agree to meet and confer over survey results.

# ARTICLE VII – MISCELLANEOUS

## 1. Salary on Status Changes

A. Promotion: An employee who is promoted to a position in a classification with a higher salary range shall be placed in the step in the new salary range that is at least 5% above the current base salary. An employee thus promoted is therefore assigned a new salary anniversary date effective of the date of promotion.

An employee who is promoted to a higher class effective within thirty (30) calendar days of a step increase within the lower class range shall be eligible first to receive the within range increase and then the higher step as provided in this section, providing that the employee's performance was satisfactory for salary advancement in the lower class and that the higher class is reasonably within the career path of the lower class which shall be determined by the City Manager.

B. Demotion: Employees may only be demoted for purposes of employee discipline or layoff. An employee who is demoted to a position in a class with a lower salary range shall be reduced in salary to the step in the lower class salary range as follows:

i. Disciplinary demotions may be assigned to any salary step in the lower class range which is at least one (1) step less than that received

in the class from which demoted. A new anniversary date shall be established on the effective date of the demotion.

C. Transfer: An employee who is transferred from one position to another position in the same class, or to another position in a class having the same salary range and substantially similar duties, shall be compensated at the same step in the salary range as previously received without a change in the anniversary date.

D. Reinstatement/Reemployment: An employee who is reinstated or reemployed in a position previously occupied pursuant to the City's Personnel Rules and Regulations shall receive not more than the step in the salary range received prior to separation, and a new anniversary date shall be assigned based on the reinstatement or reemployment date.

E. Range Assignment Change

i. Whenever a class is reassigned to either a higher or lower salary range by the City Council, the salary of each incumbent in such class on the effective date of the reassignment shall be adjusted accordingly. If the position is reassigned or reclassified to a higher range, and the incumbent is appointed to the position, the incumbent's salary shall be the step that is at least 5% above the current base salary. If the position is reassigned to a class having a lower salary range, the salary and anniversary date of the employee shall not change, and the salary of the employee shall be designated as a "Y" rate and shall not change during continuous regular service until the salary of the new position exceeds the employee's present salary.

ii. When a salary range reassignment becomes effective within thirty (30) calendar days of an employee's salary anniversary date, the employee shall first receive the within range step increase and then receive the corresponding step adjustment, provided that the employee's performance was satisfactory for salary advancement upon eligibility for step increases.

F. Compensation Upon Reclassification: The salary of an employee in a position that is reclassified shall be determined as follows:

i. If the position is reclassified to a class with the same salary range as the previous class, and if the incumbent is appointed to the reclassified position, the salary rate shall apply to a change of class title.

ii. If the position is reclassified to a class with a higher salary range, and the incumbent is appointed to the position, the incumbent's salary shall be the step that is at least 5% above the current base salary. The employee shall receive a new anniversary date upon reclassification in this manner.

iii. If the position is reclassified to a class with a lower salary range than the previous class, and if the incumbent is appointed to the reclassified position, the employee's salary shall not change. If the employee's salary is greater than the maximum step of the lower salary range, the employee's salary shall be "Y" rated until such time as any general cost-of-living increase, inequity adjustment, or other salary increase results in a monthly salary appropriate for the class. The employee's salary anniversary date shall not change and shall not require a new probationary period.

G. Compensation for Working in A Higher Classification (Acting Pay)

i. On occasion an employee may be required to perform duties of another classification with a higher salary range because of a temporary vacancy in that position. The employee's salary will be adjusted to compensate for the higher level of duties. In such cases, the City will adhere to CalPERS regulations regarding these types of assignments (i.e., out-of-class assignments, temporary upgrade pay, or non-pensionable extra duty pay) and assign appropriately per these regulations (Government Code section 20480).

In order to receive adjusted compensation for working in a higher classification the employee must be assigned in writing by the department head, assume and perform substantially all the duties and responsibilities of the position, and perform them for at least one week (five consecutive working days).

Compensation for working in a higher classification shall consist of a flat five percent (5%) increase above the employee's current salary or the lowest salary within the higher salary range, whichever is greater, but not to exceed the maximum of the range established for the higher classification.

ii. Work periods in higher-class assignments shall not apply toward seniority or time-in-class consideration for promotional or layoff purposes as regard the higher class.

iii. If an employee and his/her department head agree that the employee

be assigned on a temporary basis for training purposes, no compensation will be due the temporarily assigned employee. In no case shall such training be for more than thirty (30) calendar days. After two (2) weeks a progress report will be given to the employee in order to evaluate the employee's success in the training program.

### 2. Bi-Weekly Pay Schedule/Alternate Work Schedules

Should the City decide to implement a bi-weekly pay schedule (26 pay periods per year) in lieu of the current bi-monthly pay schedule (24 pay periods per year), the City agrees to notify FMMG and meet and confer with FMMG on the impact on employees in the Middle Management Bargaining Unit. The parties also agree to meet and confer over alternate work schedules, including, but not limited to, 4/10 and 9/80 work schedules.

### 3. Employee Wellness

The City agrees to work with FMMG towards the goal of implementing an employee wellness program. The City and FMMG agree to create a Wellness Advisory Committee. The Committee shall hold regular meetings to explore maximizing current health benefit programs and incentives to achieve such elements as a tobacco-free lifestyle and other healthy choices.

## ARTICLE VIII – PERFORMANCE EVALUATIONS

### 1. Performance Evaluations

A. When an employee's scheduled step increase is withheld due to unsatisfactory performance, the employee shall retain his/her salary anniversary date.

B. Denial of a step increase may be appealed to the Human Resources Director. This section shall not be subject to the Grievance and Arbitration provisions of this MOU.

## ARTICLE IX – EMPLOYEE DISCIPLINE

### 1. Employee Discipline

A. Policy: It is the policy of the City that discipline of City employees be imposed on an appropriate and consistent basis. When an employee engages in misconduct or when job performance is unsatisfactory in the judgment of the City, disciplinary action may be initiated.

B Definition: As used herein, "disciplinary action" means written reprimand, suspension without pay, reduction in pay, demotion, or dismissal (see City Personnel Rules).

C. Application:

(1) Permanent Status: This provision shall only apply to employees with permanent status with the City.

(2) Probationary Status: An employee in probationary status shall have no right to grieve or arbitrate release from probationary appointment.

(3) Temporary Employee: An employee in a temporary position shall have no right to grieve or arbitrate release from temporary appointment.

(4) Temporary Upgrade (Out of Class): An employee in a temporary upgrade status shall have no right to grieve or arbitrate release from temporary upgrade status.

(5) A written reprimand shall be appealable only to the City Manager or his/her designee with the right to present the employee's position and supporting evidence, but no right to present evidence or confront or cross examine witnesses. The decision of the City Manager of designee shall be final.

(6) Upon the request of an employee, a written reprimand shall be removed from an employee's personnel file after two (2) years from the original date of issuance; provided, however, that the employee has not been subject to formal disciplinary action during the two (2) year period.

(7) A counseling memo or letter of instruction shall not be considered disciplinary action and shall not be appealable.

D. Cause for Disciplinary Action:

Discipline shall be for cause. (Personnel Rules, Section 1.08.110). Examples of conduct or performance deficiencies that may warrant discipline include, but are not limited to:

(1) Misstatement of facts during the hiring process

(2) Falsification of an entry on a City document (e.g., time card, expense

report)

(3) Disclosure of confidential information

(4) Insubordination or willful disobedience

(5) Incompetence, inefficiency or unsatisfactory job performance

(6) Discriminatory, discourteous, or unbecoming behavior

(7) Theft, misuse or unauthorized use or possession of City property

(8) Dishonesty

(9) Misconduct, i.e., any behavior that brings harm or discredit to the City

(10) Being under the influence of illegal drugs or alcohol or possessing illegal drugs while on City property or on official business

(11) Possession of a firearm, weapon, or hazardous or dangerous device while on City property or on official business

(12) Conviction of a felony or misdemeanor that involves moral turpitude, or any other conviction or pleas of nolo contendere or diversion for such offense, which adversely affects, or brings discredit to, the City

(13) Excessive absence or tardiness

(14) Absence without approved leave

(15) Violation of a City rule, policy, or procedure

(16) Soliciting outside work for personal gain during the conduct of City business; engaging in outside employment for any business under contract by the City; participating in any outside employment that adversely affects the employee's City work performance; and engaging in unauthorized outside employment.

(17) Loss or failure to maintain any license, certification, and/or clearance which is required as a minimum qualification or condition or employment for the employee's position.

(18) Abusive conduct or "bullying" that a reasonable person would find hostile, offensive, and unrelated to an employer's legitimate business

interests. This may include repeated infliction of verbal abuse such as the use of derogatory remarks, insults, and epithets, verbal or physical conduct that a reasonable person would find threatening, intimidating or humiliating, or the gratuitous sabotage or undermining of a person's work performance.

E. Preliminary Notice of Disciplinary Action

(1) Prior to taking disciplinary action with a regular employee to suspend without pay, reduce pay, demote (except for demotion in lieu of layoff), or dismiss, the Department Head will provide the employee with a written preliminary notice of disciplinary action which shall contain the charges, the specific factual basis for the charges, and the nature of the proposed disciplinary action. A copy of the notice of disciplinary action shall be served upon the employee either personally or via e-mail or U.S. Mail, to the last known address of the employee. The last known address shall be deemed to be the address that is within the employee's official personnel file. If notice is provided by mail, the employee should be deemed to have received notice ten (10) calendar days after the date of mailing.

(2) The Preliminary Notice of Disciplinary Action shall include:

a. A statement of the nature of the disciplinary action;

b. The effective date of the disciplinary action;

c. A statement of the reasons for the disciplinary action;

d. Any supporting material or documentation and a statement of the employee's right to review all relevant documents and materials;

e. A statement advising the employee of the right to appeal the action, the manner and time of which the appeal must be made, and the required content of the appeal; and

f. The name and address of the person to whom all written communication regarding this appeal shall be sent.

F. Appeal of Disciplinary Actions

(1) Skelly Meeting

a. An employee who is subject to disciplinary action of suspension without pay, reduction in pay, demotion, or dismissal, shall have the right, within five (5) workdays after receiving a Preliminary Notice of Disciplinary Action to request a Skelly Meeting by filing a written request for a meeting signed by the employee or the employee's representative with the employee's consent with the City Human Resources Director.

   i. The right to request a Skelly Meeting does not apply to a Written Reprimand. An employee who is subject to disciplinary action of a Written Reprimand and disagrees with the discipline is encouraged to discuss with their Department Manager. The employee may also, within five (5) days after receiving a Written Reprimand, request a meeting with the City Manager or designee by filing a written request with the Human Resources Director.

   ii. The City Manager or designee shall have final authority to sustain, modify, or dismiss the Written Reprimand. This decision may be communicated orally or in writing. A Written Reprimand is not appealable beyond the City Manager or designee whose decision is final. In addition, a Written Reprimand may be removed from the employee's personnel file after two years if subsequent disciplinary action has not occurred within that timeframe.

b. Failure to respond or inaction within the specified time will result in the waiver of the right to a Skelly meeting, or, in the case of a Written Reprimand, a meeting with the City Manager or designee, and the proposed discipline becoming final.

c. Upon a written request for a Skelly meeting, the City shall appoint a "Skelly Officer". The Skelly Officer will meet with the employee, listen to arguments and receive documents presented by the employee. Within a reasonable time and in writing, the Skelly Officer shall respond to the City, with a copy to the employee and the employee's representative, if applicable. The Skelly Officer may recommend that the City dismiss, modify, or sustain the proposed discipline.

If the proposed discipline is sustained or modified by the City

after the Skelly Meeting, the disciplinary action shall be implemented. A Final Notice of Disciplinary Action shall be served in the same manner as the Preliminary Notice of Disciplinary Action, except that the Final Notice of Disciplinary Action shall include a statement advising the employee of the right to appeal the action, the manner and time in which the appeal must be made, the required content of the appeal, and name and address of the person to whom all communication regarding the appeal shall be sent.

(1) Arbitration Hearing

a. Within ten (10) calendar days after receipt of the Skelly Officer's response, disciplinary actions may be appealed to arbitration. If the employee fails to file a notice of appeal to arbitration within this time period, the disciplinary action shall become final and there shall be no further appeal.

b. The decision of the arbitrator shall be final and binding on the parties. No appeal or review of the arbitrator's decision by Writ or other mechanism before any court, administrative tribunal or any other forum on any legal theory or basis shall be possible.

c. Appeals of disciplinary actions to arbitration shall be pursuant to the Grievance and Arbitration provisions of this MOU, except that on disciplinary appeals:

i. An appeal of a disciplinary action is a complaint of a permanent employee of whether there was cause for the disciplinary action taken against the employee.

ii. The parties to the hearing and to the selection of the arbitrator shall be the employee, who may be represented by FMMG or independent counsel, and the City.

iii. The employee may be represented by FMMG; or, if the employee chooses not to be represented by FMMG, the employee may be self-represented or represented by independent counsel at the employee's own expense.

iv. The employee shall be entitled to appear personally at the hearing and produce evidence.

v. The fees and expenses of the arbitrator, a court reporter and transcript if required by the arbitrator, shall be shared equally by the parties involved.

## ARTICLE X – GRIEVANCE PROCEDURE

1. **Definition:** A grievance is a complaint of an affected employee or group of employees resulting from interpretation or application of this Agreement, or City rules.

2. **Time Limits:** Grievances not presented within the time limits established for each step of this procedure shall not be considered. Should the City fail to answer within the established time limits, the grievance may be appealed to the next step of the grievance procedure.

   When days are used in this article for the purpose of establishing time limits, those limits will be presumed to have been met when the appropriate forms are either personally delivered to the affected party or deposited in the U.S. mail, as evidenced by the appropriate postmark.

   Time limits may be waived or extended by mutual agreement between the parties. As referred to in this article, all "days" are "work days."

3. **Presentation:** An employee and/or FMMG representative may present a grievance during work time provided such presentations and discussions do not disrupt City operations and are kept to a reasonable minimum.

4. **Procedure:** All grievances as defined herein shall be processed in accordance with this procedure. All grievances, beginning at Step 1 shall be filed on a form provided by the City for that purpose. FMMG may refuse to represent a grievant and the City may refuse to consider a grievance where the aggrieved party has not followed this procedure.

   A. INFORMAL STEP. Within fifteen (15) days of the event or circumstance giving rise to the grievance or within fifteen (15) days of the time the affected employee or FMMG should reasonably have been aware of the event or circumstance, the grievance shall be discussed informally with the person or persons most directly responsible for the event or circumstances which gave rise to the grievance. If the grievance is not resolved within five (5) days of the date on which it is first presented at the Informal Step, the grievant may proceed to Step 1 and file a formal grievance.

B. FORMAL. If there is no agreement at the informal level:

STEP 1. A formal grievance shall be presented in writing to the ~~grievant's~~grievant' s department head. The department head shall conduct such investigation as is deemed appropriate and shall issue a written determination within ten (10) days of the date on which the grievance was appealed to the department head.

STEP 2. Within five (5) days of the Step 1 response or, if no Step 1 response is received, within twenty (20) days of the date of the Step 1 appeal, the grievance may be appealed to the City Manager or designee. The City Manager or designee shall conduct such investigation as is deemed appropriate and shall issue a written determination within ten (10) days of the date on which the grievance is first presented at Step 2. If the City Manager or designee fails to issue a written determination within the prescribed period of time or if the determination is not satisfactory to the grievant, only FMMG may request the matter of contract provision be submitted to binding arbitration. Individual employees may submit grievances relating to discipline to binding arbitration.

STEP 3. A request for binding arbitration shall be made in writing to the City Manager within fifteen (15) days of the date which the grievant received a copy of the written determination of Step 2, or in the event that no Step 2 answer is received, within twenty (20) days of the date of the Step 2 appeal.

An arbitrator may be selected by mutual agreement between the parties. However, should the parties fail to voluntarily agree upon an arbitrator, the parties shall make a joint request to the California State Mediation and Conciliation Service. The parties shall request a list of five (5) qualified arbitrators. Each party shall alternately strike one name from the list and the last remaining name shall serve as arbitrator. The first party to strike a name shall be determined by the toss of a coin.

The arbitrator's decision shall be final and binding on the City, FMMG, and the grievant(s). The arbitrator shall have no authority to add to or delete from the terms of this Agreement, or City Personnel Rules. All fees and costs of the arbitrator and court reporter, if any, shall be borne equally by the parties.

## 5. Letters of Reprimand

Upon request of an employee, a written reprimand shall be removed from an employee's personnel file after two (2) years from the original date of issuance; provided, however, that the employee has not been subject to formal disciplinary action during the two (2) year period.

A written reprimand shall be appealable only to the Human Resources Director and then to the City Manager with the right to present the employee's position and supporting evidence, but no right to confront or cross examine witnesses. The decision of the City Manager shall be final.

### 6. Short Term Suspension

The parties agree that the members of this unit are not subject to short-term suspension as defined by the Personnel Rules and Regulations of the City of Folsom.

## ARTICLE XI – TERM OF AGREEMENT

### 1. Term of MOU

Unless specified otherwise herein, this MOU shall be effective January 1, 2026~~3~~, to December 31, 2028~~5~~. The parties agree to begin negotiations on a successor Memorandum of Understanding no later than 120 calendar days prior to expiration of this Memorandum of Understanding.

### 2. Total Agreement

This Memorandum of Understanding (MOU) constitutes a full and complete agreement by the parties and contains all the matters upon which the parties reached agreement. Therefore, except as provided herein, the City and FMMG, for the duration of this Agreement, each voluntarily and unqualifiedly waives the right and each agrees that the other should not be obligated to meet and confer with respect to any subject or matter whether or not referred to or covered in this agreement.

The terms and conditions of this MOU are executed this _____ day of _____, 20____ 23 by the Employer-Employee Representatives whose signatures appear below on behalf of their respective organizations.

| For the City: | For FMMG: |
|---|---|
| _____ | _____ |
| ~~Elaine Andersen~~Bryan Whitemyer<br>City Manager | ~~Ryan Neves~~Jamison Larson<br>FMMG President |
| _____ | _____ |
| Allison Garcia<br>Human Resources Director | ~~Josh Johnsrud~~Zach Bosch<br>FMMG Representative |
| _____ | _____ |
| ~~John Spittler~~Vance Piggott<br>City Representative~~Human Resources Advisor~~ | ~~Todd Eising~~Greg Bakken<br>FMMG Representative |
| _____ | _____ |
| Doris Valencia<br>Sr. Human Resources Analyst | ~~Robert Rediger~~Andrew Tweet<br>~~Business~~ FMMG Representative |

# APPENDIX A – List of Occupied Classes in Bargaining Unit

Associate Civil Engineer
Building Inspector Supervisor
Building Official/Building Services Supervisor
Building Safety and Enforcement Manager
Building Services Manager/Chief Building Official
Capital Projects Manager
~~Chief Building Official~~
City Engineer
Code Enforcement Supervisor
Code Enforcement Manager
Community & Cultural Services Manager
Deputy Fire Marshal
Development Engineering Manager
Environmental Specialist Supervisor
Facilities Maintenance Manager
Facilities Maintenance Supervisor
Fire Protection Engineer
Housing Manager
Information Services Manager
Library Supervisor
Lighting & Landscape District Manager
Maintenance Supervisor
Management Analyst
Municipal Landscape Services Manager
Park Planning Manager
Plan Check Engineer
Planning Manager
Principal Civil Engineer
Principal Planner
Public Works~~/Utilities~~ Section Manager
Public Works~~/Utilities~~ Section Manager - Engineer
Recreation & Community Services Manager
Recreation Supervisor
Senior Civil Engineer
Senior Management Analyst
Senior Park Planner
Senior Planner
Senior Trails Planner
Solid Waste Supervisor
Solid Waste/Fleet Manager
Streets Operations Manager
Streets Operations Supervisor
Traffic/Control/Lighting Supervisor

Urban Forester
Utility Maintenance Supervisor
Utility Maintenance Manager
~~Utilities Manager~~
Wastewater Collection Supervisor
Wastewater Collection Manager
Water Distribution Supervisor
Water Distribution Manager
Water Treatment Plant Supervisor
Water Treatment Plant Manager
Zoo Supervisor
Zoo Manager

# APPENDIX B – FMMG Salary Ranges

| Salary Range | Salary | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|---|---|---|---|---|
| | Eff 1/1/26 | $ 96,443.19 | $ 99,336.49 | $ 102,316.58 | $ 105,386.08 | $ 108,547.66 | $ 111,804.09 | $ 115,158.21 | $ 118,612.96 | $ 122,171.35 |
| T84 | Eff 1/1/27 | $ 99,336.49 | $ 102,316.58 | $ 105,386.08 | $ 108,547.66 | $ 111,804.09 | $ 115,158.21 | $ 118,612.96 | $ 122,171.35 | $ 125,836.49 |
| | Eff 1/1/28 | $ 102,316.58 | $ 105,386.08 | $ 108,547.66 | $ 111,804.09 | $ 115,158.21 | $ 118,612.96 | $ 122,171.35 | $ 125,836.49 | $ 129,611.58 |
| | Eff 1/1/26 | $ 101,325.63 | $ 104,365.40 | $ 107,496.36 | $ 110,721.25 | $ 114,042.89 | $ 117,464.18 | $ 120,988.10 | $ 124,617.74 | $ 128,356.28 |
| T86 | Eff 1/1/27 | $ 104,365.40 | $ 107,496.36 | $ 110,721.25 | $ 114,042.89 | $ 117,464.18 | $ 120,988.10 | $ 124,617.74 | $ 128,356.28 | $ 132,206.97 |
| | Eff 1/1/28 | $ 107,496.36 | $ 110,721.25 | $ 114,042.89 | $ 117,464.18 | $ 120,988.10 | $ 124,617.74 | $ 128,356.28 | $ 132,206.97 | $ 136,173.17 |
| | Eff 1/1/26 | $ 103,858.76 | $ 106,974.53 | $ 110,183.76 | $ 113,489.28 | $ 116,893.95 | $ 120,400.77 | $ 124,012.80 | $ 127,733.18 | $ 131,565.18 |
| T89 | Eff 1/1/27 | $ 106,974.53 | $ 110,183.76 | $ 113,489.28 | $ 116,893.95 | $ 120,400.77 | $ 124,012.80 | $ 127,733.18 | $ 131,565.18 | $ 135,512.13 |
| | Eff 1/1/28 | $ 110,183.76 | $ 113,489.28 | $ 116,893.95 | $ 120,400.77 | $ 124,012.80 | $ 127,733.18 | $ 131,565.18 | $ 135,512.13 | $ 139,577.49 |
| | Eff 1/1/26 | $ 106,391.91 | $ 109,583.67 | $ 112,871.18 | $ 116,257.31 | $ 119,745.03 | $ 123,337.39 | $ 127,037.51 | $ 130,848.63 | $ 134,774.09 |
| T91 | Eff 1/1/27 | $ 109,583.67 | $ 112,871.18 | $ 116,257.31 | $ 119,745.03 | $ 123,337.39 | $ 127,037.51 | $ 130,848.63 | $ 134,774.09 | $ 138,817.31 |
| | Eff 1/1/28 | $ 112,871.18 | $ 116,257.31 | $ 119,745.03 | $ 123,337.39 | $ 127,037.51 | $ 130,848.63 | $ 134,774.09 | $ 138,817.31 | $ 142,981.83 |
| | Eff 1/1/26 | $ 109,051.70 | $ 112,323.25 | $ 115,692.95 | $ 119,163.74 | $ 122,738.65 | $ 126,420.81 | $ 130,213.44 | $ 134,119.84 | $ 138,143.43 |
| T92 | Eff 1/1/27 | $ 112,323.25 | $ 115,692.95 | $ 119,163.74 | $ 122,738.65 | $ 126,420.81 | $ 130,213.44 | $ 134,119.84 | $ 138,143.43 | $ 142,287.74 |
| | Eff 1/1/28 | $ 115,692.95 | $ 119,163.74 | $ 122,738.65 | $ 126,420.81 | $ 130,213.44 | $ 134,119.84 | $ 138,143.43 | $ 142,287.74 | $ 146,556.37 |
| | Eff 1/1/26 | $ 111,711.51 | $ 115,062.86 | $ 118,514.75 | $ 122,070.19 | $ 125,732.29 | $ 129,504.26 | $ 133,389.39 | $ 137,391.07 | $ 141,512.80 |
| T93 | Eff 1/1/27 | $ 115,062.86 | $ 118,514.75 | $ 122,070.19 | $ 125,732.29 | $ 129,504.26 | $ 133,389.39 | $ 137,391.07 | $ 141,512.80 | $ 145,758.19 |
| | Eff 1/1/28 | $ 118,514.75 | $ 122,070.19 | $ 125,732.29 | $ 129,504.26 | $ 133,389.39 | $ 137,391.07 | $ 141,512.80 | $ 145,758.19 | $ 150,130.93 |
| | Eff 1/1/26 | $ 117,506.66 | $ 121,031.86 | $ 124,662.81 | $ 128,402.70 | $ 132,254.78 | $ 136,222.42 | $ 140,309.10 | $ 144,518.37 | $ 148,853.92 |
| T94 | Eff 1/1/27 | $ 121,031.86 | $ 124,662.81 | $ 128,402.70 | $ 132,254.78 | $ 136,222.42 | $ 140,309.10 | $ 144,518.37 | $ 148,853.92 | $ 153,319.54 |
| | Eff 1/1/28 | $ 124,662.81 | $ 128,402.70 | $ 132,254.78 | $ 136,222.42 | $ 140,309.10 | $ 144,518.37 | $ 148,853.92 | $ 153,319.54 | $ 157,919.12 |
| | Eff 1/1/26 | $ 120,444.33 | $ 124,057.66 | $ 127,779.38 | $ 131,612.77 | $ 135,561.15 | $ 139,627.98 | $ 143,816.82 | $ 148,131.33 | $ 152,575.27 |
| T95 | Eff 1/1/27 | $ 124,057.66 | $ 127,779.38 | $ 131,612.77 | $ 135,561.15 | $ 139,627.98 | $ 143,816.82 | $ 148,131.33 | $ 152,575.27 | $ 157,152.53 |
| | Eff 1/1/28 | $ 127,779.38 | $ 131,612.77 | $ 135,561.15 | $ 139,627.98 | $ 143,816.82 | $ 148,131.33 | $ 152,575.27 | $ 157,152.53 | $ 161,867.10 |
| | Eff 1/1/26 | $ 123,381.99 | $ 127,083.45 | $ 130,895.96 | $ 134,822.83 | $ 138,867.52 | $ 143,033.55 | $ 147,324.55 | $ 151,744.29 | $ 156,296.62 |
| T96 | Eff 1/1/27 | $ 127,083.45 | $ 130,895.96 | $ 134,822.83 | $ 138,867.52 | $ 143,033.55 | $ 147,324.55 | $ 151,744.29 | $ 156,296.62 | $ 160,985.52 |
| | Eff 1/1/28 | $ 130,895.96 | $ 134,822.83 | $ 138,867.52 | $ 143,033.55 | $ 147,324.55 | $ 151,744.29 | $ 156,296.62 | $ 160,985.52 | $ 165,815.08 |
| | Eff 1/1/26 | $ 126,466.53 | $ 130,260.53 | $ 134,168.35 | $ 138,193.40 | $ 142,339.20 | $ 146,609.38 | $ 151,007.66 | $ 155,537.89 | $ 160,204.02 |
| T97 | Eff 1/1/27 | $ 130,260.53 | $ 134,168.35 | $ 138,193.40 | $ 142,339.20 | $ 146,609.38 | $ 151,007.66 | $ 155,537.89 | $ 160,204.02 | $ 165,010.14 |
| | Eff 1/1/28 | $ 134,168.35 | $ 138,193.40 | $ 142,339.20 | $ 146,609.38 | $ 151,007.66 | $ 155,537.89 | $ 160,204.02 | $ 165,010.14 | $ 169,960.45 |
| | Eff 1/1/26 | $ 129,705.36 | $ 133,596.53 | $ 137,604.42 | $ 141,732.55 | $ 145,984.53 | $ 150,364.07 | $ 154,874.99 | $ 159,521.24 | $ 164,306.88 |
| T98 | Eff 1/1/27 | $ 133,596.53 | $ 137,604.42 | $ 141,732.55 | $ 145,984.53 | $ 150,364.07 | $ 154,874.99 | $ 159,521.24 | $ 164,306.88 | $ 169,236.08 |
| | Eff 1/1/28 | $ 137,604.42 | $ 141,732.55 | $ 145,984.53 | $ 150,364.07 | $ 154,874.99 | $ 159,521.24 | $ 164,306.88 | $ 169,236.08 | $ 174,313.16 |
| | Eff 1/1/26 | $ 136,190.63 | $ 140,276.35 | $ 144,484.64 | $ 148,819.18 | $ 153,283.76 | $ 157,882.27 | $ 162,618.74 | $ 167,497.30 | $ 172,522.22 |
| T99 | Eff 1/1/27 | $ 140,276.35 | $ 144,484.64 | $ 148,819.18 | $ 153,283.76 | $ 157,882.27 | $ 162,618.74 | $ 167,497.30 | $ 172,522.22 | $ 177,697.89 |
| | Eff 1/1/28 | $ 144,484.64 | $ 148,819.18 | $ 153,283.76 | $ 157,882.27 | $ 162,618.74 | $ 167,497.30 | $ 172,522.22 | $ 177,697.89 | $ 183,028.82 |
| | Eff 1/1/26 | $ 152,630.46 | $ 157,209.37 | $ 161,925.65 | $ 166,783.42 | $ 171,786.93 | $ 176,940.53 | | | |
| T104 | Eff 1/1/27 | $ 157,209.37 | $ 161,925.65 | $ 166,783.42 | $ 171,786.93 | $ 176,940.53 | $ 182,248.75 | | | |
| | Eff 1/1/28 | $ 161,925.65 | $ 166,783.42 | $ 171,786.93 | $ 176,940.53 | $ 182,248.75 | $ 187,716.21 | | | |
| | Eff 1/1/26 | $ 160,357.37 | $ 165,168.09 | $ 170,123.13 | $ 175,226.83 | $ 180,483.63 | $ 185,898.15 | | | |
| T106 | Eff 1/1/27 | $ 165,168.10 | $ 170,123.14 | $ 175,226.83 | $ 180,483.64 | $ 185,898.15 | $ 191,475.09 | | | |
| | Eff 1/1/28 | $ 170,123.14 | $ 175,226.83 | $ 180,483.64 | $ 185,898.15 | $ 191,475.09 | $ 197,219.35 | | | |
| | Eff 1/1/26 | $ 164,366.31 | $ 169,297.30 | $ 174,376.22 | $ 179,607.50 | $ 184,995.73 | $ 190,545.60 | | | |
| T107 | Eff 1/1/27 | $ 169,297.30 | $ 174,376.22 | $ 179,607.50 | $ 184,995.73 | $ 190,545.60 | $ 196,261.97 | | | |
| | Eff 1/1/28 | $ 174,376.22 | $ 179,607.50 | $ 184,995.73 | $ 190,545.60 | $ 196,261.97 | $ 202,149.83 | | | |

| Salary Range | Salary | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
|---|---|---|---|---|---|---|---|---|---|---|
| | Eff 1/1/23 | $ 88,259 | $ 90,907 | $ 93,634 | $ 96,443 | $ 99,336 | $102,317 | $105,386 | $108,548 | $111,804 |
| T84 | Eff 1/1/24 | $ 90,907 | $ 93,634 | $ 96,443 | $ 99,336 | $102,317 | $105,386 | $108,548 | $111,804 | $115,158 |
| | Eff 1/1/25 | $ 93,634 | $ 96,443 | $ 99,336 | $102,317 | $105,386 | $108,548 | $111,804 | $115,158 | $118,613 |
| | | | | | | | | | | |
| | Eff 1/1/23 | $ 92,727 | $ 95,509 | $ 98,374 | $101,326 | $104,365 | $107,496 | $110,721 | $114,043 | $117,464 |
| T86 | Eff 1/1/24 | $ 95,509 | $ 98,374 | $101,326 | $104,365 | $107,496 | $110,721 | $114,043 | $117,464 | $120,988 |
| | Eff 1/1/25 | $ 98,374 | $101,326 | $104,365 | $107,496 | $110,721 | $114,043 | $117,464 | $120,988 | $124,618 |
| | | | | | | | | | | |
| | Eff 1/1/23 | $ 95,045 | $ 97,897 | $100,834 | $103,859 | $106,975 | $110,184 | $113,489 | $116,894 | $120,401 |
| T89 | Eff 1/1/24 | $ 97,897 | $100,834 | $103,859 | $106,975 | $110,184 | $113,489 | $116,894 | $120,401 | $124,013 |
| | Eff 1/1/25 | $100,834 | $103,859 | $106,975 | $110,184 | $113,489 | $116,894 | $120,401 | $124,013 | $127,733 |
| | | | | | | | | | | |
| *TBD range* | Eff 1/1/23 | $ 97,364 | $100,285 | $103,293 | $106,392 | $109,584 | $112,871 | $116,257 | $119,745 | $123,337 |
| *for Art. III,* | Eff 1/1/24 | $100,285 | $103,293 | $106,392 | $109,584 | $112,871 | $116,257 | $119,745 | $123,337 | $127,038 |
| *Sect. 3 titles* | Eff 1/1/25 | $103,293 | $106,392 | $109,584 | $112,871 | $116,257 | $119,745 | $123,337 | $127,038 | $130,849 |
| | | | | | | | | | | |
| | Eff 1/1/23 | $107,535 | $110,761 | $114,084 | $117,507 | $121,032 | $124,663 | $128,403 | $132,255 | $136,222 |
| T94 | Eff 1/1/24 | $110,761 | $114,084 | $117,507 | $121,032 | $124,663 | $128,403 | $132,255 | $136,222 | $140,309 |
| | Eff 1/1/25 | $114,084 | $117,507 | $121,032 | $124,663 | $128,403 | $132,255 | $136,222 | $140,309 | $144,518 |
| | | | | | | | | | | |
| | Eff 1/1/23 | $110,224 | $113,530 | $116,936 | $120,444 | $124,058 | $127,779 | $131,613 | $135,561 | $139,628 |
| T95 | Eff 1/1/24 | $113,530 | $116,936 | $120,444 | $124,058 | $127,779 | $131,613 | $135,561 | $139,628 | $143,817 |
| | Eff 1/1/25 | $116,936 | $120,444 | $124,058 | $127,779 | $131,613 | $135,561 | $139,628 | $143,817 | $148,131 |
| | | | | | | | | | | |
| | Eff 1/1/23 | $118,699 | $122,260 | $125,928 | $129,705 | $133,597 | $137,604 | $141,733 | $145,985 | $150,364 |
| T98 | Eff 1/1/24 | $122,260 | $125,928 | $129,705 | $133,597 | $137,604 | $141,733 | $145,985 | $150,364 | $154,875 |
| | Eff 1/1/25 | $125,928 | $129,705 | $133,597 | $137,604 | $141,733 | $145,985 | $150,364 | $154,875 | $159,521 |
| | | | | | | | | | | |
| | Eff 1/1/23 | $139,678 | $143,869 | $148,185 | $152,630 | $157,209 | $161,926 | | | |
| T104 | Eff 1/1/24 | $143,869 | $148,185 | $152,630 | $157,209 | $161,926 | $166,783 | | | |
| | Eff 1/1/25 | $148,185 | $152,630 | $157,209 | $161,926 | $166,783 | $171,787 | | | |
| | | | | | | | | | | |
| | Eff 1/1/23 | $150,418 | $154,931 | $159,579 | $164,366 | $169,297 | $174,376 | | | |
| T107 | Eff 1/1/24 | $154,931 | $159,579 | $164,366 | $169,297 | $174,376 | $179,608 | | | |
| | Eff 1/1/25 | $159,579 | $164,366 | $169,297 | $174,376 | $179,608 | $184,996 | | | |

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | New Business |
| **SUBJECT:** | Resolution No. 11519 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and the Folsom Police Officers Association (FPOA) |
| **FROM:** | Human Resources Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

The Human Resources Director recommends that the City Council pass and adopt Resolution No. 11519 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and the Folsom Police Officers Association (FPOA).

**BACKGROUND / ISSUE**

The existing Memorandum of Understanding (MOU) between the City of Folsom and the Folsom Police Officers Association (FPOA) expires on December 31, 2025. The parties began negotiations on a new MOU on September 8, 2025, and reached a tentative agreement on October 23, 2025. The FPOA ratified the tentative agreement on November 25, 2025. The new proposed successor MOU is being presented to the City Council on December 9, 2025, for consideration and approval.

**POLICY / RULE**

Government Code Title 1, Division 4, Chapter 10 commonly known as the Meyers-Milias-Brown Act requires that representatives of the Governing Body of a public agency shall meet and confer in good faith regarding wages, hours, and other terms and conditions of employment with representatives of recognized employee organizations. Both parties shall endeavor to reach a tentative agreement within the scope of representation, and, if a tentative agreement is reached and ratified by the respective parties, they shall prepare a written memorandum of understanding.

**ANALYSIS and FINANCIAL IMPACT**

A tentative agreement was reached by the parties and the proposed successor Memorandum of Understanding, which will be effective January 1, 2026, contains the following changes that have some economic impact, as outlined below. The changed provisions are as follows:

1. The MOU term will be for three (3) years: January 1, 2026, through December 31, 2028.

2. A cost-of-living adjustment (COLA) is provided for each year of the agreement:
    - Year 1: Effective January 1, 2026
        - 3% for all classifications
        - The cost for the first year of the COLA will increase salary and benefits by approximately $590,092.

    - Year 2: Effective January 1, 2027
        - 3% for all classifications
        - The cost for the second year of the COLA will increase salary and benefits by approximately $999,988.

    - Year 3: Effective January 1, 2028
        - 3% for all classifications
        - The cost for the third year of the COLA will increase salary and benefits by approximately $1,047,620.

3. A Market Adjustment is provided for each year of the agreement:
    - Effective January 1, 2026, a Market Adjustment of 4% will be made for the following positions:
        - Police Officer
        - Police Corporal
        - Police Sergeant
    - Market Adjustment of 2.5% will be made for the following position:
        - Community Service Officer
    - The cost for the first year of the Market Adjustment will increase salary and benefits by approximately $590,092.

    - Effective January 1, 2027, a Market Adjustment of 2.5% will be made for the following positions:
        - Police Officer
        - Police Corporal
        - Police Sergeant
        - Community Service Officer
        - Crime Analyst
    - The cost for the second year of the Market Adjustment will increase salary and benefits by approximately $388,191

- Effective January 1, 2028, a Market adjustment of 2.5% will be made for the following positions:
  - Police Officer
  - Police Corporal
  - Police Sergeant
  - Community Service Officer
- The cost for the third year of the Market Adjustment will increase salary and benefits by approximately $405,310

The cost of this agreement is as follows:

| | Market Adj. | COLA | Market Adj. | COLA | Market Adj. | COLA | Cost by Fund |
|---|---|---|---|---|---|---|---|
| | Year 1 | | Year 2 | | Year 3 | | |
| **General Fund (010)** | $ 590,092 | $ 582,670 | $ 388,191 | $ 999,988 | $ 405,310 | $ 1,047,620 | **$ 4,013,871** |
| **Total** | **$ 1,172,762** | | **$ 1,388,179** | | **$ 1,452,930** | | |

4. Educational Incentive Pay
   - Effective January 1, 2026, the educational incentive for Records Supervisor, Communication Supervisors and Dispatcher I/II will increase from a maximum of 10% to 12.5%, through a combination of POST and/or education incentives.
   - Effective January 1, 2026, the educational incentive for employees in the position of Animal Control Officer is being added for a maximum incentive of 5% (2.5% for Associate's Degree and 5% for Bachelor's Degree).
   - Effective January 1, 2026, employees hired prior to July 1, 2010, who are in possession of a Master's Degree will receive an additional 5% incentive.

5. Detective Incentive
   - Effective January 1, 2026, employees who are routinely and consistently assigned to the Detective Division shall receive a differential pay of 5%.

6. A variety of non-economical and clarification language changes were also agreed upon.

**ATTACHMENTS**

1. Resolution No. 11519 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and the Folsom Police Officers Association (FPOA)

2. Proposed Memorandum of Understanding between the City of Folsom and the FPOA for the term of January 1, 2026, through December 31, 2028.

Submitted,

Allison Garcia, Human Resources Director

Attachment 1

**RESOLUTION NO. 11519**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FOLSOM AND THE FOLSOM POLICE OFFICERS ASSOCIATION (FPOA)**

**WHEREAS,** the City of Folsom and the Folsom Police Officers Association (FPOA) have met and conferred in good faith since September 8, 2025; and

**WHEREAS,** the parties reached a tentative agreement on October 23, 2025; and

**WHEREAS,** the members of the Folsom Police Officers Association (FPOA) ratified the tentative agreement on November 25, 2025; and

**WHEREAS,** the City Manager and the City's negotiation team recommend the City Council adopt the tentative agreement

**NOW, THEREFORE, BE IT RESOLVED** that the City Council adopts the tentative agreement between the City of Folsom and the Folsom Police Officers Association (FPOA) for the period of January 1, 2026, to December 31, 2028; and

**BE IT FURTHER RESOLVED,** that the City Council of the City of Folsom authorizes the City Manager to execute a Memorandum of Understanding between the City of Folsom and the Folsom Police Officers Association (FPOA).

**PASSED AND ADOPTED** this 9th day of December 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# MEMORANDUM OF UNDERSTANDING

# BETWEEN

# CITY OF FOLSOM
# AND
# FOLSOM POLICE OFFICERS ASSOCIATION

January 1, 2025~~5~~6, through December 31, 2025~~5~~8

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## PREAMBLE

This Memorandum of Understanding, hereinafter referred to as "the Agreement", entered into by the City of Folsom, hereinafter referred to as "the City", or "the employer", pursuant to Section 3500 et seq. of the Government Code of the State of California and the Folsom Police Officers Association, hereinafter referred to as "the Association" or "FPOA" has as its purpose the promotion of harmonious labor relations between the City and the FPOA; establishment of an equitable and peaceful procedure for the resolution of differences; and the establishment of rates of pay, hours of work, and other terms and conditions of employment.

It is understood and agreed that this Memorandum of Understanding (MOU) supersedes and replaces all previous such actions on these points by and between the City of Folsom and the Folsom Police Officers Association. Where ordinances and policies that may conflict with the Memorandum of Understanding exist, the Memorandum of Understanding will prevail.

The term "Agreement" as used herein means the written agreement provided under section 3505.1 of the Government Code.

## ARTICLE I – RECOGNITION AND COVERAGE

A. Recognition:

Folsom Police Officers Association is recognized as the exclusive representative, as provided in the City's Employer Employee Relations Rules for all employees assigned to the Police Bargaining Unit in the following classifications and any other classification which is agreed between the parties to be included in the Police bargaining Unit.

Animal Control Officer
Community Service Officer
Communications Supervisor
Crime Analyst
Dispatcher I/II
Police Corporal
Police Officer
Police Records Technician
Police Records Supervisor
Police Sergeant
Volunteer Coordinator

B. Total Agreement:

This Memorandum of Understanding constitutes a full and complete agreement by the parties and contains all the matters upon which the parties have reached agreement. Therefore, except as provided herein, the City and the Association, for the duration of this Agreement, each voluntarily and unqualifiedly waives the right, and each agrees that the other shall not be obligated to bargain collectively, with respect to any subject or matter referred to or covered in this Agreement, as well as any subject or matter not referred to or covered in this Agreement.

C. Severability of Provisions:

Should any section, clause or provision of this Agreement be declared illegal by final judgment of a court of competent jurisdiction, such invalidation of such section, clause or provision shall not invalidate the remaining portions hereof, and such remaining portions shall remain in full force and effect for the duration of this Agreement. In the event of such invalidation, the parties agree to meet and confer concerning substitute provisions for provisions rendered or declared illegal.

## ARTICLE II – MANAGEMENT RIGHTS

All City rights and functions, except those which are expressly abridged by this Agreement, shall remain vested with the City. The rights of the City include, but are not limited to, the exclusive right to:

A. Manage the City generally and to determine issues of policy.

B. Determine the existence of facts which is the basis of management decisions.

C. Determine the necessity for and organization of any service or activity conducted by the City, and to expand or diminish services.

D. Determine the nature, manner, means, technology, and extent of services to be provided to the public.

E. Determine methods of financing.

F. Determine types of equipment or technology to be used.

G. Determine and/or change the facilities, methods, technology, means, organizational structure, and size and composition of the work force, and to allocate and assign the work by which the City operations are to be conducted.

H. Determine and change the number of locations, relocations, and types of operations, processes, and materials to be used in carrying out all City functions,

including, but not limited to, the right to contract for or sub-contract any work or operation of the City.

I. Assign work to and schedule employees in accordance with requirements as determined by the City, and to establish and change work schedules and assignments upon reasonable notice and good faith meet and confer.

J. Lay off employees from duties because of lack of work or funds, or under conditions where continued work would be ineffective or non-productive.

K. Establish and modify productivity and performance programs and standards.

L. Dismiss, suspend without pay, demote, reprimand, withhold salary step increases, or otherwise discipline employees for cause.

M. Determine minimum qualifications, skills, abilities, knowledge, selection procedures and standards, and job classifications, and to reclassify employees.

N. Hire, transfer, promote, and demote employees.

O. Determine policies, procedures, and standards for selection, training, and promotion of employees.

P. Establish reasonable employee performance standards including, but not limited to, quality and quantity standards; and to require compliance therewith.

Q. Maintain order and efficiency in City facilities and operations.

R. Establish, publish, and/or modify rules and regulations to maintain order and safety and health in the City. The City agrees to meet and confer on any items that fall within the scope of Government Code Section 3500 et. seq.

S. Restrict the activity of an employee organization on the municipal property and on municipal time except as set forth in the City's Personnel Rules.

T. Take any and all necessary action to carry out the mission of the City in emergencies.

## ARTICLE III – NO STRIKE

FPOA agrees that during the term of this Agreement, neither it nor its officers, employees, representatives, or members will engage in, encourage, sanction, support or suggest any strikes, work stoppages, boycotts, slowdowns, mass resignations, mass absenteeism or any other similar actions which would involve suspension of, or interference with, the normal work of the City of Folsom. In the event that FPOA members participate in such activities in violation of this provision, FPOA shall notify

those members so engaged to cease and desist from such activities and shall instruct the members to return to their normal duties.

## ARTICLE IV – EMPLOYEE RIGHTS

A. Union Bank Time:

1. Employees in the bargaining unit may, but are not required to, donate accrued Annual Leave, or Holiday Leave in no less than one-half (.5) hour increments, into a bank of hours from which designated FPOA representatives may draw time for the purposes of conducting association business, including but not limited to, training programs and seminars. Donated time will be transferred from the donating employee's accrued Annual Leave or Holiday Leave to the Union Bank as a one-time donation or from Annual Leave on a regular basis each pay period.

2. The FPOA President or designee must approve, fill out and submit a leave request slip for all employees using the Union Bank. The release of employees on Union Bank Time shall be subject to the needs of the City, as determined by the Police Chief.

3. The FPOA shall submit a request to the Police Chief or designee for the release of employees on Union Bank Time at least 7 calendar days prior to the desired time off or as otherwise approved by the Police Chief.

B. Non-discrimination:

The City agrees not to discriminate against any employee because of membership in the Association or because of any activities on behalf of the Association. The City further agrees not to discriminate, harass, or reprise against any employee as a result of their exercise of their rights under this Agreement, or under Section 3500 et seq., of the Government Code of the State of California.

C. Access to Personnel Files:

The City shall maintain only one (1) personnel file on each person in the Human Resources Department. A duplicate personnel file shall be maintained at the Police Department. Both files shall be kept secured.

Upon request by an employee, the employee and/or his/her authorized representative may review the personnel files during regular business hours, except where denial of access is authorized by statute.

Information contained in an employee's personnel file shall be confidential and available for inspection only to authorized management/administrative personnel and the supervisor of the employee; except, however, that information in an employee's personnel file may be released pursuant to court order, subpoena, or with a release signed by the employee. The department shall notify the employee of the existence of such court order, subpoena, or a motion for court order to gain access to the personnel file prior to the release of any information.

No material which relates to the employee's conduct, attitude, work performance, or service will be included in his/her personnel file without being signed and dated by the author of such material. Before such material is placed in the employee's file, the department head shall provide the employee with the opportunity to review the material and sign and date it. A copy of such material shall be provided to the employee. The employee shall have the right to insert in his/her file within thirty (30) days of the employer placing the item in the file, supplementary material and a written response to any item in the file. Such a response shall remain attached to the material it supplements for as long as the material remains in the file.

D. Documents in Personnel Files:

Upon the request of an employee, and with the approval of the Police Chief, counseling memos and reprimands shall be removed from personnel files after two (2) years. These items, along with disciplinary actions (i.e., suspensions, reductions in pay, and demotions) shall be removed and destroyed after five (5) years in accordance with the City's records retention policy.

Internal affairs investigations shall be kept in a separate file under the employee's name and shall be purged and destroyed after five (5) years. Such files shall be maintained in the Police Department.

Notwithstanding any other provision of this Agreement, complaints and any reports or findings relating to these complaints shall be retained for a period of five (5) years for records where there was not a sustained finding of misconduct and for fifteen (15) years where there was a sustained finding of misconduct.

## ARTICLE V – SALARY AND OTHER COMPENSATION

A. Salary Adjustments:

~~A.~~ Cost of Living Adjustments

1. Effective January 1, 2025~~5~~6, all employees shall receive a cost-of-living salary increase of 3%.

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2. Effective January 1, 2027, all employees shall receive a cost-of-living salary increase of 3%.

3. Effective January 1, 2028, all employees shall receive a cost-of-living salary increase of 3%.

~~1.~~ Market Adjustments

1. Effective January 1, 202~~5~~6, all employees in the position of Police Officer, Police Corporal and Police Sergeant, shall receive a Market Adjustment increase of ~~2~~4%. ~~increase~~, ~~for a total salary adjustment of 5%.~~

2. Effective January 1, 2026, all employees in the positions of Community Service Officer shall receive a market adjustment increase of 2.5%

3. Effective January 1, 2027, all employees in the positions of Police Officer, Police Corporal, Police Sergeant, Community Service Officer, and Crime Analyst shall receive a market adjustment increase of 2.5%.

~~2.~~4. Effective January 1, 2028, all employees in the positions of Police Officer, Police Corporal, Police Sergeant, Community Service Officer shall receive a market adjustment increase of 2.5%.

Note: Market Adjustments will be applied first, then COLA.
Retroactive pay will be provided exclusively to employees who are actively employed with the City as of the ratification date of this MOU.

B. Market Survey:

The City agrees to conduct a market survey of the classes of Police Officer, Police Sergeant, Dispatcher II, and Police Records Technician. The survey shall be concluded not later than 120 days prior to the expiration of this MOU.

1. The purpose of the study is to determine the relationship of the total compensation for employees in the job classifications identified above when compared to comparable job classifications in the following agencies: City of Elk Grove, City of Rocklin, City of West Sacramento, City of Sacramento, City of Roseville, City of Citrus Heights, and County of Sacramento.

2. Compensation, for purposes of this study, shall constitute the following elements:
   a. Base salary (top step in the salary range)
   b. Maximum contribution to health insurance
   c. Uniform Allowance (to include value of uniforms provided by employer)

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d. Maximum Education/POST Incentive Pay
e. Social Security

3. Study results will identify the mean (average) and relative ranking of the base salary and total compensation, by classification, comparing the City of Folsom to those agencies identified in subsection 1 above.

C. Salary Ranges:

The first-year salary range for each job classification in the Police Bargaining Unit are set forth in Attachment A, Salary Schedules, of this Agreement. The Salary Range for each classification includes Salary Increases (Article V, Section A above), and any Market Adjustment Article V, Section B above). It is understood that implementation of any salary increase, or market adjustment may vary slightly due to rounding. Procedures for step advancement, promotion, demotion, transfer, and layoff as set forth in City of Folsom Personnel Rules and Regulations, and the MOU shall apply. Should unusual circumstances or rigid adherence to the current salary range structure cause an unforeseen inequity, the City Manager may authorize a special salary adjustment appropriate to the circumstance(s).

1. Effective January 1, 2022, the classes of Police Officer, Police Corporal, Police Sergeant, Communications Supervisor, and Dispatcher II shall have one salary range (Attachment A). The salary range for each classification shall consist of nine (9) steps, with three (3) percent between steps. The highest step in the existing salary range(s) for each class shall constitute the highest step in the new salary range for each class. For all other classes in the FPOA bargaining unit, the current salary range structure shall remain unchanged.

   a. When converting to the new salary range, employee step assignment shall be equal to the salary step the employee is assigned on January 1, 2022. For example, an employee assigned to Step Six (6) on January 1, 2022, shall be assigned to Step Six (6) in the new salary range.

2. Employees in the classes of Police Corporal and Police Sergeant who are assigned to Range A on January 1, 2022, shall convert to the new salary range (Item D.1 above) on the first calendar day after December 31, 2024. Range A shall continue for employees who are assigned to Range A through December 31, 2024. Employee step assignment into the new range (Item D.1 above) shall be equal to the Range A salary step the employee is assigned on December 31, 2024. Effective January 1, 2022, all new appointments into the classes of Police Corporal and Police Sergeant shall be appointed to the new salary range (Item D.1, above).

D. Creation of Salary Range A and Salary Range B:

Except for the class of Police Officer, Police Corporal, Police Sergeant, Community Services Officer, Communications Supervisor and Dispatcher II, each job classification shall have two salary ranges: Range A and Range B. Procedures for step advancement, promotion, demotion, transfer, and layoff as set forth in City of Folsom personnel rules and the MOU shall apply. Any unit-wide salary change shall be applied equally to Range A and Range B. Such salary changes may vary slightly due to rounding.

Salary Range A

Where Salary Range A applies, Salary Range A shall be the salary range for employees employed by the City prior to February 6, 2014. Said employees shall be assigned Range A for City job classifications for the remainder of their continuous employment with the City.

Salary Range B

Where Salary Range B applies, employees who are hired on or after February 6, 2014, shall be assigned to Salary Range B. Said employees shall be assigned Range B for City job classifications for the remainder of their continuous employment with the City.

For classifications with Salary Range A and B, the top step of Salary Range B shall be 100% of the top step of Salary Range A for each job classification.

Except for the class of Community Services Officer, Salary Range B shall consist of thirteen (13) salary steps.

Community Services Officer shall have a single salary range. The salary range for Community Services Officer shall consist of 12 steps.

Dispatcher I is a 12-month probationary/trainee position and shall have a separate 1-step salary range. Upon successful completion of the 12-month trainee opportunity as Dispatcher I, employees will be promoted to Dispatcher II.

E. Salary Step Placement:

Employee step placement in the salary range for each classification are shown in Attachment B, Salary Step Placement.

F. Clothing /Uniform Allowance:

1. Plain Clothes Assignments:

When the Police Chief assigns employees to a plain clothes assignment (for more than 3 months consecutively), such employees shall receive a clothing allowance of $1000.00 per year. Plain clothes assignments are those assignments that require professional business attire. Other plain clothes assignments that do not require daily wearing of professional business attire may qualify for the allowance based upon individual written approval by the Chief of Police. Appropriate justification shall be made for such approval.

Employees assigned to a plain clothes assignment shall be responsible for the cleaning of their own clothing, except that employees in a plain clothes assignment may have their department issued uniforms cleaned as needed based upon uniformed or overtime assignments.

Clothing allowance shall be paid annually in conjunction with bi-annual shift changes, on or before January 20th and on or before July 20th of each fiscal year. Employees assigned to a plain clothes assignment in January or in July of each year shall receive the annual clothing allowance for the year, payable as described above. Employees assigned to a plain clothes assignment after shift changes will receive a pro-rated clothing allowance.

2. Sworn Personnel

As provided in Section 4 below, the City agrees to provide the initial issue of uniforms to all sworn employees and the City shall pay for the cleaning and replacement of all uniforms.

Any proposed change to the uniforms will only be done after meet and confer with the Association.

For CalPERS Classic members, the City agrees to report to PERS the estimated value of $850 per fiscal year for each uniformed employee for purposes of cleaning, maintaining and replacing uniforms.

3. Non-Sworn Personnel

The City agrees to provide the initial issue of uniforms to all non-sworn employees, consistent with department policy.

4. Uniform Issuance/Replacement – All Employees:

The City will provide the initial issue of uniforms to all employees of the department. The City shall replace any uniform or authorized equipment, which has been lost, stolen, damaged or rendered unserviceable as a

result of on duty activity. Personnel will receive authorization for uniform replacement from their immediate supervisor.

G. Education Incentive Pay:

1. Effective January 1, 202~~5~~6, employees shall be eligible to receive E~~e~~ducation I~~i~~ncentive P~~p~~ay starting the first full pay period following submission of documentation showing they qualify for such pay.

2. Police Officers, Corporals and Sergeants will be entitled to receive E~~e~~ducational ~~i~~Incentive P~~p~~ay based on the following:

~~Police Officers and Corporals~~
~~Either:~~

~~c.~~a. ~~Police Officers and Police Corporals~~ Employees listed in subsection 2 who hold ~~who possess the following~~ degree(s) from a recognized college or university shall receive the following:

(1) Associate's ~~of Arts~~ degree: 5% salary increase of base pay. ~~shall receive a salary increase of 5~~%.

(2) Bachelor's ~~of Arts/Science~~ degree: 10% salary increase of base pay. ~~shall receive a salary increase of 10%.~~

(3) ~~In no event shall a Police Officer of Police Corporal~~ Employees listed in subsection 2 who hold ~~possesses~~ both an Associate's ~~of Arts~~ degree and a Bachelor's ~~of Arts/Science~~ degree shall receive no more than a 10% salary increase of base pay.

~~OR:~~

~~d.~~b. ~~Police Officers and Police Corporals~~Employees listed in subsection 2 ~~who possess~~ hold ~~the following~~ POST certificates shall receive the following:

(1) Intermediate P.O.S.T. Certificate: ~~shall receive a~~5% salary increase of ~~5%.~~base pay.

(2) Advanced P.O.S.T. Certificate: ~~shall receive a~~10% salary increase of ~~10%~~base pay.

~~(2)~~(3) ~~In no event shall an officer~~ Employees listed in subsection 2 who ~~possesses~~ hold both an Intermediate P.O.S.T. Certificate and an Advanced P.O.S.T. Certificate shall receive ~~a salary increase of~~no more than 12.50% salary increase of base pay.

~~Sergeants~~
~~Either:~~

~~Sergeants who possess the following degree(s) from a recognized college or university:~~

~~(1) Associate of Arts (AA) degree shall receive a salary increase of 5%.~~
~~Bachelor of Arts/Science (BA/BS) degree shall receive a salary increase of 10%.~~
~~(2) In no event shall a Sergeant who possesses both an AA degree and a BA/BS degree receive more than 10%.~~

~~OR:~~

~~a. Sergeants who possess the following POST Certificates:~~
~~(4) Intermediate POST Certificate shall receive a salary increase of 5%.~~
~~(5) Advanced POST Certificate shall receive a salary increase of 10%.~~
~~(6) In no event shall a Sergeant who possesses both an Intermediate POST Certificate and an Advanced POST Certificate receive more than 12.5%.~~

c. Employees listed in subsection 2 who hold an Associate's or Bachelor's Degree and P.O.S.T. certificate(s), shall receive a total Education Incentive Pay of no more than 12.50% salary increase of base pay.

~~3. No Police Officer, Police Corporal, or Sergeant who possess an AA or BA/BS college degree(s) and POST certificate(s) shall receive a total EIP salary increase of more than 12.5%.~~

3. ~~Communications Supervisors, Dispatchers, Police Records Technicians, Community Service Officers, Records Supervisors~~Employees listed in the chart below will be entitled to receive Education Incentive Pay based on the following:

| Classification | Education | Max Education | P.O.S.T. | Max P.O.S.T. | Max Combined Total |
|---|---|---|---|---|---|
| **Records Supervisors** | Associate's = 2.5%<br>Bachelor's = 5% | 5% | P.O.S.T. Records Supervisor Certificate | 7.50% | 12.50% |
| **Communications Supervisors** | | | P.O.S.T. Dispatch Supervisor Certificate | 7.50% | 12.50% |
| **Dispatcher I/II** | | | P.O.S.T. Dispatcher Certificate | 7.50% | 12.50% |
| **Records Technicians** | | | | | 5.00% |
| **Community Service Officers** | | | | | 5.00% |
| **Animal Control Officers** | | | | | 5.00% |

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- ~~Dispatchers with the possession of Dispatch POST certification shall receive 7.5%.~~
- ~~Records Supervisor with the possession of POST certification shall receive 7.5%.~~
- ~~Dispatchers, Dispatchers, Community Service Officers or Police Records Technicians with possession of:~~

~~Associate of Arts Degree shall receive 2.5%.~~
~~Bachelor of Arts Degree shall receive 5%.~~

a. With the exception of ~~Item~~ subsection 4~~5 below~~, ~~no~~ employees in the classification of Records Supervisors, Communications Supervisors, or Dispatcher I/II ~~or Technician~~ who ~~possess~~ hold an ~~AA~~ Associate's or ~~BA/BS~~Bachelor's ~~college~~ Ddegree(s) and ~~Dispatch~~P.O.S.T Certification as listed in the above chart, shall receive a total Education Incentive Pay of no more than 12.50% salary increase of base pay. ~~receive a total EIP salary increase of more than 10%.~~

4. Master's Degree:

Employees hired prior to July 1, 2010, who are in possession of a Master~~s~~'s ~~of Arts/Masters of Science d~~Degree as of December 31, 2025 receive an additional 5% incentive. Degrees shall be related to the field of Law Enforcement or Public Administration as approved by the Chief of Police. Employees hired on or after July 1, 2010, shall not qualify for an additional 5% for a Master's ~~of Arts/Masters of Science d~~Degree. An employee receiving this incentive shall not exceed a total education incentive under this section of more than ~~fifteen percent~~seventeen and one-half percent (~~15~~17.5%).

5. Crime Analyst Certificate:

Employees in the class of Crime Analyst who submit ~~evidence~~ documentation that they possess a Crime & Intelligence Analysis Certificate from an accredited institution approved by the City shall, one time only, be advanced in the salary range by an amount equal to approximately 10%~~:~~ after the first full pay period following submission of documentation showing they qualify for such pay.

- ~~-~~For employees assigned to range A, advancement shall equal two steps.

- For employees assigned to range B, advancement shall equal four steps.

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6. ~~Notwithstanding subsections 1 through 5 above, for the period beginning July 1, 2010, and ending June 30, 2011, employee advancement from one Education Incentive Pay level to the next EIP level shall be frozen. Employees who would normally have advanced to a higher EIP level during this period shall advance to the next higher level twelve (12) months from the date they would have otherwise qualified and shall not receive any retroactive payment~~.

H. Tuition Reimbursement Policy:

With the advance written approval of the Department and City and upon satisfactory completion with a grade "C" or better, the City shall reimburse an eligible, permanent unit member for the cost of tuition from a recognized college or university (on a course-by-course basis) for courses having a strong nexus to City law enforcement duties and benefit to the City. All classes will be taken on the unit member's own time.

1. Eligibility:

   a. In order to qualify for tuition reimbursement, a unit member shall have attained permanent status (successfully completed entry-level probation) as a unit member in Folsom. No reimbursement will be made for classes taken during the eligibility period or prior to attaining permanent status.
   Classes successfully challenged will not be eligible for reimbursement.

   b. Recognized colleges or universities are those institutions of higher learning accredited by one or more of the following accrediting organizations: Middle States Association of Colleges and Schools, New England Association of Schools and Colleges, North Central Association of Colleges and Schools, Northwest Commission on Colleges and Universities, Southern Association of Colleges and Schools, and Western Association of Schools and Colleges.

2. Tuition shall be reimbursed as follows:[1]

   a. For unit members who have completed a total of 60 or less undergraduate[2] semester units, the City will reimburse a unit

[1] A college quarter system will be converted to a semester system. The semester system that coincides with that used at CSUS will be used.

[2] Upon specific approval of the Chief of Police, a unit member who has completed a total of 60 or less undergraduate semester units, may be reimbursed at the CSUS rate referenced in (b) for a lower division

member in the amount of the cost of per unit tuition for a resident student enrolled at a Los Rios Junior College District community college.

b. For unit members who have a total of 61 or more undergraduate semester units, the City will reimburse a unit member in the amount of the cost of per semester tuition for either a part time student or full-time student (depending on the number of units carried by the unit member for the semester) for a California resident student enrolled at California State University, Sacramento (CSUS).

c. For unit members who are enrolled in a graduate program, the City will reimburse a unit member in the amount of the cost of per semester tuition for either a part time student or full-time student (depending on the number of units carried by the unit member for the semester) for a California resident student enrolled at California State University, Sacramento (CSUS).

3. In any one semester or quarter, the maximum reimbursement for class(es) required books in total shall be a maximum of $500 per semester.

4. Approval of Tuition Reimbursement Claims:

Approval of a claim for tuition reimbursement shall be as follows:

a. Claims for tuition reimbursement will be denied for any course or class that has not received prior written approval from the Department and City.

b. Tuition reimbursement shall be on a course-by-course basis.

c. All requests for tuition reimbursement, whether for a single class or a class that is part of an approved program are subject to available funds as determined by the City. Approval for any program does not guarantee approval or available funds for any subsequent class.

(1) To expedite tuition reimbursement, claim approval, a unit member may seek City approval to enter into a course of study for a specified degree or certificate. Degree or certificate program approval must have a strong nexus to City law enforcement duties as approved in writing by the Department. A request for approval of a degree program or certificate shall include a current, full course description inclusive of mandatory core and elective course options.

(2) For each selection of an elective option, the unit member shall obtain the approval of the Department based upon the option most beneficial to the Department and City.

course if currently enrolled in CSUS in a four-year course of study and the lower division units are part of that course of study.

(3) If a course of study approval has been granted, the unit member may submit the previously granted approval and indicate the completed course description included in the approval.

d. Tuition reimbursement is not authorized for course work (unit credit) that applies to previous academic or professional experience. Nor is reimbursement authorized for course work necessitated by a change in a course of study, major, a repetition of a course for any reason or other academic circumstance.

I. ~~Canine Officers and Motor Officers~~Specialty Pay:

1. Officers who are routinely and consistently assigned to the Canine Program will be compensated for thirty (30) minutes each day (at time and one-half) for time spent off-duty caring for their dogs.

2. Officers who are routinely and consistently assigned to a Motor Officer position shall receive a Motor Officer differential of five percent (5%).

~~2.~~3. Employees who are routinely and consistently assigned to the Detective Division shall receive a differential pay of five percent (5%).

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J. Night Shift Differential:

Dispatchers and sworn personnel who work the night shift shall receive a ~~night shift differential of $1.00 per hour. The department will designate which hours/shifts shall qualify for payment of night shift differential. Effective January 1, 2023, night shift differential shall increase to $1.25 per hour. Effective January 1, 2024,~~ night shift differential ~~shall increase to~~of $1.50 per hour.

K. Training Differential – Dispatchers:

The City agrees to pay employees in the classification of Dispatcher an additional 5% salary differential when assigned the responsibility for training newly hired Dispatcher(s).

L. Training Differential:

When an employee is assigned as a training officer to train another employee, he/she shall receive a pay differential of 5% for all hours worked while assigned to train another employee. Employees in the classification of Corporal shall not be eligible for a Training Differential.

Any designated training officer reassigned to another shift to perform the duties of a training officer shall receive the 5% pay differential for the duration of that

assignment. Such reassignments shall be made pursuant to the current operating procedure.

M. Longevity Pay:

1. Subject to subsections 2 and 3 below, the City will pay employees in the classifications Police Officer, Corporal, Sergeant and Dispatcher for their continued service based on the following formula. The Longevity Pay increments will be paid monthly.

| | | |
|---|---|---|
| | 2 ½% | After 10 years of full time City service |
| Additional | 2 ½% | After 15 years of full time City service |
| Additional | 2 ½% | After 20 years of full time City service |

Longevity pay shall not exceed a total of 7 ½% per month for an employee with twenty or more years of full time City service.

2. Employees in classifications not eligible for the Longevity Pay Incentive in subsection 1 above are eligible for a Longevity Pay Incentive as follows:
   a. Upon completion of ten (10) or more years of full-time continuous City service, the employee will receive 2 ½% of the employee's base salary.

3. Any employee receiving a higher longevity incentive prior to the effective date of this Agreement than they would receive under this Agreement will continue to receive the longevity incentive they received prior to the effective date of this Agreement.

N. Bilingual Pay:

1. The Police Chief may designate not more than ten (10) employees as eligible to receive a 2.5% Bilingual Pay differential. Employees eligible for Bilingual Pay must (1) speak a foreign language as identified by the City; (2) agree to utilize his/her bilingual ability on the job; and (3) demonstrate bilingual proficiency satisfactory to the Director of Human Resources. Such assignments shall be in writing and must be renewed on an annual basis.

2. Employees shall maintain the necessary training and certification standards established by the City to continue to receive bilingual pay. All employees receiving bilingual pay shall have their bilingual performance included as part of the employee's City performance evaluation. Performance that falls below "meets expectations" may subject the employee to loss of bilingual pay.

O. Veteran Incentive:

1. Employees who have successfully completed military service and have received an "Honorable Discharge," shall receive an incentive of two and one-half percent (2 ½%). An employee who qualifies for the Veteran Incentive and an Education Incentive under Article V, Section G, will only receive the Education Incentive. To qualify for this incentive, employees shall provide a copy of their DD-214 to the Human Resources Department to certify that they have received an honorable discharge. The Veteran Incentive does not qualify as pensionable income pursuant to Rule 571. The Veteran Incentive will be paid the first pay period following submission to, and approval by, Human Resources.

P. PEPRA Members Supplemental Retirement Plan

~~1.~~ Effective as soon as administratively possible, but no later than 90 days from ratification, the City shall establish a 457 Plan for members hired on or after January 1, 2013. Government (Gov.) Code section 7522.10 of the PEPRA law provides the authority for the earnings limit for all PEPRA members. In the event PEPRA members reach the annual compensation limits in a calendar year, the City and employee shall deposit an amount equal to the employee/employer retirement contributions into the employee's 457 Plan for the remainder of the calendar year. Contributions to the 457 Plan shall be paid on each payroll cycle. At the start of the new calendar year, contributions to the 457 Plan shall be paused, and all contributions shall resume to CalPERS until the member reaches the annual limit in the new calendar year.

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## ARTICLE VI – RETIREMENT

A. Public Employees Retirement System (PERS) – Formula:

1. Safety police employees hired on or prior to December 16, 2010, shall receive the retirement benefit of 3%@50. Safety police employees hired on or after December 17, 2010, but prior to January 1, 2013, shall receive the retirement benefit of 2%@50. Safety police employees hired on or after January 1, 2013, shall receive the retirement benefit of 2.7%@57 or as specified in the California Public Employee's Pension Reform Act of 2013 (PEPRA).

2. Miscellaneous employees hired on or prior to May 16, 2011, shall receive the retirement benefit of 2.7%@55. Miscellaneous employees hired on or after May 17, 2011, shall receive the retirement benefit of 2%@55. All

employees hired on or after January 1, 2013, shall receive the retirement benefit 2%@62 or as specified in the California Public Employee's Pension Reform Act of 2013 (PEPRA).

3. Safety police employees hired on or prior to December 16, 2010, and miscellaneous employees hired on or prior to May 16, 2011, shall receive the receive the retirement benefit based on the single highest twelve (12) months of compensation.

   Safety police employees hired on or after December 17, 2010, and miscellaneous employees hired on or after May 17, 2011, shall receive the retirement benefit based on the employee's highest average monthly compensation during thirty-six (36) consecutive months of employment as provided in state law pertaining to PERS.

B. Public Employee Retirement System (PERS) – Retirement Benefit:

1. Safety police employees hired prior to January 1, 2013, shall pay 9% of the employee share of retirement. Miscellaneous employees hired on or prior to May 16, 2011, shall pay 8% of the employee share of retirement. Miscellaneous employees hired on or after May 17, 2011, shall pay 7% of the employee share of retirement.

2. The City agrees to continue Government Code Section 20691, Conversion of Employer Paid Member Contributions (EPMC), for miscellaneous employees.

3. Safety police and miscellaneous employees hired on or after January 1, 2013, will pay the employee contribution as specified and adjusted by PERS.

C. Retiree Health Insurance:

1. Employees hired on or prior to May 8, 2007, who retire[3] from City service on July 1, 2007, or later may participate in the health insurance plans made available by the City for active employees. The amount of the City's monthly contribution shall be determined as set forth below. Any costs that exceed the maximum paid by the City towards retiree health insurance costs shall be borne by the retiree.

[3] "Employees" are exclusively permanent and/or probationary employees of the City of Folsom on the date the Addendum was approved by the Folsom City Council (May 8, 2007). "Retire" or "retiree" is defined as any classified City employee who (1) applies for retirement with the Public Employees' Retirement System (PERS) within ninety (90) days after terminating employment with the City; and (2) receives a PERS retirement benefit.

a. Employees who retire with less than 5 years of service[4] shall not be eligible to receive any City contribution toward the cost of retiree health insurance.

b. Employees who retire with more than 5 years of service shall qualify for a monthly City retiree health insurance contribution.

Subject to the maximum set forth in Item 1.c. below, the City retiree health insurance contribution shall be as follows:

1. Retiree only – an amount equal to the City's contribution towards active employee health insurance for the category of "employee only."
2. Retiree and one dependent – an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus one."
3. Retiree and two or more dependents - an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus one" plus $100.

c. The City's monthly contribution toward the cost of retiree health insurance shall not exceed the maximum monthly contribution paid by the City to active employee health insurance for the categories of employee only (for retiree only), employee plus one (for retiree plus one dependent), and employee plus one plus $100 (for retiree plus two or more dependents), as of January 1, 2012.

(1) The January 1, 2012, cap for each category shall be adjusted each January thereafter by an amount not the exceed 3%, depending on the percent increase in the Consumer Price Index (CPI), U.S. Department of Labor, for November - November of the previous year, Index CPI-W, Urban Wage Earners and Clerical Workers, Series #CWUR0400SA0, United States. (Example, if the cost of living for the specified period increases by 2%, the cap shall be increased by 2%. If the cost of living for the specified period increases by 4%, the cap shall be increased by 3% (cost of living increases in the cap shall be rounded to the nearest tenth.)

[4] "Service" is defined as full time (or equivalent) continuous permanent and/or probationary employment status with the City of Folsom.

2. The City shall contribute $25 per pay period into a Health Reimbursement Arrangement for each probationary/permanent employee hired after May 8, 2007.

D. Retiree Dental and Vision Insurance:

Effective the first full pay period after approval of this MOU by the City Council, employees who retire from City service must have at least 120 months of continuous service as a City employee to qualify for dental and vision insurance benefits provided to active employees. The City shall contribute 5% of the premium per year of City service, up to 80% City contribution.

E. Social Security Retirement Plan:

Employees in the Police Bargaining Unit shall maintain enrollment in the federal Social Security System (F.I.C.A.).

F. Out-of-Area Health Plan (OAHP):

1. OAHP shall work in conjunction with the Health Reimbursement Arrangement (HRA) provided by the City to active employees. Each OAHP retiree will obtain a participant account.

2. Only retirees who (a) are not eligible for Medicare who reside outside of the service area as defined by the City health insurance carriers; (b) qualify for retiree health coverage pursuant to Article VI, Section C; and (c) agree to disenroll from the current group medical benefit plan for retiree health coverage may participate in OAHP.

3. Once a retiree opts to participate in OAHP, the retiree shall thereafter be prohibited from returning to retiree health coverage.

4. The City will contribute to the retiree's participant account monthly in an amount equal to the amount of the City's contribution for employee only or employee plus 1 coverage, based on the retiree's marital status at the time of OAHP election. Eligible dependents not covered at the time of election will not be added at a later date. Annual confirmation of dependent eligibility will be required. The City's contribution would be used for premiums to obtain health coverage and other qualified out-of-pocket medical expenses. Under no circumstances shall the contribution be higher than the City paid premiums for similarly situated in-area employees. The retiree shall be responsible for administrative costs established by the HRA plan administrator.

5. Upon the death of, or marital dissolution from, the retiree's spouse on record at the time of election to participate on OAHP, the funding level will be adjusted to employee only. Subsequent spouse(s) from any

subsequent marriage(s) (i.e. post initial OAHP election) shall not be eligible to participate and funding will remain at employee only. In the event of the retiree's death, surviving spousal benefits will conform to the City practices applicable to employees participating in City plans. Should the retiree obtain coverage from another source (e.g. coverage by spouse), the funding will cease and will not be reinstated.

6. Rules and procedures governing OAHP shall be determined and administered by the City's Human Resources Department. Disputes regarding OAHP shall be appealed to the City Manager or designee and shall not be subject to arbitration.

## ARTICLE VII – INSURANCE

The City's obligation for health, dental, vision, life and disability insurance coverage is limited to plan contribution. Plan content, including eligibility criteria, is determined by the respective carriers.

A. Health Insurance:

~~1. Beginning January 1, 2011, the City's maximum monthly contribution for active employee health insurance coverage shall be adjusted annually to an amount equal to 50% of the increase above the 2010 Kaiser monthly premium rate for employee only category ($507.89), employee plus 1 category ($1,015.78), and employee plus 2 or more category ($1,320.52), rounded to the next whole number.~~

~~Example:~~

~~Employee only category: The 2010 monthly premium for Kaiser employee only is $507.89 and the City's maximum monthly contribution is $486.00. If this premium increases by 10% for 2011, or to $558.68, the City's contribution for 2011 for the employee only category would be computed as follows: $558.68 - $507.89 = $50.79, $50.79 x 50% = $25.40, $486.00 + $25.40 = $511.40. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee only category would be $511 per month.~~

~~Employee plus 1 category: The 2010 monthly premium for Kaiser employee plus 1 is $1,015.78 and the City's maximum monthly contribution is $972.00. If this premium increases by 10% for 2011, or to $1,117.36, the City's contribution for 2011 for the employee plus 1 category would be computed as follows: $1,117.36 - $1,015.78 = $101.58, $101.58 x 50% = $50.79, $972.00 + $50.79 = $1,022.79. After rounding to~~

~~the next whole number, the City's maximum contribution for health insurance for the employee plus 1 category would be $1,023 per month.~~

~~Employee plus 2 or more category: The 2010 monthly premium for Kaiser employee plus 2 or more is $1,320.52 and the City's maximum monthly contribution is $1,263.00. If this premium increases by 10% for 2011, or to $1,452.57, the City's contribution for 2011 for the employee plus 2 or more category would be computed as follows: $1,452.57 - $1,320.52 = $132.05, $132.05 x 50% = $66.03, $1,263 + $66.03 = $1,329.03. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 2 or more category would be $1,329 per month.~~

1. The City's maximum monthly contribution for active employee health coverage for the year 2025 is as follows:

   Employee only: $754

   Employee plus one: $1,506

   Employee plus family: $1,955

2. The City's maximum monthly contribution for active employee health insurance will be adjusted annually. If there is an increase in the Kaiser HMO monthly premium, the City will cover 50% of the increase, adding it to the previous year's contribution for employee-only, employee plus one, and employee plus two or more coverage levels. The final amount will be rounded to the next whole number. The employee is responsible for the difference between the applicable premium and the City's contribution. If there is no premium increase, the City's contribution remains unchanged.

   Example:

   If the previous year's City contribution for the employee-only coverage was $500 and the Kaiser HMO premium increased by $20, the new City contribution would be:

   $500 + (50% of $20) = $500 + $10 = $510

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~~6.~~3. Employees who select a health plan with higher monthly premiums than the maximum monthly premium paid by the City (Section A, item 1 and 2 above) shall pay the difference through payroll deduction. Should employees select a health plan with lower monthly premiums than the maximum monthly premium paid the City, the City's contribution shall be limited to the cost of the monthly premium.

~~7.~~4. High-Deductible Health Plans

a. The City agrees to offer two High-Deductible Health Benefit Plans offered by the health benefit plan carriers.
b. The City agrees to make available a Health Savings Account (HSA) to eligible active employees who select either of the High-Deductible Health Benefit Plans.
c. Tax status of contributions, contribution amounts, and use of HSA funds shall be in accordance with federal and state law.

~~8.~~5. Health Insurance – Cash Back

a. Probationary or permanent employees, who certify to the Human Resources Department that they have group health insurance coverage with comparable benefits to health plans offered by the City, may decline to participate in City health insurance coverage.
b. Employees who decline to participate in City health insurance coverage shall receive a cash back payment from the City of $300 per month for each month the employee does not participate in City health insurance coverage.
c. Employees who have declined to participate in City health plan coverage pursuant to this section may enroll in City health plan coverage only during the annual open enrollment period.
d. This section shall be administered pursuant to procedures established by the City Human Resources Department.
e. Employees who decline health insurance coverage shall continue to be eligible to participate in the City's vision and dental plans.
f. An employee whose spouse is employed by the City and receives health insurance is also eligible to receive the cash back payment.

B. IRS 125 Reimbursement Account:

The City will provide access to an IRS 125 Reimbursement Account. Employees may participate in the account pursuant to administrative procedures established by the City.

C. Health Benefits Labor-Management Committee:

The parties agree to participate in a city-wide Health Benefits Labor-Management Committee to review existing health benefit programs, plan changes, and cost containment. The Health Benefits Labor-Management Committee shall be open to all employee organizations representing City employees. FPOA may select up to two representatives to participate in Committee meetings. Employees who participate in Committee meetings shall do so without loss of compensation.

D. Dental Insurance:

Dental insurance will be provided by Delta Dental Plan. ~~Effective the first full pay period after approval of this MOU by the City Council, t~~The City will contribute 80% of the monthly premium for an employee, employee and dependent, or employee and family as set forth in the plan document. Employees will contribute 20% of the monthly premium. The City's obligation for dental insurance coverage is limited to plan contributions. Delta Dental Services, Inc. shall determine dental plan coverage.

E. Vision Care:

Vision coverage will be provided by Vision Services Plan. ~~Effective the first full pay period after approval of this MOU by the City Council, t~~The City will contribute 80% of the monthly premium for an employee, employee and dependent, or employee and family as set forth in the plan document. Employees will contribute 20% of the monthly premium. The City's obligation for vision insurance coverage is limited to plan contributions. VSP shall determine vision plan coverage.

F. Life Insurance:

The City agrees to continue to pay premiums to provide $50,000 life insurance coverage and $50,000 accidental death and dismemberment coverage for employees in the bargaining unit for the term of this Agreement.

Eligible dependents shall receive $2,000 life insurance coverage.

G. Short Term Disability Program:

The City agrees to provide a Short-Term Disability Insurance Program as provided in the plan document, with the City paying 100% of the monthly premium rate for the weekly indemnity insurance program (short term disability) of 60% of salary for 26 weeks. The waiting period for initiation of benefits under the plan shall be 12 calendar days. This program is for non-job-related injuries or illness.

H. Long Term Disability Program:

The City agrees to provide a long-term disability program for employees in the bargaining unit as provided in the plan document. The plan shall provide for a maximum benefit of 60% of salary, up to age 65. This program is for non-job-related injuries or illness.

## ARTICLE VIII – HOURS OF WORK AND OVERTIME

A. Work Shifts and Work Schedules:

The Police Chief or designee shall establish work shifts and work schedules for all employees. Employees shall work shifts of eight, nine, ten, eleven or twelve hours based on the Police Department's needs.

The Police Department may redefine the first and last day of any scheduled workweek for each shift. The redefined workweek will be implemented for each work schedule based on the Police Department's scheduling requirements.

Prior to any permanent change in work schedules, the department will give notice to the FPOA and, if requested by the FPOA, meet over the impact of such change.

As a result of a scheduled shift rotation, should an employee be required to work a different shift with less than a 12-hour period off between the old shift and the new, that employee shall be granted up to one scheduled shift off or paid administrative leave to ensure adequate rest between shifts. An employee's regular days off prior to the shift change shall not be changed for the purposes to avoid this provision.

All FLSA 7K exemptions for Police officers will apply, e.g., hours worked and overtime provisions, unless modified by this Memorandum of Understanding.

B. Daylight Savings Time:

Effective upon Council adoption, if the changeover from Daylight Savings Time to Standard Time in the fall results in an extended workday, employees shall be compensated for the actual number of hours worked, including overtime compensation if appropriate. If the changeover from Standard Time to Daylight Savings Time in the spring results in a reduced workday, employees will be compensated for the actual number of hours worked, except those employees shall be allowed to debit available annual leave, compensatory time or holiday leave balances to offset any loss of pay that would otherwise occur.

C. Shift Rotation Schedule:

1. The shift rotation schedule for non-probationary police officers and sergeants shall be by seniority bidding. The Chief of Police or designee can alter shift assignments when it is in the best interest of the department under the following circumstances (the Chief will advise the FPOA President of his actions and reasons therefore):

    a. Deployment of probationary officers.

b. Deployment of patrol officers/sergeants in special assignment positions.
c. It is recognized by the Chief that there exists an issue of officer safety or the need to deploy a specific officer due to personal matters.

2. Shift rotations shall occur during the following time periods:

| | |
|---|---|
| Patrol Personnel: | March and September |
| Dispatch Personnel: | March and September |

D. Shift Trade:

A shift trade system is authorized wherein an employee scheduled for duty on a given day and shift can, with prior notice to the Chief of Police or designee; arrange to have another employee work for him/her. Shift trades may only take place between employees who are in the same job classification and within the same pay period. Example, a Police Officer may only make a shift trade with another Police Officer. A Police Officer may not make a shift trade with a Police Sergeant.

E. Minimum Staffing Levels:

Police Department staffing levels shall be established by the Chief of Police.

F. Overtime:

Overtime may be required of any employee when the Chief of Police or designee determines it to be in the best interest of the City. Employees will be compensated only for overtime ordered or authorized by designated supervisory personnel. However, no employee may be required to work overtime during any scheduled workweek in which the employee is on unpaid status due to disciplinary action.

Overtime will be paid for any hours worked outside an employee's scheduled hours of work.

Time worked in excess of eight (8) hours in a day shall not count in determining whether an employee has worked in excess of forty (40) hours in a week.

The overtime rate of pay shall be either 1½ times the hourly rate of salary with respect to cash payment; or 1½ hours for each hour worked with respect to compensatory time off (CTO). Compensatory time off hours shall be included on payroll stubs.

G. Overtime Rotation System:

An overtime rotation system shall be approved by the Chief of Police which provides an equal opportunity for all officers to assume overtime assignments when the overtime is discretionary.

H. Call-In Pay:

1. Any employee who is called in to work with less than 24 hours' notice shall be compensated at a minimum of four hours at the overtime pay rate, except as reflected herein.
2. The City reserves the right to assign an employee to overtime work concurrent with the beginning or end of a shift, provided that an employee is given more than 24 hours' notice. In such cases, the employee will be compensated hour for hour at time and one half.
3. Employees will be compensated with a minimum of two (2) hours of overtime pay for departmental meetings and training held outside an employee's scheduled hours of work.

I. Telephone Standy/Court Preparation:

1. The City will pay a minimum of two (2) hours of overtime for telephone standby for court, or cancellation of a court appearance within 24 hours prior to the scheduled court appearance.

2. Employees scheduled to appear in court shall be compensated a minimum of four (4) hours at the overtime rate if the employee reports for the appearance. Employees who report for a court appearance shall not be eligible to receive the two (2) hours of overtime for court telephone standby or less than 24-hour Court cancellation as set forth in Item 1 above.

J. Compensatory Time Off:

Compensatory time off (CTO) may be accrued in lieu of overtime pay to a maximum of one hundred sixty (160) hours. Employees may take CTO off at the convenience of the City and upon approval of the Chief of Police.

1. Exception: Events or training, which are subject to outside reimbursement, will be posted in advance if eligible for overtime pay only. These instances must be pre-approved by the Chief of Police or designee and the overtime must be specifically posted as "eligible for overtime pay only."

2. Effective the first full pay period after approval of this MOU by the City Council, employees may, within the first 30 days after ratification by the City Council, convert all accrued CTO to cash on an hour for hour basis.

K. Standby Duty – Dispatchers:

1. The City may assign a Dispatcher to Standby Duty, as it deems necessary. Standby Duty requires a Dispatcher assigned:

a. To be ready to respond immediately to calls from the City and to be called into work;
b. To be reachable by telephone/pager;
c. To refrain from activities which might impair their ability to perform any assigned duties.

2. Standby Duty shall be for a 24-hour period.

3. Employees assigned to Standby Duty shall receive compensation of $70.00 per 24-hour period.

4. Employees assigned to Standby Duty and who are called in to work shall be compensated at the overtime rate pursuant to Article VIII, Section E (Overtime) of the Agreement. Article VIII, Section G (Call-In Pay) of the Agreement shall also apply.

5. Standby Duty shall be assigned by the Police Department on an equitable basis based on the needs of the department.

## ARTICLE IX – LEAVES

A. Annual Leave:

1. Employees shall receive the following Annual Leave credits:

Non-shift personnel (40-hour work week):

| **Length of Service** | **Annual Leave Allowance** |
|---|---|
| 0 – 5 years | 16.34 hours per month |
| 5 – 10 years | 19.34 hours per month |
| 10 – 15 years | 22.34 hours per month |
| 15+ years | 24.34 hours per month |

Shift personnel:

| **Length of Service** | **Annual Leave Allowance** |
|---|---|
| 0 – 5 years | 17.00 hours per month |
| 5 – 10 years | 20.00 hours per month |
| 10 – 15 years | 23.00 hours per month |
| 15+ years | 25.00 hours per month |

2. Except as specified in Article IX, Section B below, employees shall not accrue sick leave. However, employees who have accumulated sick leave hours shall retain such hours and may use such leave credits pursuant to Article IX, Section B, below.

3. Annual leave credits may be used for any approved absence, including vacation and illness or injury. When annual leave is used for vacation, it will be scheduled pursuant to City Personnel Rules. When annual leave is used for illness or injury leave (e.g., sick leave) purposes, it will be taken pursuant to Article IX, Section B of this MOU.

4. Employees with annual leave balances that exceed the annual leave caps of 400 as of the date of ratification of this MOU by City Council, may retain such balances until the annual leave balances are reduced to the new cap.

   a. To avoid exceeding the maximum of 400 hours of accumulated annual leave, the City may direct an employee to take time off on annual leave. However, in the event the City does not approve annual leave for an employee in an amount sufficient to reduce accumulated annual leave to 400 hours, the number of hours that exceed 400 hours shall be rolled over into sick leave until the annual leave balance is reduced to the cap.

5. Cash Out of Annual Leave

   b. Employees may cash out up to 40 hours of annual leave per fiscal year.
   c. Annual Leave shall be cashed out pursuant to procedures established by the City Human Resources Department.
   d. Accrued annual leave shall be cashed out upon separation from employment with the City on an hour for hour basis.

6. Annual vacation requests shall be approved based on department policy as approved by the Chief of Police.

B. Sick Leave:

1. Sick leave may be used by employees for purposes enumerated in City Personnel Rules.

2. The City's contract with CalPERS permits sick leave to be converted to service credit for purposes of retirement (Government Code section 20965).

3. Accrued sick leave shall not be cashed out.

4. There shall be no maximum on the number of hours of sick leave an employee may accrue (bank).

C. Holidays:

1. Employees who are not assigned by the Police Chief to work shifts shall receive the following:

   a. The following holidays shall be observed by the City:

      (1) New Year's Day (January 1)
      (2) Martin Luther King Day
      (3) President's Day (Washington's Birthday)
      (4) Memorial Day
      (5) Independence Day
      (6) Labor Day
      (7) Veterans Day
      (8) Thanksgiving Day
      (9) Friday following Thanksgiving Day
      (10) December 24
      (11) Christmas Day
      (12) December 31
      (13) One (1) personal holiday as set forth in Item e) below.

   b. If any holiday falls on a Saturday, the proceeding Friday shall be observed as the holiday; and if any such holiday falls on a Sunday, the following Monday shall be observed as the holiday.

   c. If a holiday occurs on the employee's first normal day off, the employee shall take the preceding day as the holiday; however, id the holiday occurs on the employee's second consecutive normal day off, the employee shall take the following day as the holiday.

   d. Notwithstanding the above, eligible employees who are not able to take a designated holiday day off shall be credited with one (1) additional day of annual leave (8 hours) for each holiday not taken. Examples of this would include a non-peace officer assigned to work a shift who's regularly scheduled workday falls on a holiday or a non-shift peace officer whose duties required him/her to work on a holiday.

   e. As listed under Item (a) above, employees shall be entitled to one (1) personal holiday (8 hours) per calendar year. The personal holiday shall be taken in the same manner and under the same rules as compensating time off (CTO), except that employees who have not completed their initial probationary period may not take their personal holiday until they have completed the probationary period.

   f. No holiday pay shall be accrued when an employee has been off work on unpaid status for more than 90 days.

2. ~~Effective July 1, 2010~~:

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Employees who are assigned by the Police Chief to work shifts ~~shall cease accruing Holiday Leave time; instead, such employees~~ shall receive a 6% Holiday Pay differential. Holiday Pay shall be multiplied by the employee's salary step. Holiday Pay is additional compensation for employees who are normally required to work on an employer-approved holiday because they work in positions that require staffing without regard to holidays. Employees no longer accrue Holiday Leave credits, but employees with accrued Holiday Leave credits on the books may take such time off in the same manner as Annual Leave. Holiday Pay shall be compensable for retirement (PERS) purposes.

D. Use of Accrued Employee Furlough Time:

Between March 2009 and June 2010 employees (except employees in the classes of Dispatcher I, Dispatcher II, and Communications Supervisor) had their salary reduced 2 hours per pay period in exchange for accruing 2 hours per pay period of Furlough Time. For those employees with accrued Furlough Leave on the books, the use of Furlough Leave shall be treated the same as Annual Leave, except that accrued Furlough Leave shall have no cash value.

E. Maternity/Paternity Leave:

The City and FPOA agree that the family leave policy will be to provide four (4) months of maternity/paternity leave, without compensation, consistent with law.

F. FPOA Catastrophic Leave Bank:

1. The purpose of the FPOA catastrophic time bank is to enable employees to receive and donate accrued annual leave, sick leave, and compensating time off (CTO) credits to assist employees who have no leave and who will suffer a financial hardship due to a prolonged illness or injury to themselves or a member of the immediate family as defined in City Personnel Rules. The following conditions shall apply:

    a. Catastrophic Leave will be available only to employees who have exhausted all of their own paid leave through a bona fide serious illness, injury or FPOA defined catastrophic.
    b. The City shall administer the time bank.
    c. An employee may be on disability insurance and use the time bank credits in the same manner that sick leave is used to supplement disability insurance benefits.
    d. All donations are to be confidential, between the donating employee and the City.
    e. Employees donating to the time bank must have forty (40) hours of annual leave or sick leave available after making a donation.
    f. Donating employees must sign an authorization form (prepared by the City) and specify the employee who is to be a recipient of the

donation. Employees relinquish all rights and claims to hours donated. Donor specific time does not require exhaustion of accrued leave time by recipient.

g. Donations shall be subject to applicable tax laws.

h. Availability of catastrophic leave time shall not delay or prevent the City from taking action to medically separate or disability retire an employee.

i. The City may require a physician's statement stating that the presence of the employee who is requesting catastrophic leave time to care for an ill or injured immediate family member is necessary.

## ARTICLE X – MISCELLANEOUS

A. Fitness for Duty:

1. The City may require an employee to submit to a medical examination by a physician designated by the City to evaluate the capacity of the employee to perform the work of the employee's position. The decision to require an employee to submit to such medical examination shall be based upon reasonable cause to believe, by the employee's department head or designee, that the employee is unable to perform the work of the employee's position. The City shall pay the cost of such examination.

   The physician shall make a written report to the City. Information provided by the City's physician shall be kept confidential. A copy of the physician's report shall be given to the employee.

   After consideration of the report and other pertinent information, the City will take steps in accordance with State and Federal law regarding disabilities. If the City concludes the employee is unable to perform the work of his/her present position, the City may demote or transfer the employee to an appropriate position, including one of less than full time. If it is concluded that the employee is unable to perform the duties of his/her position and the employee cannot be demoted or transferred to another position, the employee's employment with the City may be terminated. Any such action shall be considered non-disciplinary. An employee who is terminated because he/she is unable to perform the duties of his/her position shall be placed on paid administrative leave until the date of separation.

   An employee terminated pursuant to this section may elect, at the employee's cost, to an examination by a physician of the employee's choice. If the employee's physician finds the employee fit to perform his/her job duties the employee shall have the right to submit the matter to binding arbitration, pursuant to Article XI of this MOU.

After weighing the evidence submitted by both parties, the employee may be reinstated if the arbitrator determines that the employee is fit to perform the duties of his/her former position. Reinstatement shall not require current eligibility on any city employment list. The arbitrator may elect to pay the employee for some or all of the time between the termination date and the date of the arbitrator's award.

2. This section shall not supersede any rights and/or remedies the parties may have pursuant to the California Workers Compensation system and Labor Code.

3. The parties agree to meet during the term of this agreement to review policies and statutes that govern Fitness for Duty and insure compliance with state law.

B. City Vehicle Use:

City vehicles shall be assigned at the discretion of the Chief of Police.

C. Probationary Period:

1. The City will require a 12-month probationary period for all classes in the police bargaining unit. All regular employees shall serve a 12-month probationary period upon appointment to a classification in the police bargaining unit; with the exception that employees appointed to the class of Police Officer shall begin their 12-month probationary period at the conclusion of academy graduation. Probationary periods may be extended consistent with City Personnel Rules.

2. Notwithstanding Section C, subsection 1 above, employees in the class of Crime Analyst shall not complete the probationary period until the employee possesses the Crime and Intelligence Certificate as set forth in Article V, Section J, subsection 6. Failure of any employee in the class of Crime Analyst to possess the Crime and Intelligence Certificate prior to conclusion of the probationary period shall cause the employee to be released from employment in the class.

3. Notwithstanding Section C, subsection 1 above, employees in the class of Dispatcher I/II, if starting in the entry level of Dispatcher I, will serve a minimum 18-month probationary period. This involves 12 months in the probationary trainee position of Dispatcher I, followed by another 6 months of probation upon advancement to Dispatcher II. Failure of any Dispatcher I to attain POST certification prior to the conclusion of the 12 months Dispatcher I probationary period shall cause the employee to be released from employment in the class.

D. Permanent Part-Time Employees:

Permanent part-time employees are employees hired off an eligible list and who work at least 20 hours per week and not more than 39 hours per week.

The City agrees to provide the same ~~pay 100% of the~~ health, dental, and vision insurance contributions ~~premiums~~ for the employee-only category for permanent part-time employees that it provides permanent full-time employees. Permanent part-time employees shall have the option to purchase employee plus 1 or employee plus 2 or more ~~dependent~~ coverage through the City at rates established by the City's health, dental and vision insurance carriers. When a permanent part-time employee purchases dependent coverage, the employee shall pay the difference between the amount paid by the City for employee-only coverage and the cost of the dependent coverage.

Other benefits provided in the Memorandum of Understanding (MOU) between the City and the FPOA shall be allocated to permanent part-time employees on a pro-rata basis.

E. Voluntary Wellness Program:

The Police Department will implement a Voluntary Wellness Program for employees in the classes of Police Officer, Police Corporal, Police Sergeant, and Community Service Officer. The purpose of the program is to encourage the proper physical conditioning and health of law enforcement personnel. The department shall determine specific procedures and policies; however, key elements shall include:

1. Regular exercise regimen. Employees shall be granted up to four hours (not to exceed one hour per shift) of release time per workweek to exercise, call load permitting. Such time shall be scheduled at the discretion of appropriate supervisory personnel.

2. Participation in an annual “baseline” physical evaluation conducted by the department.

3. The Chief of Police shall be authorized to implement program changes which benefit additional members of the FPOA. Those additions will be published consistent with department directives.

   Nothing in this section shall be deemed to interfere or infringe upon the right of the City to set work schedules and/or hours of work as set forth in Article II, Section 1 of this Agreement.

F. Personal Leave Time:

1. Any Personal Leave Time (PLT) earned by employees and still remaining on the books may be used by employees for time off on an hour for hour basis until the employee has exhausted the bank. Use of PLT time shall be subject to the following:

   PLT may be used by employees for time off on an hour for hour basis until the employee has exhausted the bank. Use of PLT time shall be subject to the following:

   b. Use of PLT shall be subject to operating needs of the Police Department.
   c. Use of PLT shall not cause the Police department to backfill behind an employee using OLT.
   d. PLT shall have no cash value and may not be cashed out. If an employee terminates employment with the City or retires, any PLT remaining in the bank shall be surrendered with no value to the employee.

2. At such times that the Chief of Police changes the work schedule for Dispatchers from a 12-hour day shift to a 10-hour day shift, Dispatchers shall accrue a one-time grant of 100 hours of Personal Leave Time. Nothing in this section shall be deemed to interfere or infringe upon the right of the City to set work schedules and/or hours of work as set forth in Article II, Section I of this Agreement.

G. Mutual Aid Assignments:

All personnel assigned by the Chief of Police to provide Mutual Aid to another public agency will be compensated (portal to portal) from time of assignment to their return to the police headquarters. While on Mutual Aid assignment, personnel will be compensated at their regular rate of pay during their normally assigned shifts. Personnel assigned to work on days off shall be compensated at the overtime rate.

Specific policies and procedures applicable to Mutual Aid assignments shall be determined by the department.

H. Lateral Hire – Police Officer/Dispatcher

As a recruitment incentive for the lateral hire of a Police Officer or Dispatcher, the City may, at its discretion, offer one or more of the following employment enhancements:

2. Accrual of Annual Leave pursuant to Article IX, Section A, at the rate consistent with the vacation accrual rate of the lateral hire's last place of employment as a Police Officer/Dispatcher.

3. Training and education incentives pursuant to Article V, Section H.

4. Salary step placement consistent with the candidate's previous experience as a Police Officer/Dispatcher.

5. Crediting of up to forty (40) hours of personal leave time (PLT). PLT shall have no cash value. PLT shall be taken in a manner consistent with department vacation policy. Should a lateral hire terminate employment with the City, any unused PLT shall be forfeited.

## ARTICLE XI – GRIEVANCE PROCEDURE

A. Definition:

The term "Grievance" as used in this Agreement is limited to a complaint or request of an employee, group of employees, or FPOA which involves the interpretation, application, or compliance with the provisions of this Agreement or City Rules.

B. Time Limits:

Grievances not presented within the time limits established for each step of this procedure shall not be considered. Should the City fail to answer within the established time limits, the grievance may be processed to the next level and the failure to answer shall be given the appropriate weight by the arbitrator.

When days are used in this article for the purpose of establishing time limits, those limits will be presumed to have been met when the appropriate forms are either personally delivered to the affected party or deposited in the U.S. mail, as evidenced by the appropriate postmark.

Time limits may be waived by mutual agreement between the parties. As referred to in this article, all "days" are "calendar days."

C. Presentation:

An employee and/or FPOA representative may present a grievance while on duty, provided such presentations and discussions do not disrupt City operations and are kept to a reasonable minimum.

D. Procedure:

All grievances as defined herein shall be processed in accordance with this procedure. All grievances, beginning at Step 2 shall be filed on forms provided by the City for that purpose. FPOA may refuse to represent a grievant and the

City may refuse to consider a grievance in those circumstances where the aggrieved party has not followed this procedure.

1. STEP 1. Within fifteen (15) days of the act(s) and/or omission(s) giving rise to the grievance or within fifteen (15) days of the time the employee or FPOA should reasonably have been aware of said act(s) and/or omission(s), the grievance shall be discussed informally with the person or persons most directly responsible for the circumstances which gave rise to the grievance. If the grievance is not resolved within fifteen (15) days of the date on which it is first presented at Step 1, the grievant may proceed to Step 2.

2. STEP 2. Within fifteen (15) days of receipt of the Step 1 answer, or if no answer is given, within thirty (30) days of the Step 1 meeting, the grievant, if still dissatisfied, shall file with the Police Chief, a formal written grievance. Within fifteen (15) days of the receipt of the formal grievance the Police Chief or designee shall meet with the grievant to discuss the matter. The Police Chief or designee shall respond to the grievant, in writing, within fifteen (15) days of the Step 2 meeting. The Step 2 response shall include the position of the Police Department and the reasons therefore, as related to the grievance.

3. STEP 3. Within fifteen (15) days of the Step 2 response or, if no Step 2 response is received, within thirty (30) days of the Step 2 meeting, the grievance may be presented in writing to the City's Employee Relations Officer. The Employee Relations Officer shall conduct such investigation as is deemed appropriate and shall issue a written determination within thirty (30) days of the date on which the grievance is first presented at Step 3. If the Employee Relations Officer fails to issue a written determination within the prescribed period of time or if the determination is not satisfactory to the grievant, the grievant may request that the matter be submitted to binding arbitration.

   Matters involving the interpretation or application of this Agreement may only be submitted to Step 4 by FPOA. Employees may submit matters of discipline to arbitration pursuant to Article XII of this Agreement.

4. STEP 4. A request for binding arbitration shall be made in writing to the Employee Relations Officer within fifteen (15) days of the date which the grievant received a copy of the written determination of Step 3, or in the event that no Step 3 answer is received, within forty-five (45) days of the date of the Step 3 meeting. An arbitrator may be selected by mutual agreement between the parties. However, should the parties fail to

voluntarily agree upon an arbitrator, the parties shall make a joint request to the American Arbitration Association or the Mediation and Conciliation Service of the State of California. The parties shall request a list of five (5) qualified arbitrators. Each party shall alternately strike one name from the list and the last remaining name shall serve as arbitrator. The first party to strike a name shall be determined by the toss of a coin.

The arbitrator's decision shall be final and binding on the City, FPOA, and the grievant. The arbitrator shall have no authority to add to or delete from the terms of this Agreement or City rules. All fees and costs of the arbitrator and court reporter, if any, shall be borne equally by the parties. In matters of discipline, which have not been submitted to arbitration by FPOA, all costs will be split between the parties to the arbitration and shall not include FPOA.

## ARTICLE XII – DISCIPLINE PROCEDURE

A. Policy:

It is the policy of the City that the discipline of City employees be imposed on an appropriate and consistent basis. When an employee engages in misconduct or when job performance is unsatisfactory in the judgment of the City, disciplinary action may be initiated. This article modifies disciplinary procedures identified in City Personnel Rules.

B. Definition:

As used herein, “disciplinary action” means written reprimand, suspension without pay, reduction in pay, demotion, or dismissal.

C. Persons Authorized to Initiate Disciplinary Action:

Discipline may be initiated by those authorized in the City Personnel Rules.

D. Application of Appeal Procedure:

1. Permanent Status: This article shall only apply to employees with permanent status with the City.
2. Probationary Status: An employee in probationary status shall have no right to grieve or arbitrate release from probationary appointment.
3. Temporary Employee: An employee in a temporary position shall have no right to grieve or arbitrate release from temporary appointment.

4. Temporary Upgrade (Out of Class): An employee in a temporary upgrade status shall have no right to grieve or arbitrate release from temporary upgrade status.

5. A written reprimand shall be appealable only to the City Manager or his/her designee with the right to present the employee's position and supporting evidence, but no right to confront or cross-examine witnesses. The decision of the City Manager or designee shall be final.

6. Upon the request of an employee, a written reprimand shall be removed from an employee's personnel file after two (2) years from the original date of issuance; provided, however, that the employee has not been subject to disciplinary action during the two (2) year period.

7. A counseling memorandum, letter of instruction or similar action shall not be considered formal disciplinary action. Such measures shall be considered corrective action. The Police Chief may issue General Orders defining corrective action measures and identify those management personnel who can issue such measures. Corrective action may not be appealed beyond the Police Chief.

E. Cause for Disciplinary Action:

1. Discipline shall be for cause. Examples of conduct or performance deficiencies that may warrant discipline include, but are not limited to (more examples can be found in the City Personnel Rules):

   b. Misstatement of facts during hiring process
   c. Falsification of an entry on a City document (e.g., timecard, expense report)
   d. Disclosure of confidential information
   e. Insubordination or willful disobedience
   f. Incompetence, inefficiency or unsatisfactory job performance
   g. Discriminatory, discourteous, or unbecoming behavior
   h. Theft, misuse or unauthorized use or possession of City property
   i. Dishonesty
   j. Misconduct, i.e., any behavior that brings harm or discredit to the City
   k. Being under the influence of illegal drugs or alcohol or possessing illegal drugs while on City property or on official business
   l. Conviction of a felony or misdemeanor that involves moral turpitude, or any other conviction or pleas of nolo contendere (no contest) or diversion for such offense, which adversely affects, or brings discredit to the City
   m. Excessive absence or tardiness
   n. Absence without approved leave

o. Violation of a City rule, policy, or procedure
p. Soliciting outside work for personal gain during the conduct of City business; engaging in outside employment for any business under contract by the City; participating in any outside employment that adversely affects the employee's City work performance; and engaging in unauthorized outside employment
q. Loss or failure to maintain any license, certification, and/or clearance which is required as a minimum qualification or condition of employment for the employee's position

F. Preliminary Notice of Disciplinary Action:

1. A copy of the preliminary notice of disciplinary action shall be served upon the employee either personally, or by first class mail and certified mail, return receipt requested, to the last known address of the employee. The last known address shall be deemed to be the address that is within the employee's official personnel file. If notice is provided by mail, the employee should be deemed to have received notice ten (10) workdays after the date of mailing.

2. The Preliminary Notice shall include:

a. A statement of the nature of the disciplinary action;
b. The effective date of the disciplinary action;
c. A statement of the reasons for the disciplinary action citing the item(s) under Article XII, Section E, General Orders, or the Personnel Rules which have been violated;
d. Any supported material or documentation;
e. A Preliminary Notice of Disciplinary Action shall be valid provided it contains a statement advising the employee of the right to request a Skelly Meeting, the manner and time in which the request for a Skelly Meeting must be made, and the required content of the request for a Skelly Meeting; and
f. The name and address of the person to whom all written communication regarding this Skelly Meeting [alternatively, matter] shall be sent.

G. Skelly Meeting:

1. An employee who is subject to disciplinary action shall have the right, within five (5) workdays after receiving a Proposed Notice of Disciplinary Action to request a Skelly Meeting by filing a written request for a meeting signed by the employee or the employee's representative with the employee's consent with the City Human Resources Director.

2. Failure to respond to or inaction within the specified time will result in the waiver of the right to a Skelly meeting and the proposed discipline becoming final.

3. Upon a written request for a Skelly meeting, the City shall appoint a "Skelly Officer". The Skelly Officer will meet with the employee, listen to arguments and receive documents presented by the employee. Within a reasonable time and in writing, the Skelly Officer shall respond to the City, with a copy to the employee and the employee's representative, if applicable. The Skelly Officer may recommend that the City dismiss, modify, or sustain the proposed discipline.

4. If the proposed discipline is sustained or modified by the City after the Skelly Meeting, the disciplinary action shall be implemented. A Final Notice of Disciplinary Action shall be served in the same manner as the Preliminary Notice of Disciplinary Action, except that the Final Notice of Disciplinary Action shall include a statement advising the employee of the right to appeal the action, the manner and time in which the appeal must be made, the required content of the appeal, and the name and address of the person to whom all written communication regarding the appeal shall be sent.

H. Appeal of Disciplinary Action:

1. Within ten (10) workdays after receipt of the Final Notice of Disciplinary Action, disciplinary actions may be appealed to arbitration. Notice of the appeal must be filed with the Human Resources Director. If the employee fails to file a notice of appeal within this time period, the disciplinary action shall become final and there shall be no further appeal.

2. The decision of the arbitrator shall be final and binding on the parties. No appeal or review of the arbitrator's decision by Writ or other mechanism before any court, administrative tribunal or any other forum on any legal theory or basis shall be possible.

3. Appeals of disciplinary actions to arbitration shall be pursuant to Article XI (Grievance Procedure) of this Agreement, except that on disciplinary appeals:

   a. An appeal for a disciplinary action is a complaint of a permanent employee of whether there was cause for the disciplinary action taken against the employee.
   b. The parties to the discipline hearing and to the selection of the arbitrator shall be the employee, who may be represented by FPOA, self-represented, or independent counsel, and the City who

may be represented by the Human Resources Department or counsel.

c. The employee shall be entitled to appear personally at the hearing and produce evidence.

d. The fees and expenses of the arbitrator, a court reporter and transcript if required by the arbitrator, shall be shared equally by the parties.

## ARTICLE XIII – LAYOFF

A. Layoff

When it becomes necessary due to lack of work, lack of funds, or in the interest of economy, to reduce the number of employees in the Police Department bargaining unit, the order in which employees will be laid off within each class affected by the layoff shall be based on seniority as provided in Section C.

1. Area of Layoff:

The City shall determine the area(s) and positions in which layoffs may occur, including the identification of the division, work unit, class, and specific position. When a list of the affected areas and/or positions has been prepared, the City will give notice to FPOA prior to implementation of the layoff, and upon request, shall meet with FPOA in good faith regarding the impact of the layoff (consistent with Section H). Unless agreed otherwise, the following layoff procedure shall be followed:

a. Employees holding temporary, seasonal, part-time, probationary, or provisional appointments in the class shall be laid off first. Employees serving in a regular part-time position shall be laid off second. Employees who have completed probation (i.e. permanent employees) shall be laid off last. Employees off work on approved leave (workers compensation, disability leave, etc.) who are identified for layoff shall be laid off in the same manner as if the employee was on active duty.

b. Should it become necessary to lay off permanent employees, the employees laid off shall be those with the least service credit within the identified classifications in the department. If two (2) or more employees in this circumstance possess essentially the same amount of service credit, the Police department shall determine which person shall be laid off.

2. Seniority Defined:

Seniority shall be defined by the date of the most recent appointment to the classification. Time served as a probationary employee in the class shall be included in determining seniority.

3. Notification:

Employees to be laid off shall be given final written notification by the City of such action. Whenever possible, such notification shall be given a minimum of thirty (30) calendar days prior to the effective date of the layoff. At its discretion, the City may also issue preliminary written layoff notices.

4. Right to Demote:

Any employee who is scheduled for layoff shall have a right to demote to a class in which the employee formerly held permanent status. Any employee scheduled for layoff in a class outside the bargaining unit shall bump into a class in the bargaining unit if they formerly held permanent status in that class. If there is no authorized position in the class to which the employee would otherwise have a right to demote, then the employee shall be laid off from employment.

The right to demote shall be implemented as follows:

a. If there is only one other lower salaried class in which the employee formerly held permanent status, the employee shall be demoted to that class. If there is no vacancy in that class and the demoting employee has less seniority than all other employees in that class, the demoting employee shall be laid off from that class and from employment.
b. If there are two or more lower salaried classes in which the employee formerly held permanent status, the employee shall be demoted to that class in which the employee formerly held permanent status which has the highest salary. If there is no vacancy in that class, and the demoting employee has less seniority than all other employees in that class, the above process shall continue until the demoting employee either reaches a class in which the employee formerly held permanent status in which there is a vacancy or in which the employee is not the least senior employee in that class, or the employee is laid off from employment.
c. An employee who is least senior in a class in which there is no vacancy and to which an employee demotes from a higher class shall be laid off from that class, and shall have the same right to demote as does any other employee who is laid off.

d. An employee demoted under this procedure shall be deemed to have exercised the employee's right to demote and to have accepted each demotion, subject to the employee's right to resign from employment.

e. An employee who is demoted from a class in which the employee holds permanent status shall be deemed for all purposes to have been laid off from each class from which the employee subsequently demotes or is displaced, including classes which the employee passes through because of the absence of a vacancy and insufficient seniority to occupy a position.

5. Reemployment:

The names of employees laid off in accordance with the provisions of this section shall be placed on a reemployment list. Names shall be placed on a reemployment list by classification in order of seniority. A reemployment list will be used to fill vacancies in the classification before any other eligible list that exists for that classification. In the event that a person on layoff declines reemployment to a vacant position in the classification from which the employee was laid off or cannot be contacted through telephone and certified mail within fifteen (15) working days, such person's name shall be removed from the reemployment list.

A reemployment list will remain in effect for two (2) years unless specifically extended, or sooner if exhausted. Upon reinstatement an employee will be eligible for all benefits acquired by the employee prior to the layoff, including prior Annual Leave accrual rates, health benefits provided in the current FPOA Memorandum of Understanding, retirement tier (as permitted by PERS law) and seniority. An employee shall not receive credit for time spent on layoff in computing time for any benefit entitlement. Rehire shall be subject to successful completion of pertinent psychological, medical, polygraph, and background investigations.

6. Appeals:

Interpretations of the provisions of this section may be appealed through the grievance procedure (Article XI) of this Agreement. Such grievances must be filed within five (5) workdays of final written notification of the proposed layoff. For the purpose of appealing interpretations of this section, grievances shall be filed directly with the City Manager (Step 3 of the grievance procedure). The filing of a grievance shall not prevent the City from implementing the layoff. The reasons or necessity for the layoff shall not be subject to the grievance procedure or appeal.

7. Nothing in this section shall delay or limit the City’s right to lay off employees.

## ARTICLE XIV – TERM AND SIGNATURE CLAUSE

A. Term of Agreement:

This Memorandum of Understanding incorporates all modifications regarding wages, hours, and other terms and conditions of employment. This Memorandum of Understanding shall be effective as of January 1, ~~2025~~2026, and shall expire December 31, 202~~85~~. Should either party desire to commence the meet and confer process for the next subsequent Memorandum of Understanding, that party shall notify the other in writing no earlier than one hundred twenty (120) calendar days prior to the expiration date of the existing Memorandum of Understanding, and the meet and confer process shall begin no later than ninety (90) calendar days prior to the expiration date of this Agreement.

B. Signature Clause:

The terms and conditions of this Memorandum of Understanding are executed this _____ day of _____, 2025 by the employer employee representatives whose signatures appear below on behalf of their respective organizations.

CITY OF FOLSOM

_____
Bryan Whitemyer
City Manager

_____
Allison Garcia
Human Resources Director

_____
~~Richard Hillman~~Randy Ulibarri
Interim Chief of Police

_____
Vance Piggott
City Representative

_____
Gabriela L. Cousineau
Management Analyst, HR

FOLSOM POLICE OFFICERS ASSOCIATION

_____
~~John Triplett~~Paul Rice
President, FPOA

_____
Larry Menth
Labor Relations Consultant

_____
~~Michael Gruenberg~~Eathan Vavak
~~Board Member~~Vice President, FPOA

_____
~~Deidre McAuliff~~Luis Mena
Board Member, FPOA

_____
~~Paul Rice~~Gavin Plank
Board Member, FPOA

_____
~~Daren Prociw~~Jessica Price
Board Member, FPOA

# Attachment A. Salary Schedule

| Per MOU dated 01/01/2025 - 3.00% COLA eff: 01/01/2025 | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CLASSIFICATION | SCH | RNG | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| SAFETY: | Additional 2% market adjustment | | | | | | | | | | | | | | | |
| POLICE OFFICER (Probationary/Pre-service) | C | 41P | 78,587 | | | | | | | | | | | | | |
| POLICE OFFICER (POST Certified/Lateral) | C | 44P | 89,145 | 91,820 | 94,574 | 97,411 | 100,334 | 103,344 | 106,444 | 109,637 | 112,926 | | | | | |
| POLICE CORPORAL | C | 48P | 95,316 | 98,175 | 101,120 | 104,154 | 107,278 | 110,497 | 113,812 | 117,226 | 120,743 | | | | | |
| POLICE SERGEANT | C | 54P | 108,262 | 111,510 | 114,855 | 118,301 | 121,850 | 125,506 | 129,271 | 133,149 | 137,143 | | | | | |
| MISCELLANEOUS: | | | | | | | | | | | | | | | | |
| COMMUNICATIONS SUPERVISOR | A/B | 49D | 87,757 | 90,390 | 93,101 | 95,894 | 98,771 | 101,734 | 104,786 | 107,930 | 111,172 | | | | | |
| CRIME ANALYST | A | 45P | 82,129 | 86,287 | 90,655 | 95,246 | 100,067 | 105,132 | 107,761 | | | | | | | |
| | B | 45P | 80,126 | 82,129 | 84,182 | 86,287 | 88,445 | 90,655 | 92,922 | 95,246 | 97,626 | 100,067 | 102,568 | 105,132 | 107,761 | |
| DISPATCHER I | A/B | 36D | 66,788 | | | | | | | | | | | | | |
| DISPATCHER II | A | 38D | 76,313 | 78,603 | 80,961 | 83,390 | 85,891 | 88,468 | 91,122 | 93,856 | 96,671 | | | | | |
| COMMUNITY SERVICE OFFICER | A/B | 34P | 58,390 | 61,310 | 62,843 | 64,414 | 66,024 | 67,675 | 69,367 | 71,101 | 72,878 | 74,700 | 76,568 | 78,482 | | |
| POLICE RECORDS TECHNICIAN | A | 33P | 51,383 | 53,958 | 56,637 | 59,482 | 62,452 | 65,575 | 67,215 | | | | | | | |
| | B | 33P | 51,015 | 52,290 | 53,597 | 54,937 | 56,311 | 57,718 | 59,161 | 60,640 | 62,156 | 63,710 | 65,303 | 65,575 | 67,215 | |
| POLICE RECORDS SUPERVISOR | A | 51P | 63,476 | 66,640 | 69,965 | 73,474 | 77,146 | 81,003 | 83,029 | | | | | | | |
| | B | 51P | 63,022 | 64,597 | 66,212 | 67,868 | 69,564 | 71,303 | 73,086 | 74,913 | 76,786 | 78,706 | 80,673 | 81,004 | 83,029 | |
| VOLUNTEER COORDINATOR | A | 51P | 63,476 | 66,640 | 69,965 | 73,474 | 77,146 | 81,003 | 83,029 | | | | | | | |
| | B | 51P | 63,022 | 64,597 | 66,212 | 67,868 | 69,564 | 71,303 | 73,086 | 74,913 | 76,786 | 78,706 | 80,673 | 81,004 | 83,029 | |
| ANIMAL CONTROL OFFICER | | 47P | 59,521 | 62,534 | 64,098 | 65,700 | 67,343 | 69,026 | 70,752 | 72,521 | 74,334 | 76,192 | 78,097 | 80,333 | 82,341 | |
| *Note: Those on Schedule "A" were hired prior to 02/06/2014. All others are Schedule "B."* | | | | | | | | | | | | | | | | |

FPOA Memorandum of Understanding
1/1/256 – 12/31/258

**Per MOU dated 01/01/2026 - 3.00% COLA eff: 01/01/2026**

| CLASSIFICATION | SCH | RNG | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **SAFETY:** | Additional 4% market adjustment | | | | | | | | | | | | | | |
| POLICE OFFICER (Probationary/Pre-service) | C | 41P | 84,183 | | | | | | | | | | | | |
| POLICE OFFICER (POST Certified/Lateral) | C | 44P | 95,492 | 98,357 | 101,308 | 104,347 | 107,477 | 110,702 | 114,023 | 117,443 | 120,967 | | | | |
| POLICE CORPORAL | C | 48P | 102,102 | 105,165 | 108,320 | 111,570 | 114,917 | 118,364 | 121,915 | 125,573 | 129,340 | | | | |
| POLICE SERGEANT | C | 54P | 115,971 | 119,450 | 123,033 | 126,724 | 130,526 | 134,442 | 138,475 | 142,629 | 146,908 | | | | |
| **MISCELLANEOUS:** | | | | | | | | | | | | | | | |
| COMMUNICATIONS SUPERVISOR | A/B | 49D | 90,393 | 93,105 | 95,898 | 98,775 | 101,738 | 104,790 | 107,934 | 111,172 | 114,507 | | | | |
| CRIME ANALYST | A | 45P | 84,593 | 88,876 | 93,375 | 98,103 | 103,069 | 108,286 | 110,994 | | | | | | |
| | B | 45P | 82,530 | 84,593 | 86,708 | 88,876 | 91,098 | 93,375 | 95,710 | 98,103 | 100,555 | 103,069 | 105,645 | 108,286 | 110,994 |
| DISPATCHER I | A/B | 36D | 68,792 | | | | | | | | | | | | |
| DISPATCHER II | A | 38D | 78,603 | 80,961 | 83,390 | 85,891 | 88,468 | 91,122 | 93,856 | 96,671 | 99,571 | | | | |
| COMMUNITY SERVICE OFFICER Additional 2.5% market adjustment | A/B | 34P | 61,646 | 64,728 | 66,346 | 68,005 | 69,705 | 71,448 | 73,234 | 75,065 | 76,941 | 78,865 | 80,836 | 82,857 | |
| POLICE RECORDS TECHNICIAN | A | 33P | 52,924 | 55,577 | 58,336 | 61,267 | 64,326 | 67,542 | 69,231 | | | | | | |
| | B | 33P | 52,545 | 53,859 | 55,205 | 56,585 | 58,000 | 59,450 | 60,936 | 62,460 | 64,021 | 65,622 | 67,262 | 67,542 | 69,231 |
| POLICE RECORDS SUPERVISOR | A | 51P | 65,380 | 68,639 | 72,064 | 75,679 | 79,460 | 83,433 | 85,520 | | | | | | |
| | B | 51P | 64,912 | 66,535 | 68,199 | 69,904 | 71,651 | 73,442 | 75,278 | 77,160 | 79,089 | 81,067 | 83,093 | 83,434 | 85,520 |
| VOLUNTEER COORDINATOR | A | 51P | 65,380 | 68,639 | 72,064 | 75,679 | 79,460 | 83,433 | 85,520 | | | | | | |
| | B | 51P | 64,912 | 66,535 | 68,199 | 69,904 | 71,651 | 73,442 | 75,278 | 77,160 | 79,089 | 81,067 | 83,093 | 83,434 | 85,520 |
| ANIMAL CONTROL OFFICER | | 47P | 61,307 | 64,411 | 66,021 | 67,671 | 69,363 | 71,097 | 72,875 | 74,696 | 76,564 | 78,478 | 80,440 | 82,742 | 84,811 |

*Note: Those on Schedule "A" were hired prior to 02/06/2014. All others are Schedule "B."*

**Per MOU dated 01/01/2026 - 3.00% COLA eff: 01/01/2027**

| CLASSIFICATION | SCH | RNG | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **SAFETY:** | Additional 2.5% market adjustment | | | | | | | | | | | | | | |
| POLICE OFFICER (Probationary/Pre-service) | C | 41P | 88,876 | | | | | | | | | | | | |
| POLICE OFFICER (POST Certified/Lateral) | C | 44P | 100,816 | 103,840 | 106,956 | 110,164 | 113,469 | 116,873 | 120,380 | 123,991 | 127,711 | | | | |
| POLICE CORPORAL | C | 48P | 107,794 | 111,028 | 114,359 | 117,790 | 121,323 | 124,963 | 128,712 | 132,573 | 136,550 | | | | |
| POLICE SERGEANT | C | 54P | 122,436 | 126,109 | 129,892 | 133,789 | 137,803 | 141,937 | 146,195 | 150,581 | 155,098 | | | | |
| **MISCELLANEOUS:** | | | | | | | | | | | | | | | |
| COMMUNICATIONS SUPERVISOR | A/B | 49D | 93,105 | 95,898 | 98,775 | 101,738 | 104,790 | 107,934 | 111,172 | 114,507 | 117,942 | | | | |
| CRIME ANALYST | A | 45P | 89,575 | 94,054 | 98,757 | 103,695 | 108,880 | 114,324 | 117,182 | | | | | | |
| Additional 2.5% market adjustment | B | 45P | 87,131 | 89,309 | 91,542 | 93,831 | 96,176 | 98,581 | 101,045 | 103,571 | 106,161 | 108,815 | 111,535 | 114,324 | 117,182 |
| DISPATCHER I | A/B | 36D | 70,856 | | | | | | | | | | | | |
| DISPATCHER II | A | 38D | 80,961 | 83,390 | 85,891 | 88,468 | 91,122 | 93,856 | 96,671 | 99,571 | 102,559 | | | | |
| COMMUNITY SERVICE OFFICER Additional 2.5% market adjustment | A/B | 34P | 65,082 | 68,337 | 70,045 | 71,796 | 73,591 | 75,431 | 77,316 | 79,249 | 81,231 | 83,261 | 85,343 | 87,476 | |
| POLICE RECORDS TECHNICIAN | A | 33P | 54,512 | 57,244 | 60,086 | 63,105 | 66,256 | 69,569 | 71,308 | | | | | | |
| | B | 33P | 54,121 | 55,474 | 56,861 | 58,283 | 59,740 | 61,233 | 62,764 | 64,333 | 65,942 | 67,590 | 69,280 | 69,569 | 71,308 |
| POLICE RECORDS SUPERVISOR | A | 51P | 67,342 | 70,698 | 74,226 | 77,949 | 81,844 | 85,936 | 88,086 | | | | | | |
| | B | 51P | 66,860 | 68,531 | 70,245 | 72,001 | 73,801 | 75,646 | 77,537 | 79,475 | 81,462 | 83,499 | 85,586 | 85,937 | 88,085 |
| VOLUNTEER COORDINATOR | A | 51P | 67,342 | 70,698 | 74,226 | 77,949 | 81,844 | 85,936 | 88,086 | | | | | | |
| | B | 51P | 66,860 | 68,531 | 70,245 | 72,001 | 73,801 | 75,646 | 77,537 | 79,475 | 81,462 | 83,499 | 85,586 | 85,937 | 88,085 |
| ANIMAL CONTROL OFFICER | | 47P | 63,146 | 66,343 | 68,001 | 69,701 | 71,444 | 73,230 | 75,061 | 76,937 | 78,861 | 80,832 | 82,853 | 85,225 | 87,355 |

*Note: Those on Schedule "A" were hired prior to 02/06/2014. All others are Schedule "B."*

FPOA Memorandum of Understanding
1/1/256 – 12/31/258

**Per MOU dated 01/01/2026 - 3.00% COLA eff: 01/01/2028**

| CLASSIFICATION | SCH | RNG | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **SAFETY:** | Additional 2.5% market adjustment | | | | | | | | | | | | | | |
| POLICE OFFICER (Probationary/Pre-service) | C | 41P | 93,831 | | | | | | | | | | | | |
| POLICE OFFICER (POST Certified/Lateral) | C | 44P | 106,436 | 109,630 | 112,918 | 116,306 | 119,795 | 123,389 | 127,091 | 130,903 | 134,831 | | | | |
| POLICE CORPORAL | C | 48P | 113,804 | 117,218 | 120,734 | 124,356 | 128,087 | 131,930 | 135,888 | 139,964 | 144,163 | | | | |
| POLICE SERGEANT | C | 54P | 129,262 | 133,140 | 137,134 | 141,248 | 145,485 | 149,850 | 154,345 | 158,976 | 163,745 | | | | |
| **MISCELLANEOUS:** | | | | | | | | | | | | | | | |
| COMMUNICATIONS SUPERVISOR | A/B | 49D | 95,898 | 98,775 | 101,738 | 104,790 | 107,934 | 111,172 | 114,507 | 117,942 | 121,481 | | | | |
| CRIME ANALYST | A | 45P | 92,263 | 96,876 | 101,720 | 106,806 | 112,146 | 117,753 | 120,697 | | | | | | |
| | B | 45P | 89,745 | 91,989 | 94,288 | 96,646 | 99,062 | 101,538 | 104,077 | 106,679 | 109,346 | 112,079 | 114,881 | 117,753 | 120,697 |
| DISPATCHER I | A/B | 36D | 72,981 | | | | | | | | | | | | |
| DISPATCHER II | A | 38D | 83,390 | 85,891 | 88,468 | 91,122 | 93,856 | 96,671 | 99,571 | 102,559 | 105,635 | | | | |
| COMMUNITY SERVICE OFFICER Additional 2.5% market adjustment | A/B | 34P | 68,711 | 72,146 | 73,950 | 75,799 | 77,694 | 79,636 | 81,627 | 83,668 | 85,759 | 87,903 | 90,101 | 92,353 | |
| POLICE RECORDS TECHNICIAN | A | 33P | 56,147 | 58,961 | 61,889 | 64,998 | 68,244 | 71,656 | 73,447 | | | | | | |
| | B | 33P | 55,745 | 57,139 | 58,567 | 60,031 | 61,532 | 63,070 | 64,647 | 66,263 | 67,920 | 69,618 | 71,358 | 71,656 | 73,447 |
| POLICE RECORDS SUPERVISOR | A | 51P | 69,362 | 72,819 | 76,452 | 80,288 | 84,299 | 88,514 | 90,728 | | | | | | |
| | B | 51P | 68,866 | 70,587 | 72,352 | 74,161 | 76,015 | 77,915 | 79,863 | 81,860 | 83,906 | 86,004 | 88,154 | 88,515 | 90,728 |
| VOLUNTEER COORDINATOR | A | 51P | 69,362 | 72,819 | 76,452 | 80,288 | 84,299 | 88,514 | 90,728 | | | | | | |
| | B | 51P | 68,866 | 70,587 | 72,352 | 74,161 | 76,015 | 77,915 | 79,863 | 81,860 | 83,906 | 86,004 | 88,154 | 88,515 | 90,728 |
| ANIMAL CONTROL OFFICER | | 47P | 65,040 | 68,333 | 70,041 | 71,792 | 73,587 | 75,427 | 77,313 | 79,245 | 81,227 | 83,257 | 85,339 | 87,782 | 89,976 |

*Note: Those on Schedule "A" were hired prior to 02/06/2014. All others are Schedule "B."*

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | New Business |
| **SUBJECT:** | Resolution No. 11520 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Folsom Police Management Association (FPMA) |
| **FROM:** | Human Resources Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

The Human Resources Director recommends that the City Council pass and adopt Resolution No. 11520 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and the Folsom Police Management Association (FPMA).

**BACKGROUND / ISSUE**

The existing Memorandum of Understanding (MOU) between the City of Folsom and the Folsom Police Management Association (FPMA) expires on December 31, 2025. The parties began negotiations on a new MOU on September 2, 2025, and reached a tentative agreement on December 1, 2025. The FPMA ratified the tentative agreement on December 3, 2025. The new proposed successor MOU is being presented to the City Council on December 9, 2025, for consideration and approval.

**POLICY / RULE**

Government Code Title 1, Division 4, Chapter 10 commonly known as the Meyers-Milias-Brown Act requires that representatives of the Governing Body of a public agency shall meet and confer in good faith regarding wages, hours, and other terms and conditions of employment with representatives of recognized employee organizations. Both parties shall endeavor to reach a tentative agreement within the scope of representation, and, if a tentative agreement is reached and ratified by the respective parties, they shall prepare a written memorandum of understanding.

## ANALYSIS and FINANCIAL IMPACT

A tentative agreement was reached by the parties and the proposed successor Memorandum of Understanding, which will be effective January 1, 2026, contains the following changes that have some economic impact, as outlined below. The changed provisions are as follows:

1. The MOU term will be for three (3) years: January 1, 2026, through December 31, 2028.

2. A cost-of-living adjustment (COLA) is provided for each year of the agreement:
   - Year 1: Effective January 1, 2026
     - 3% for all classifications
     - The cost for the first year of the COLA will increase salary and benefits by approximately $65,192.
   - Year 2: Effective January 1, 2027
     - 3% for all classifications
     - The cost for the second year of the COLA will increase salary and benefits by approximately $69,728.
   - Year 3: Effective January 1, 2028
     - 3% for all classifications
     - The cost for the third year of the COLA will increase salary and benefits by approximately $72,577.

3. A Market Adjustment is provided for the first two (2) years of the agreement
   - Effective January 1, 2026, employees will receive a Market Adjustment in the amount of 3%.
     - The cost of the first year Market Adjustment will increase salary and benefits by approximately $65,192.
   - Effective January 1, 2027, employees will receive a Market Adjustment in the amount of 2%.
     - The cost of the second year Market Adjustment will increase salary and benefits by approximately $46,069.

   Total Cost of this agreement is:

| | Market Adj. | COLA | Market Adj. | COLA | COLA | Cost by Fund |
|---|---|---|---|---|---|---|
| | Year 1 | | Year 2 | | Year 3 | |
| **General Fund (010)** | $ 65,192 | $ 65,192 | $ 46,069 | $ 69,728 | $ 72,577 | $ 318,758 |
| **Total** | $ | 130,384 | $ | 115,797 | $ 72,577 | |

4. A variety of non-economical and clarification language changes were also agreed upon.

## ATTACHMENTS

1. Resolution No. 11520- A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and the Folsom Police Management Association (FPMA)

2. Proposed Memorandum of Understanding between the City of Folsom and the FPMA for the term of January 1, 2026, through December 31, 2028.

Submitted,

Allison Garcia, Human Resources Director

Attachment 1

**RESOLUTION NO. 11520**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FOLSOM AND THE FOLSOM POLICE MANAGEMENT ASSOCIATION (FPMA)**

**WHEREAS,** the City of Folsom and the Folsom Police Management Association (FPMA) have met and conferred in good faith since September 2, 2025; and

**WHEREAS,** the parties reached a tentative agreement on December 1, 2025; and

**WHEREAS,** the members of the Folsom Police Management Association (FPMA) ratified the tentative agreement on December 3, 2025; and

**WHEREAS,** the City Manager and the City's negotiation team recommend the City Council adopt the tentative agreement

**NOW, THEREFORE, BE IT RESOLVED** that the City Council adopts the tentative agreement between the City of Folsom and the Folsom Police Management Association (FPMA) for the period of January 1, 2026, to December 31, 2028; and

**BE IT FURTHER RESOLVED,** that the City Council of the City of Folsom authorizes the City Manager to execute a Memorandum of Understanding between the City of Folsom and the Folsom Police Management Association (FPMA).

**PASSED AND ADOPTED** this 9th day of December 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

CITY OF FOLSOM
DISTINCTIVE BY NATURE

# MEMORANDUM OF UNDERSTANDING

# BETWEEN

# CITY OF FOLSOM

# AND

# FOLSOM POLICE MANAGEMENT ASSOCIATION

~~February 16, 2023~~January 1, 2026, through December 31, ~~2025~~2028

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## PREAMBLE

This Memorandum of Understanding, hereinafter referred to as "the Agreement", entered into by the City of Folsom, hereinafter referred to as "the City", or "the employer", pursuant to Section 3500 et seq. of the Government Code of the State of California and the Folsom Police Management Association, hereinafter referred to as "the Association" or "FPMA" has as its purpose the promotion of harmonious labor relations between the City and the FPMA; establishment of an equitable and peaceful procedure for the resolution of differences; and the establishment of rates of pay, hours of work, and other terms and conditions of employment.

It is understood and agreed that this Memorandum of Understanding (MOU) supersedes and replaces all previous such actions on these points by and between the City of Folsom and the Folsom Police Management Association. Where ordinances and policies that may conflict with the Memorandum of Understanding exist, the Memorandum of Understanding will prevail.

The term "Agreement" as used herein means the written agreement provided under section 3505.1 of the Government Code.

## ARTICLE I - RECOGNITION AND COVERAGE

A. Recognition:

Folsom Police Management Association is recognized as the exclusive representative, as provided in the City's Employer-Employee Relations Rules for all employees assigned to the Police Management Bargaining Unit in the following classifications and any other classification which is agreed between the parties to be included in the Police Management Bargaining Unit.

Police Lieutenant
Police Commander

In the event new classifications are established and determined by the City to be in FPMA, the City agrees to notify FPMA and meet and confer over impact of placement if requested by FPMA.

B. Total Agreement:

This Memorandum of Understanding constitutes a full and complete agreement by the parties and contains all of the matters upon which the parties have reached agreement. Therefore, except as provided herein, the City and the Association, for the duration of this Agreement, each voluntarily and unqualifiedly waives the right,

and each agrees that the other shall not be obligated to bargain collectively, with respect to any subject or matter referred to or covered in this Agreement, as well as any subject or matter not referred to or covered in this Agreement.

C. Severability of Provisions:

Should any section, clause or provision of this Agreement be declared illegal by final judgment of a court of competent jurisdiction, such invalidation of such section, clause or provision shall not invalidate the remaining portions hereof, and such remaining portions shall remain in full force and effect for the duration of this Agreement. In the event of such invalidation, the parties agree to meet and confer concerning substitute provisions for provisions rendered or declared illegal.

## ARTICLE II – MANAGEMENT RIGHTS

All City rights and functions, except those which are expressly abridged by this Agreement, shall remain vested with the City. The rights of the City include, but are not limited to, the exclusive right to:

A. Manage the City generally and to determine issues of policy.

B. Determine the existence of facts which is the basis of management decisions.

C. Determine the necessity for and organization of any service or activity conducted by the City, and to expand or diminish services.

D. Determine the nature, manner, means, technology, and extent of services to be provided to the public.

E. Determine methods of financing.

F. Determine types of equipment or technology to be used.

G. Determine and/or change the facilities, methods, technology, means, organizational structure, and size and composition of the work force, and to allocate and assign the work by which the City operations are to be conducted.

H. Determine and change the number of locations, relocations, and types of operations, processes, and materials to be used in carrying out all City functions, including, but not limited to, the right to contract for or sub-contract any work or operation of the City.

I. Assign work to and schedule employees in accordance with requirements as

determined by the City, and to establish and change work schedules and assignments upon reasonable notice and good faith meet and confer.

J. Lay off employees from duties because of lack of work or funds, or under conditions where continued work would be ineffective or non-productive.

K. Establish and modify productivity and performance programs and standards.

L. Dismiss, suspend without pay, demote, reprimand, withhold salary step increases, or otherwise discipline employees for cause.

M. Determine minimum qualifications, skills, abilities, knowledge, selection procedures and standards, and job classifications, and to reclassify employees.

N. Hire, transfer, promote, and demote employees.

O. Determine policies, procedures, and standards for selection, training, and promotion of employees.

P. Establish reasonable employee performance standards including, but not limited to, quality and quantity standards; and to require compliance therewith.

Q. Maintain order and efficiency in City facilities and operations.

R. Establish, publish, and/or modify rules and regulations to maintain order and safety and health in the City. The City agrees to meet and confer on any items that fall within the scope of Government Code Section 3500 et. seq.

S. Restrict the activity of an employee organization on the municipal property and on municipal time except as set forth in the City's Personnel Rules.

T. Take any and all necessary action to carry out the mission of the City in emergencies.

## ARTICLE III – NO STRIKE

FPMA agrees that during the term of this Agreement, neither it nor its officers, employees, representatives, or members will engage in, encourage, sanction, support or suggest any strikes, work stoppages, boycotts, slowdowns, mass resignations, mass absenteeism or any other similar actions which would involve suspension of, or interference with, the normal work of the City of Folsom. In the event that FPMA members participate in such activities in violation of this provision, FPMA shall notify those members so engaged to cease and desist from such activities and shall instruct the members to return to their

normal duties.

## ARTICLE IV – EMPLOYEE RIGHTS

A. Union Bank Time:

1. Employees in the bargaining unit may, but are not required to, donate accrued Annual Leave, Holiday Leave, or Furlough Time in no less than one-half (.5) hour increments, into a bank of hours from which designated FPMA representatives may draw time for the purposes of conducting association business, including but not limited to, training programs and seminars. Donated time will be transferred from the donating employee's accrued Annual Leave, Holiday Leave, or Furlough Time to the Union Bank as a one-time donation or from Annual Leave on a regular basis each pay period.

2. The FPMA President or designee must approve, fill out and submit a leave request slip for all employees using the Union Bank. The release of employees on Union Bank Time shall be subject to the needs of the City, as determined by the Police Chief.

3. The FPMA shall submit a request to the Police Chief or designee for the release of employees on Union Bank Time at least 7 calendar days prior to the desired time off or as otherwise approved by the Police Chief.

B. Non-discrimination:

The City agrees not to discriminate against any employee because of membership in the Association or because of any activities on behalf of the Association. The City further agrees not to discriminate, harass, or reprise against any employee as a result of their exercise of their rights under this Agreement, or under Section 3500 et seq., of the Government Code of the State of California.

C. Access to Personnel Files:

The City shall maintain only one (1) personnel file on each person in the Human Resources Department. A duplicate personnel file shall be maintained at the Police Department. Both files shall be kept secured.

Upon request by an employee, the employee and/or his/her authorized representative may review the personnel files during regular business hours, except where denial of access is authorized by statute.

Information contained in an employee's personnel file shall be confidential and

available for inspection only to authorized management/administrative personnel and the supervisor of the employee; except, however, that information in an employee's personnel file may be released pursuant to court order, subpoena, or with a release signed by the employee. The department shall notify the employee of the existence of such court order, subpoena, or a motion for court order to gain access to the personnel file prior to the release of any information.

No material which relates to the employee's conduct, attitude, work performance, or service will be included in his/her personnel file without being signed and dated by the author of such material. Before such material is placed in the employee's file, the department head shall provide the employee the opportunity to review the material and sign and date it. A copy of such material shall be provided to the employee. The employee shall have the right to insert in his/her file within thirty (30) days of the employer placing the item in the file, supplementary material and a written response to any item in the file. Such response shall remain attached to the material it supplements for as long as the material remains in the file.

~~Internal affairs investigations shall be kept in a separate file under the employee's name and shall be purged and destroyed after five (5) years. Such files shall be maintained in the Police Department.~~

D. ~~Purging~~ Documents in Personnel Files:

Upon the request of an employee, and with the approval of the Police Chief, counseling memos and reprimands shall be removed from personnel files after two (2) years. These items, along with disciplinary actions (i.e., suspensions, reductions in pay, and demotions) shall be removed and destroyed after five (5) years in accordance with the City's records retention policy.

Internal affairs investigations shall be kept in a separate file under the employee's name and shall be purged and destroyed after five (5) years. Such files shall be maintained in the Police Department.

Notwithstanding any other provision of this Agreement, complaints and any reports or findings related to these complaints shall be retained for a period of five (5) years for records where there was not a sustained finding of misconduct and for fifteen (15) years where there was a sustained finding of misconduct.

## ARTICLE V – SALARY AND OTHER COMPENSATION

A. Salary Ranges:

1. The initial Salary Ranges for each job classification in the Police

Management Bargaining Unit are set forth in Attachment XX of this Agreement. ~~The Salary Range for each classification includes applicable Salary Increases (Article V, Section B), and any Special Salary Adjustments (Article V, Section C).~~ These salary ranges shall be effective ~~February 16, 2023~~January 1, 2026. It is understood that implementation of any salary increase, or market adjustment may vary slightly due to rounding.

~~2. Effective February 16, 2023, the salary range for each classification shall consist of five (5) steps, with approximately 5% between steps.~~

~~3. Effective February 16, 2023:~~

~~i. The classification of Police Lieutenant shall receive an increase of 3%.~~

~~ii. The classification of Police Commander shall receive an increase of 3.5%.~~

~~4. Employees will be moved to the new salary range and step that is closest to their base salary (base salary as of February 15, 2023) without being lower.~~

~~5.~~2. Procedures for step advancement, promotion, demotion, transfer, and layoff as set forth in City of Folsom Personnel Rules and Regulations, and the MOU shall apply. Should unusual circumstances or rigid adherence to the current salary range structure cause an unforeseen inequity, the City Manager shall have the right to make adjustments that are in the best interest of the City.

B. Salary Increases:

1. Effective January 1, 2024~~6~~, or the date this agreement is ratified by both parties, whichever is later, all employees shall receive a ~~salary~~ cost of living adjustment~~increase~~ of 3%. Employees shall also receive a market adjustment of 3% for a total salary increase of 6% effective January 1, 2026.

2. Effective January 1, ~~2025~~2027, all employees shall receive a ~~salary increase~~cost of living ~~of~~adjustment of 3%. Employees shall also receive a market adjustment of 2% for a total salary increase of 5% effective January 1, 2027.

~~2.~~3. Effective January 1, 2028, all employees shall receive a cost of living adjustment of 3%.

~~C. Special Salary Adjustment~~

~~Effective February 16, 2023, the classification of Police Commander shall receive a special salary adjustment of 3.5%.~~

D. Market Survey:

The City agrees to conduct a market survey of the classes of Police Lieutenant and Police Commander. The survey shall be concluded not later than 120 days prior to the expiration of this MOU. The parties agree to meet and confer over survey results.

1. The purpose of the study is to determine the relationship of the total compensation for employees in the job classifications identified above when compared to comparable job classifications in the following agencies: City of Elk Grove, City of Rocklin, City of West Sacramento, City of Sacramento, City of Roseville, City of Citrus Heights, and County of Sacramento.

2. Compensation, for purposes of this study, shall constitute the following elements:

   a. Base salary (top step in the salary range)
   b. Maximum contribution to healthcare costs
   c. Uniform Allowance (For any agency providing uniforms but not reporting an allowance, the average allowance will be attributed for comparison purposes)
   d. Maximum Education/POST/Executive-Level Course Incentive Pay
   e. Deferred Compensation
   ~~e.~~f. City's payment towards Social Security

3. Study results will identify the mean (average) and relative ranking of the base salary and total compensation, by classification, comparing the City of Folsom to those agencies identified in subsection 1 above.

E. ~~Maintenance of Salary Relationships~~Compensation Upon Pronotion into Bargaining Unit

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~~The parties agree that maintenance of current salary relationships between this bargaining unit and the sworn personnel in FPOA is a mutual goal. Towards this end, anytime the City decides to adjust the salary for any of these classes, the City agrees to notice and meet and confer with FPMA on the impact of such a decision on employees in the Police Management Bargaining Unit.~~
When an employee is promoted into this bargaining unit, the employee will be placed at the salary step which provides the employee with at least a 5% increase in compensation above that employee's compensation prior to promotion. For purpose of this section, compensation shall include base, wages, holiday-in-lieu, job classification and education incentive pay.The City may place an employee at a

higher step in its sole discretion. In deciding whether to placvev an employee at a higher step, the City will consider other forms of compensation paid to the employee in their prior rank, including detective pay and motorcycle pay.

F. Deferred Compensation

For employees participating in the City's deferred compensation program, the City agrees to make matching contributions up to $350.00 per month.

G. Clothing/Uniform Allowance:

1. Plain Clothes Assignments:

When the Police Chief assigns employees to a plain clothes assignment (for more than 3 months consecutively), such employees shall receive a clothing allowance of $1,000.00 per year. Plain clothes assignments are those assignments that require professional business attire. Other plain clothes assignments that do not require daily wearing of professional business attire may qualify for the allowance based upon individual written approval by the Police Chief. Appropriate justification shall be made for such approval.

The City agrees to pay for the cleaning of plain clothes for those employees assigned to a plain clothes assignment. Employees in a plain clothes assignment may have their department issued uniforms cleaned as needed based upon uniformed or overtime assignments.

Clothing allowance shall be paid annually in conjunction with bi-annual shift changes, on or before January 20th and on or before July 20th of each fiscal year. Employees assigned to a plain clothes assignment in January or in July of each year shall receive the annual clothing allowance for the year, payable as described above. Employees assigned to a plain clothes assignment after shift changes will receive a pro-rated clothing allowance.

As provided in subsection 2 below, the City agrees to provide the initial issue of uniforms to all sworn employees and the City shall pay for the cleaning and replacement of all uniforms.

Any proposed change to the uniforms will only be done after meet and confer with the FPMA.

The City agrees to report to PERS the estimated value of $2,000.00 per fiscal year for each employee for purposes of purchasing, cleaning, maintaining and replacing uniforms.

2. Uniform Issuance/Replacement -- All Employees:

   The City will provide the initial issue of uniforms to all employees of the department. The City shall replace any uniform or authorized equipment, which has been lost, stolen, damaged or rendered unserviceable as a result of on-duty activity. Personnel will receive authorization for uniform replacement from their immediate supervisor.

H. Educational Incentive Pay:

1. Employees shall be eligible to receive education incentive pay after the employee has completed their one (1) year probationary period.

   Exception: Employees hired into the department as “lateral hires” shall receive education incentive pay upon hire. (Lateral is defined as holding the same or similar title at another agency.)

   Exception: Employees promoted to this bargaining group shall receive education incentive pay upon promotion.

2. Police Lieutenants and Police Commanders will be entitled to receive educational incentive pay based on the following:

   Employees hired before July 1, 2010, who are in possession of or obtain a Masters of Arts/Masters of Science degree shall receive an incentive of $400 per month. Degrees shall be related to the field of law enforcement of public administration as approved by the Police Chief. Employees hired on or after July 1, 2010, shall not qualify for an incentive for a Masters of Arts/Masters of Science degree.

   Payment of Education Incentive will begin effective the first pay period after the employee provides the Human Resources Department with the appropriate documentation, which includes a, copy of transcripts or diploma. It is the responsibility of each employee to notify the Human Resources Department of his/her eligibility for education incentive and to provide the appropriate documentation.

   Employees who qualify for Education Incentive pay and who received City paid tuition reimbursement (Article V, Section I) as a recognized classification of FPMA (as identified in Article I, Section A) will not receive Education Incentive pay until they have reimbursed the City for the cost of the tuition reimbursement. Once payment is made in full for tuition reimbursement, the Education Incentive will begin and be paid directly to the employee. Reimbursing the City will consist of delaying

the incentive pay until an amount equivalent to the tuition reimbursement has been withheld. For example, if an employee qualified for $400 per month in Education Incentive pay, but had received $4,000 in total tuition reimbursement, the employee's incentive payment would be delayed 10 months from the Education Incentive effective date.

3. POST Management Certificate Pay
   a. A POST Supervisory Certificate is required for all FPMA positions.
   b. Police Lieutenants: A POST Management Certificate is optional but preferred.
      i. Effective February 16, 2023, Lieutenants who are in possession of a valid POST Management Certificate shall receive an incentive of $425.00 per month. Payment of POST Management Certificate Pay will begin effective the first pay period after the employee provides the Human Resources Department with the appropriate documentation, which includes a copy of the POST Management Certificate. The City will retroactively pay up to six (6) months of this incentive pay after receipt of a copy of the POST Management Certificate, but in no case, prior to the date Certificate is authorized. It is the responsibility of each employee to notify the Human Resources Department of his/her eligibility and to provide the appropriate documentation.
   c. Police Commanders: A POST Management Certificate is required.

4. Executive Development Course Pay

   With the advance written approval of the Police Chief, and upon completion, Police Commanders who have completed a POST Executive Development Course, or other executive-level course, shall receive $600.00 per month in addition to their base salary. Payment of Executive Development Course Pay will begin effective the first pay period after the employee provides the Human Resources Department with the appropriate documentation. It is the responsibility of each employee to notify the Human Resources Department of his/her eligibility for Executive Development Course Pay and to provide the appropriate documentation.

I. Tuition Reimbursement Policy:

City will pay 50% of tuition cost up to $4,000 per fiscal year for regionally accredited Master's degree program if budgeted and preapproved by the Police Chief.

J. Longevity Pay/Law Enforcement Retention Pay:

Longevity Pay will hereinafter be referred to as Law Enforcement Retention Pay and shall be deemed longevity pay and reported to CalPERS as special compensation

pursuant to C.C.R. Section 571.

1. Subject to all of the provisions of this subsection, the City will pay employees represented by the FPMA a Law Enforcement Retention Pay differential based on the following formula. The Law Enforcement Retention Pay increments will be paid on a monthly basis.

    - 2 ½% after 10 years of full-time continuous City service;
    - an additional 2 ½% after 15 years of full-time continuous City service;
    - an additional 2 ½% after 20 years of full-time continuous City service

    Law Enforcement Retention Pay shall not exceed a total of 7 ½% per month for an employee with twenty or more years of full-time City service.

2. Notwithstanding subsection 1 above, for the period beginning July 1, 2010, and ending June 30, 2011, employee advancement from one Longevity Pay increment to the next increment shall be frozen. Employees who would normally have advanced to a higher increment during this period shall advance to the next higher increment twelve (12) months from their anniversary date and shall not receive any retroactive payment nor shall the elapsed time period between July 1, 2010, and June 30, 2011, be counted for any future advancement.

K. Bilingual Pay:

1. The Police Chief may designate an employee as eligible to receive a 2.5% Bilingual Pay differential. Upon such designation, the FPMA employee will receive 2.5% of base rate.

    a. Employees eligible for Bilingual Pay must (1) speak a foreign language as identified by the City; (2) agree to utilize his/her bilingual ability on the job; and (3) demonstrate bilingual proficiency satisfactory to the Director of Human Resources. Such assignments shall be in writing and must be renewed on an annual basis.

    b. Employees shall maintain the necessary training and certification standards established by the City to continue to receive bilingual pay. All employees receiving bilingual pay shall have their bilingual performance included as part of the employee's City performance evaluation. Performance that falls below "meets expectations" may subject the employee to loss of bilingual pay.

L. One-Time Adjustment Pay

As required by Attachment B, effective the first full pay period after ratification and approval of the Memorandum of Understanding between the City of Folsom and FPMA, but no later than July 1, 2023, the City shall provide a one-time, non-PERSable, lump sum payment to certain employees in FPMA as follows:

a. 5.3% of their base salary under the 89A salary range on 11/23/22, for anyone promoted to Lieutenant between 11/19/19 and 12/31/21; and

b. 1% of their base salary under the 89A salary range on 11/23/22, for anyone promoted to Lieutenant between 1/1/22 and 9/30/22.

## ARTICLE VI – RETIREMENT

A. Public Employees Retirement System (PERS) -- Formula:

1. ~~All safety~~ Safety police employees hired by the City of Folsom on or prior to December 16, 2010 ~~June 30, 2010~~ shall receive the retirement benefit of 3% @50. ~~All s~~Safety police employees hired by the City of Folsom on or after ~~July 1, 2010 but prior to January 1, 2013~~December 17, 2010, who qualify as CalPERS Classic members shall receive the retirement benefit of 2%@50. ~~All~~ Safety police employees hired by the City of Folsom on or after January 1, 2013, who qualify as CalPERS PEPRA members shall receive the retirement benefit of 2.7%@57 or as specified in the California Public Employee's Pension Reform Act of 2013 (PEPRA).

~~2. All miscellaneous employees hired prior to June 30, 2010 shall receive the retirement benefit of 2.7@55. All miscellaneous employees hired on or after July 1, 2010 shall receive the retirement benefit of 2%@55. All employees hired on or after January 1, 2013 shall receive the retirement benefit 2%@62 or as specified in the California Public Employee's Pension Reform Act of 2013 (PEPRA).~~

2. ~~3.~~ ~~All~~ Safety police employees hired by the City of Folsom on or prior to ~~June 30~~December 16, 2010, shall receive the retirement benefit based on the single highest twelve (12) months of compensation.

3. ~~All~~ Safety police employees hired by the City of Folsom on or after ~~July 1~~December 17, 2010, shall receive the retirement benefit based on the employee's highest average monthly compensation during thirty-six (36) consecutive months of employment as provided in state law pertaining to CalPERS.

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B. Public Employees Retirement System (PERS) – Retirement Benefit:

1. SSafety police employees who are CalPERS Classic members shall pay 9% of as the employee share of retirement. and miscellaneous employees shall pay 8% of the employee share of retiremen

1.2. tSafety police employees who are CalPERS PEPRA members will pay the employee contribution as specified and adjust by CalPERS..

2. 3 The City agrees to continue Government Code Section 20691, Conversion of Employer Paid Member Contributions (EPMC), for miscellaneous employees..

3. Employees hired on or after January 1, 2013, will pay the employee contribution as required by PERS, if different from Item 1 above.

C. Retiree Health Insurance:

1. Existing eEmployees who hired on or prior to May 8, 2007 who retire[1] from City service on July 1, 2007, or later may participate in the health insurance plans made available by the City for active employees. The amount of the City's monthly contribution shall be determined as set forth below. Any costs that exceed the maximum paid by the City towards retiree health insurance costs shall be borne by the retiree.

   a. Employees who retire with less than 5 years of service[2] shall not be eligible to receive any City contribution toward the cost of retiree health insurance.
   b. Employees who retire with more than 5 years of service shall qualify for a monthly City retiree health insurance contribution.

      (1) Subject to the maximum set forth in Item 1.c. below, the City retiree health insurance contribution shall be as follows:
      (2) Retiree only – an amount equal to the City's contribution towards active employee health insurance for the category of "employee only."

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[1] "Existing eEmployees" are exclusively permanent and/or probationary employees of the City of Folsom on the date this Addendum is approved by the Folsom City CouncilCouncil (May 8, 2007). "Retire" or "retiree" is defined as any classified City employee who (1) applies for retirement with the Public Employees' Retirement System (PERS) within ninety (90) days after terminating employment with the City; and (2) receives a PERS retirement benefit.

[2] "Service" is defined as full time (or equivalent) continuous permanent and/or probationary employment status with the City of Folsom.

(3) Retiree and one dependent – an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus one."

(4) Retiree and two or more dependents - an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus one" plus $100.

c. The City's monthly contribution toward the cost of retiree health insurance shall not exceed the maximum monthly contribution paid by the City to active employee health insurance for the categories of employee only (for retiree only), employee plus one (for retiree plus one dependent), and employee plus one plus $100 (for retiree plus two or more dependents), as of January 1, 2012.

(1) The January 1, 2012, cap for each category shall be adjusted each January thereafter by an amount not the exceed 3%, depending on the percent increase in the Consumer Price Index (CPI), U.S. Department of Labor, for November - November of the previous year, Index CPI-W, Urban Wage Earners and Clerical Workers, Series #CWUR0400SA0, United States. (Example, if the cost of living for the specified period increases by 2%, the cap shall be increased by 2%. If the cost of living for the specified period increases by 4%, the cap shall be increased by 3% (cost of living increases in the cap shall be rounded to the nearest tenth.)

2. The City shall contribute $25 per pay period into a Health ~~Retirement~~ Reimbursement Arrangement (HRA) for each probationary/permanent employee hired after May 8, 2007. The principles governing the HRA shall be established by the Internal Revenue Service (IRS) and the City Human Resources Department.

D. Pre-retirement Optional Settlement 2W Death Benefit (Survivors):

The City's contract with the Public Employees' Retirement System (PERS) includes Government Code Section 21548, Pre-Retirement Optional Settlement 2W Death Benefit.

E. Retiree Dental and Vision Insurance:

Effective the first full pay period after approval of this MOU by the City Council, employees who retire from City service must have at least 120 months of continuous service as a City employee to qualify for dental and vision insurance benefits

provided to active employees. The City shall contribute 5% of the premium per year of City service, up to an 80% City contribution.

F. Social Security Retirement Plan:

Employees in the Police Bargaining Unit shall maintain enrollment in the federal Social Security System (F.I.C.A.).

## ARTICLE VII – INSURANCE

The City's obligation for health, dental, vision, life and disability insurance coverage is limited to plan contribution. Plan content, including eligibility criteria, is determined by the respective carriers.

A. Health Insurance:

1. ~~1.~~ The City's maximum monthly contribution for active employee health coverage for the year 2025 is as follows:

| | |
|---|---|
| Employee only: | $754 |
| Employee plus one: | $1,506 |
| Employee plus family: | $1,955 |

2. The City's maximum monthly contribution for active employee health insurance will be adjusted annually. If there is an increase in the Kaiser HMO monthly premium, the City will cover 50% of the increase, adding it to the previous year's contribution for employee-only, employee plus one, and employee plus two or more coverage levels. The final amount will be rounded to the next whole number. The employee is responsible for the difference between the applicable premium and the City's contribution. If there is no premium increase, the City's contribution remains unchanged.

Example:

If the previous year's City contribution for the employee-only coverage was $500 and the Kaiser HMO premium increased by $20, the new City contribution would be:

$500 + (50% of $20) = $500 + $10 = $510

~~Beginning January 1, 2011, the City's maximum monthly contribution for active employee health insurance coverage shall be adjusted annually to an amount equal to 50% of the increase above the 2010 Kaiser monthly~~

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~~premium rate for employee only category ($507.89), employee plus 1 category ($1,015.78), and employee plus 2 or more category ($1,320.52), rounded to the next whole number.~~

~~Example:~~

~~Employee only category: The 2010 monthly premium for Kaiser employee only is $507.89 and the City's maximum monthly contribution is $486.00. If this premium increases by 10% for 2011, or to $558.68, the City's contribution for 2011 for the employee only category would be computed as follows: $558.68 – $507.89 = $50.79, $50.79 x 50% = $25.40, $486.00 + $25.40 = $511.40. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee only category would be $511 per month.~~

~~Employee plus 1 category: The 2010 monthly premium for Kaiser employee plus 1 is $1,015.78 and the City's maximum monthly contribution is $972.00. If this premium increases by 10% for 2011, or to $1,117.36, the City's contribution for 2011 for the employee plus 1 category would be computed as follows: $1,117.36 – $1,015.78 = $101.58, $101.58 x 50% = $50.79, $972.00 + $50.79 = $1,022.79. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 1 category would be $1,023 per month.~~

~~Employee plus 2 or more category: The 2010 monthly premium for Kaiser employee plus 2 or more is $1,320.52 and the City's maximum monthly contribution is $1,263.00. If this premium increases by 10% for 2011, or to $1,452.57, the City's contribution for 2011 for the employee plus 2 or more category would be computed as follows: $1,452.57 – $1,320.52 = $132.05, $132.05 x 50% = $66.03, $1,263 + $66.03 = $1,329.03. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 2 or more category would be $1,329 per month~~.

~~2~~3. Employees who select a health plan with higher monthly premiums than the maximum monthly premium paid by the City (Section ~~A~~1, item ~~1~~ 2 above) shall pay the difference through payroll deduction. Should employees select a health plan with lower monthly premiums than the maximum monthly premium paid the City, the City's contribution shall be limited to the cost of the monthly premium.

~~3~~4. High Deductible Health Plans

a. The City agrees to offer two High Deductible Health Benefit Plans

offered by the health benefit plan carriers.

b. The City agrees to make available a Health Savings Account (HSA) to eligible active employees who select either of the High Deductible Health Benefit Plans.

c. Fifty percent (50%) of the difference between the City's monthly contribution towards the cost of the Kaiser HMO Health plan premiums as set forth in Article VII, Section A of the MOU and the monthly premium for a High Deductible Health Plan shall be contributed into the employee's HSA. Tax status of contributions, contribution amounts, and use of HSA funds shall be in accordance with federal and state law.

~~4.~~5. Health Insurance – Cash Back

a. Probationary or permanent employees, who certify to the Human Resources Department that they have group health insurance coverage with comparable benefits to health plans offered by City, may decline to participate in City health insurance coverage.

b. Employees who decline to participate in City health insurance coverage shall receive a cash back payment from the City of $300 per month for each month the employee does not participate in City health insurance coverage.

c. Employees who have declined to participate in City health plan coverage pursuant to this section may enroll in City health plan coverage only during the annual open enrollment period.

d. This section shall be administered pursuant to procedures established by the City's Human Resources Department.

e. Employees who decline health insurance coverage shall continue to be eligible to participate in the City's vision and dental plans.

f. An employee whose spouse is employed by the City and receives health insurance is also eligible to receive the cash back payment.

B. IRS 125 Reimbursement Account:

The City will provide access to an IRS 125 Reimbursement Account. Employees may participate in the account pursuant to administrative procedures established by

the City.

C. Health Benefits Labor-Management Committee:

The parties agree to participate in a city-wide Health Benefits Labor-Management Committee to review existing health benefit programs, plan changes, and cost containment. The Health Benefits Labor-Management Committee shall be open to all employee organizations representing City employees. FPMA may select up to two representatives to participate in Committee meetings. Employees who participate in Committee meetings shall do so without loss of compensation.

D. Dental Insurance:

Dental insurance will be provided by Delta Dental Plan. ~~Effective the first full pay period after approval of this MOU by the City Council, t~~The City will contribute 80% of the monthly premium for an employee, employee and dependent, or employee and family as set forth in the plan document. Employees will contribute 20% of the monthly premium. Otherwise, the City's obligation for dental insurance coverage is limited to dental plan contributions. Delta Dental Services, Inc. shall determine dental plan coverage.

E. Vision Care:

Vision coverage will be provided by Vision Services Plan. ~~. Effective the first full pay period after approval of this MOU by the City Council, T~~the City will contribute 80% of the monthly premium for an employee, employee and dependent, or employee and family as set forth in the plan document. Employees will contribute 20% of the monthly premium. Otherwise, the City's obligation for Vision insurance coverage is limited to plan contributions. VSP shall determine Vision insurance coverage.

F. Life Insurance:

The City agrees to continue to pay premiums to provide $60,000 life insurance coverage and $60,000 accidental death and dismemberment coverage for employees in the bargaining unit for the term of this Agreement.

Eligible dependents shall receive $2,000 life insurance coverage.

G. Short Term Disability Program:

The City agrees to provide a Short-Term Disability Insurance Program as provided in the plan document, with the City paying 100% of the monthly premium rate for the

weekly indemnity insurance program (short term disability) of 60% of salary for 26 weeks. The waiting period for initiation of benefits under the plan shall be 12 calendar days. This program is for non-job-related injuries or illness.

H. Long Term Disability Program:

The City agrees to provide a long-term disability program for employees in the bargaining unit as provided in the plan document. The plan shall provide for a maximum benefit of 60% of salary, up to age 65. This program is for non-job-related injuries or illness.

I. Out of Area Health Plan

a. OAHP shall work in conjunction with the Health Reimbursement Arrangement (HRA) provided by the City to active employees. Each OAHP retiree will obtain a participant account.

b. Only retirees who (a) are not eligible for Medicare who reside outside of the service area as defined by the City health insurance carriers; (b) qualify for retiree health coverage pursuant to Article VI, Section C; and (c) agree to disenroll from the current group medical benefit plan for retiree health coverage may participate in OAHP.

c. Once a retiree opts to participate in OAHP, the retiree shall thereafter be prohibited from returning to retiree health coverage.

d. The City will contribute to the retiree's participant account on a monthly basis in an amount equal to the amount of the City's contribution for employee only, employee plus 1 or employee plus family coverage based on the retiree's marital status at the time of OAHP election. Eligible dependents not covered at the time of election will not be added at a later date. Annual confirmation of dependent eligibility will be required. The City's contribution would be used for premiums to obtain health coverage and other qualified out-of-pocket medical expenses. Under no circumstances shall the contribution be higher than the City paid premiums for similarly situated in-area employees. The retiree shall be responsible for administrative costs established by the HRA plan administrator.

e. Upon the death of, or martial dissolution from, the retiree's spouse on record at the time of election to participate in the OAHP, the funding level will be adjusted to employee only. Subsequent spouse(s) from any subsequent marriage(s) (i.e. post initial OAHP election) shall not be eligible to participate and funding will remain at employee only. In the event of the retiree's death, surviving spousal benefits will conform to City practices applicable to

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employees participating in City plans. Should the ~~retiree~~ surviving spouse obtain coverage from another source (e.g. coverage by spouse), the funding will cease and will not be reinstated.

f. Rules and procedures governing OAHP shall be determined and administered by the City's Human Resources Department. Disputes raised by retirees regarding the OAHP ~~shall~~ may be appealed to the City Manager or designee and shall not be subject to arbitration.

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## ARTICLE VIII – HOURS OF WORK AND OVERTIME

A. Overtime:

In general, employees are exempt from overtime. Overtime ~~may~~ pay may be ~~required of any employee~~authorized when the Chief of Police or designee determines it to be in the best interest of the City. This includes special events for which the City is reimbursed for the cost of FPMA personnel.

At the Chief of Police's discretion, overtime will also be paid for any emergency response hours worked outside an employee's scheduled hours of work.

~~Time worked in excess of eight (8) hours in a day shall not count in determining whether an employee has worked in excess of forty (40) hours in a week.~~

The overtime rate of pay shall be either 1½ times the hourly rate of salary with respect to cash payment; or 1½ hours for each hour worked with respect to compensatory time off (CTO). Compensatory time off hours shall be included on payroll stubs.

B. Management Leave:

Employees shall receive management leave at a rate of 80 hours annually based on a fiscal calendar. Such leave shall be posted to affected employees on July 1st each year. Employees hired or promoted with less than 12 months' of service in the Police Management Unit shall accrue management leave on a prorated basis.

A member of FPMA who works substantially more than 80 hours per year without compensation, may be allocated up to 20 additional hours (for a total of 100 hours per year) of management leave. Annually, the Police Chief may provide a list to the City Manager of those employees they feel are deserving of the additional management leave. A list of regularly performed duties in excess of compensated

hours shall be included with each employee's name. The list shall be submitted for the City Manager's review and approval no later than July 1 of each year. All such requests are subject to final approval by the City Manager.

## ARTICLE IX – LEAVES

A. Annual Leave:

1. Employees shall receive the following Annual Leave credits:

Non-shift personnel (40-hour work week):

| Length of Service | Annual Leave Allowance |
|---|---|
| 0 – 5 years | 16.34 hours per month |
| 5 – 10 years | 19.34 hours per month |
| 10 – 15 years | 22.34 hours per month |
| 15+ years | 24.34 hours per month |

Shift personnel:

| Length of Service | Annual Leave Allowance |
|---|---|
| 0 – 5 years | 17.00 hours per month |
| 5 – 10 years | 20.00 hours per month |
| 10 – 15 years | 23.00 hours per month |
| 15+ years | 25.00 hours per month |

2. Except as specified in Article IX, Section B below, employees shall not accrue sick leave. However, employees who have accumulated sick leave hours shall retain such hours and may use such leave credits pursuant to Article IX, Section B, below.

3. Annual leave credits may be used for any approved absence, including vacation and illness or injury. When annual leave is used for vacation, it will be scheduled pursuant to City Personnel Rules. When annual leave is used for illness or injury leave (e.g., sick leave) purposes, it will be taken pursuant to Article IX, Section B of this MOU.

4. Employees with annual leave balances that exceed the annual leave caps of 400 as of the date of ratification of this MOU by City Council, may retain such balances until the annual leave balances are reduced to the new cap.

   a. To avoid exceeding the maximum of 400 hours of accumulated annual leave, the City may direct an employee to take time off on annual leave. However, in the event the City does not approve annual leave

for an employee in an amount sufficient to reduce accumulated annual leave to 400 hours, the number of hours that exceed 400 hours shall be rolled over into sick leave until the annual leave balance is reduced to the cap.

5. Cash Out of Annual Leave

   a. Employees may cash out up to 40 hours of annual leave per fiscal year.
   b. Annual leave shall be cashed out pursuant to procedures established by the City Human Resources Department.
   c. Accrued annual leave shall be cashed out upon separation of employment with the City on an hour-for-hour basis.

6. Annual vacation requests shall be approved based on department policy as approved by the Chief of Police.

B. Sick Leave:

1. Sick leave may be used by employees for purposes enumerated in City Personnel Rules.

2. The City's contract with CalPERS permits sick leave to be converted to service credit for purposes of retirement (Government Code section 20965).

3. Accrued sick leave shall not be cashed out.

4. There shall be no maximum on the number of hours of sick leave an employee may accrue (bank).

C. Holidays:

1. The following holidays shall be observed by the City:

   1) New Year's Day (January 1)
   2) Martin Luther King Day
   3) President's Day (Washington's Birthday)
   4) Memorial Day
   5) Independence Day
   6) Labor Day
   7) Veterans Day
   8) Thanksgiving Day
   9) Friday following Thanksgiving Day

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10) December 24
11) Christmas Day
12) December 31

2. Employees who are assigned by the Police Chief to work shifts on the holidays listed in subsection 1 ~~shall cease accruing Holiday Leave time; instead, such employees~~ shall receive a 6% Holiday Pay differential. Holiday Pay shall be multiplied by the employee's base salary and paid each pay period. ~~Employees with accrued Holiday Leave credits on the books may take such time off in the same manner as Annual Leave.~~ Holiday Pay shall be compensable for retirement (PERS) purposes.
3. Any employee with Holiday Leave credits accrued under prior agreements may use those credis in the same manner as Annual Leave.

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D. FPMA Catastrophic Leave Bank:

1. The purpose of the FPMA catastrophic time bank is to enable employees to receive and donate accrued annual leave, sick leave, and compensating time off (CTO) credits to assist employees who have no leave and who will suffer a financial hardship due to a prolonged illness or injury to themselves or a member of the immediate family as defined in City Personnel Rules. The following conditions shall apply:

   a. Catastrophic Leave will be available only to employees who have exhausted all of their own paid leave through a bonafide serious illness or injury.
   b. The City shall administer the time bank.
   c. An employee may be on disability insurance and use the time bank credits in the same manner that sick leave is used to supplement disability insurance benefits.
   d. All donations are to be confidential, between the donating employee and the City.
   e. Employees donating to the time bank must have forty (40) hours of annual leave or sick leave available after making a donation.
   f. Donating employees must sign an authorization form (prepared by the City). Employees relinquish all rights and claims to hours donated. Donor specific time does not require exhaustion of accrued leave time by recipient.
   g. Donations shall be subject to applicable tax laws.
   h. Availability of catastrophic leave time shall not delay or prevent the City from taking action to medically separate or disability retire an employee.
   i. The City may require a physician's statement stating that the presence

of the employee who is requesting catastrophic leave time to care for an ill or injured immediate family member is necessary.

## ARTICLE X – MISCELLANEOUS

A. Fitness for Duty:

1. The City may require an employee to submit to a medical examination by a physician designated by the City to evaluate the capacity of the employee to perform the work of the employee's position. The decision to require an employee to submit to such medical examination shall be based upon reasonable cause to believe, by the employee's department head or designee, that the employee is unable to perform the work of the employee's position. The City shall pay the cost of such examination.

   The physician shall make a written report to the City. Information provided by the City's physician shall be kept confidential. A copy of the physician's report shall be given to the employee.

   After consideration of the report and other pertinent information, the City will take steps in accordance with State and Federal law regarding disabilities. If the City concludes the employee is unable to perform the work of his/her present position, the City may demote or transfer the employee to an appropriate position, including one of less than full time. If it is concluded that the employee is unable to perform the duties of his/her position and the employee cannot be demoted or transferred to another position, the employee's employment with the City may be terminated. Any such action shall be considered non-disciplinary. An employee who is terminated because he/she is unable to perform the duties of his/her position shall be placed on paid administrative leave until the date of separation.

   An employee terminated pursuant to this section may elect, at the employee's cost, to an examination by a physician of the employee's choice. If the employee's physician finds the employee fit to perform his/her job duties the employee shall have the right to submit the matter to binding arbitration, pursuant to Article XI of this MOU.

   After weighing the evidence submitted by both parties, the employee may be reinstated if the arbitrator determines that the employee is fit to perform the duties of his/her former position. Reinstatement shall not require current eligibility on any city employment list. The arbitrator may elect to pay the employee for some or all of the time between the termination date and the

date of the arbitrator's award.

2. This section shall not supersede any rights and/or remedies the parties may have pursuant to the California Workers Compensation system and Labor Code.

3. The parties agree to meet during the term of this agreement to review policies and statutes that govern Fitness for Duty and ensure compliance with state law.

B. City Vehicle Use:

City vehicles shall be assigned at the discretion of the Chief of Police.

C. Probationary Period:

The City will require a 12-month probationary period for all classes in the police management bargaining unit. All regular employees shall serve a 12-month probationary period upon appointment to a classification in the police bargaining unit. Probationary periods may be extended consistent with City Personnel Rules.

D. Permanent Part-Time Employees:

Permanent part-time employees are employees hired off an eligible list and who work at least 20 hours per week and not more than 39 hours per week.

The City ~~agrees to~~will pay up to them maximum amount towards employee-only coverage as paid to full-time employees pursuant to Article VII, Section A. ~~100% of the health, dental, and vision insurance premiums for the employee-only category for permanent part-time employees.~~ Permanent part-time employees will not receive any other City contribution towards health insurance. Permanent part-time employees shall have the option to purchase dependent coverage through the City at rates established by the City's health, dental and vision insurance carriers. When a permanent part-time employee purchases dependent coverage, the employee shall pay the difference between the amount paid by the City for employee-only coverage and the cost of the dependent coverage.

Other benefits provided in the Memorandum of Understanding (MOU) between the City and the FPMA shall be allocated to permanent part-time employees on a pro-rata basis.

E. Voluntary Wellness Program:

The Police Department will implement a Voluntary Wellness Program for employees. The purpose of the program is to encourage the proper physical conditioning and health of law enforcement personnel. The department shall determine specific procedures and policies; however, key elements shall include:

1. Regular exercise regimen. Employees shall be granted up to four hours (not to exceed one hour per shift) of release time per workweek to exercise, call load permitting. Such time shall be scheduled at the discretion of appropriate supervisory personnel.

2. Participation in an annual “baseline” physical evaluation conducted by the department.

3. The Chief of Police shall be authorized to implement program changes which benefit additional members of the FPMA. Those additions will be published consistent with department directives.

F. Personal Leave Time

1. Any Personal Leave Time (PLT) earned by employees and still remaining on the books may be used by employees for time off on an hour for hour basis until the employee has exhausted the bank. Use of PLT time shall be subject to the following:

   PLT may be used by employees for time off on an hour for hour basis until the employee has exhausted the bank. Use of PLT time shall be subject to the following:

   a. Use of PLT shall be subject to the operating needs of the Police department.
   b. Use of PLT shall not cause the Police department to backfill behind an employee using PLT.
   c. PLT shall have no cash value and may not be cashed out. If an employee terminates employment with the City or retires, any PLT remaining in the bank shall be surrendered with no value to the employee.

G. Mutual Aid Assignments

All personnel assigned by the Chief of Police to provide Mutual Aid to another public agency will be compensated (portal to portal) from time of assignment to their return to the police headquarters. While on Mutual Aid assignment, personnel will be compensated at their regular rate of pay during their normally assigned shifts.

Personnel assigned to work on days off shall be compensated at the overtime rate.

Specific policies and procedures applicable to Mutual Aid assignments shall be determined by the department.

H. Fraternal Order of Police (FOP) Legal Defense Plan Legal Services

For the duration of this MOU, the City agrees to pay the actual individual membership rate of the Fraternal Order of Police (FOP) Legal Defense Plan (previously known as CPOA Legal Services Program) for each member of the Police Management Bargaining Unit, up to a maximum of $750.00 per employee per calendar year.

## ARTICLE XI – GRIEVANCE PROCEDURE

A. Definition:

The term "Grievance" as used in this Agreement is limited to a complaint or request of an employee, group of employees, or FPMA which involves the interpretation, application, or compliance with the provisions of this Agreement or City Rules.

B. Time Limits:

Grievances not presented within the time limits established for each step of this procedure shall not be considered. Should the City fail to answer within the established time limits, the grievance may be processed to the next level and the failure to answer shall be given the appropriate weight by the arbitrator.

When days are used in this article for the purpose of establishing time limits, those limits will be presumed to have been met when the appropriate forms are either personally delivered to the affected party or deposited in the U.S. mail, as evidenced by the appropriate postmark.

Time limits may be waived by mutual agreement between the parties. As referred to in this article, all "days" are "calendar days."

C. Presentation:

An employee and/or FPMA representative may present a grievance while on duty, provided such presentations and discussions do not disrupt City operations and are kept to a reasonable minimum.

D. Procedure:

All grievances as defined herein shall be processed in accordance with this procedure. All grievances, beginning at Step 2 shall be filed on forms provided by the City for that purpose. FPMA may refuse to represent a grievant and the City may refuse to consider a grievance in those circumstances where the aggrieved party has not followed this procedure.

1. STEP 1. Within fifteen (15) days of the act(s) and/or omission(s) giving rise to the grievance or within fifteen (15) days of the time the employee or FPMA should reasonably have been aware of said act(s) and/or omission(s), the grievance shall be discussed informally with the person or persons most directly responsible for the circumstances which gave rise to the grievance. If the grievance is not resolved within fifteen (15) days of the date on which it is first presented at Step 1, the grievant may proceed to Step 2.

2. STEP 2. Within fifteen (15) days of receipt of the Step 1 answer, or if no answer is given, within thirty (30) days of the Step 1 meeting, the grievant, if still dissatisfied, shall file with the Police Chief, a formal written grievance. Within fifteen (15) days of the receipt of the formal grievance the Police Chief or designee shall meet with the grievant to discuss the matter. The Police Chief or designee shall respond to the grievant, in writing, within fifteen (15) days of the Step 2 meeting. The Step 2 response shall include the position of the Police Department and the reasons therefore, as related to the grievance.

3. STEP 3. Within fifteen (15) days of the Step 2 response or, if no Step 2 response is received, within thirty (30) days of the Step 2 meeting, the grievance may be presented in writing to the City's Employee Relations Officer. The Employee Relations Officer shall conduct such investigation as is deemed appropriate and shall issue a written determination within thirty (30) days of the date on which the grievance is first presented at Step 3. If the Employee Relations Officer fails to issue a written determination within the prescribed period of time or if the determination is not satisfactory to the grievant, the grievant may request that the matter be submitted to binding arbitration.

   Matters involving the interpretation or application of this Agreement may only be submitted to Step 4 by FPMA. Employees may submit matters of discipline to arbitration pursuant to Article XII of this Agreement.

4. STEP 4. A request for binding arbitration shall be made in writing to the Employee Relations Officer within fifteen (15) days of the date which the

grievant received a copy of the written determination of Step 3, or in the event that no Step 3 answer is received, within forty-five (45) days of the date of the Step 3 meeting. The arbitration shall be conducted in accordance with City of Folsom Personnel Rules and Regulations 3.01.050-3.10.080.

The panel's decision shall be final and binding on the City, FPMA, and the grievant. The panel shall have no authority to add to or delete from the terms of this Agreement or City rules. All fees and costs of the arbitrator and court reporter, if any, shall be borne equally by the parties. In matters of discipline, which have not been submitted to arbitration by FPMA, all costs will be split between the parties to the arbitration and shall not include FPMA.

## ARTICLE XII – DISCIPLINE PROCEDURE

A. Policy:

It is the policy of the City that discipline of City employees be imposed on an appropriate and consistent basis. When an employee engages in misconduct or when job performance is unsatisfactory in the judgment of the City, disciplinary action may be initiated. This article modifies disciplinary procedures identified in City Personnel Rules.

B. Definition:

As used herein, "disciplinary action" means suspension without pay, reduction in pay, demotion, or dismissal.

C. Persons Authorized to Initiate Disciplinary Action:

Discipline may be initiated by those authorized in the City Personnel Rules.

D. Definitions:

1. Permanent Status: This article shall only apply to employees with permanent status with the City.

2. Probationary Status: An employee in probationary status shall have no right to grieve or arbitrate release from probationary appointment.

E. Cause for Disciplinary Action:

Discipline shall be for cause. Examples of conduct or performance deficiencies that

may warrant discipline include, but are not limited to (more examples can be found in the City Personnel Rules):

a. Misstatement of facts during the hiring process
b. Falsification of an entry on a City document (e.g., time card, expense report)
c. Disclosure of confidential information
d. Insubordination or willful disobedience
e. Incompetence, inefficiency or unsatisfactory job performance
f. Discriminatory, discourteous, or unbecoming behavior
g. Theft, misuse or unauthorized use or possession of City property
h. Dishonesty
i. Misconduct, i.e., any behavior that brings harm or discredit to the City
j. Being under the influence of illegal drugs or alcohol or possessing illegal drugs while on City property or on official business
k. Conviction of a felony or misdemeanor that involves moral turpitude, or any other conviction or pleas of nolo contendere (no contest) or diversion for such offense, which adversely affects, or brings discredit to, the City
l. Excessive absence or tardiness
m. Absence without approved leave
n. Violation of a City rule, policy, or procedure
o. Soliciting outside work for personal gain during the conduct of City business; engaging in outside employment for any business under contract by the City; participating in any outside employment that adversely affects the employee's City work performance; and engaging in unauthorized outside employment
p. Loss or failure to maintain any license, certification, and/or clearance which is required as a minimum qualification or condition of employment for the employee's position

F. Preliminary Notice of Disciplinary Action:

1. A copy of the preliminary notice of disciplinary action shall be served upon the employee either personally, or by first class mail and certified mail, return receipt requested, to the last known address of the employee. The last known address shall be deemed to be the address that is within the employee's official personnel file. If notice is provided by mail, the employee should be deemed to have received notice ten (10) workdays after the date of mailing.

2. The Preliminary Notice shall include:

a. A statement of the nature of the disciplinary action;
b. The effective date of the disciplinary action;
c. A statement of the reasons for the disciplinary action citing the item(s) under Article XII, Section E, General Orders, or the Personnel Rules which have been violated;
d. Any supporting material or documentation;
e. A Preliminary Notice of Disciplinary Action shall be valid provided it contains a statement advising the employee of the right to request a Skelly Meeting, the manner and time in which the request for a Skelly Meeting must be made, and the required content of the request for a Skelly Meeting; and
f. The name and address of the person to whom all written communication regarding this Skelly Meeting [alternatively, matter] shall be sent."

G. Skelly Meeting:

1. An employee who is subject to disciplinary action shall have the right, within five (5) workdays after receiving a Proposed Notice of Disciplinary Action to request a Skelly Meeting by filing a written request for a meeting signed by the employee or the employee's representative with the employee's consent with the City Human Resources Director.

2. Failure to respond or inaction within the specified time will result in the waiver of the right to a Skelly meeting and the proposed discipline becoming final.

3. Upon a written request for a Skelly meeting, the City shall appoint a "Skelly Officer." The Skelly Officer will meet with the employee, listen to arguments and receive documents presented by the employee. Within a reasonable time and in writing, the Skelly Officer shall respond to the City, with a copy to the employee and the employee's representative, if applicable. The Skelly Officer may recommend that the City dismiss, modify, or sustain the proposed discipline.

4. If the proposed discipline is sustained or modified by the City after the Skelly Meeting, the disciplinary action shall be implemented. A Final Notice of Disciplinary Action shall be served in the same manner as the Preliminary Notice of Disciplinary Action, except that the Final Notice of Disciplinary Action shall include a statement advising the employee of the right to appeal the action, the manner and time in which the appeal must be made, the required content of the appeal, and the name and address of the person to whom all written communication regarding the appeal shall be sent.

H. Appeal of Disciplinary Action:

1. Within ten (10) work days after receipt of the Final Notice of Disciplinary Action, disciplinary actions may be appealed to arbitration. Notice of the appeal must be filed with the Human Resources Director. If the employee fails to file a notice of appeal within this time period, the disciplinary action shall become final and there shall be no further appeal.

2. The decision of the arbitrator shall be final and binding on the parties. No appeal or review of the arbitrator's decision by Writ or other mechanism before any court, administrative tribunal or any other forum on any legal theory or basis shall be possible.

3. Appeals of disciplinary actions to arbitration shall be pursuant to Article XI (Grievance Procedure) of this Agreement, except that on disciplinary appeals:

   a. An appeal of a disciplinary action is a complaint of a permanent employee of whether there was cause for the disciplinary action taken against the employee.
   b. The parties to the discipline hearing and to the selection of the arbitrator shall be the employee, who may be represented by FPMA, self-represented, or independent counsel, and the City who may be represented by the Human Resources Department or counsel.
   c. The employee shall be entitled to appear personally at the hearing and produce evidence.
   d. The fees and expenses of the arbitrator, a court reporter and transcript if required by the arbitrator, shall be shared equally by the parties.

## ARTICLE XIII – LAYOFF

A. Layoff

When it becomes necessary due to lack of work, lack of funds, or in the interest of economy, to reduce the number of employees in the Police Management bargaining unit, the order in which employees will be laid off within each class affected by the layoff shall be based on seniority as provided in subsection C.

1. Area of Layoff:

The City shall determine the area(s) and positions in which layoffs may

occur, including the identification of the division, work unit, class, and specific position. When a list of the affected areas and/or positions has been prepared, the City will give notice to FPMA prior to implementation of the layoff, and upon request, shall meet with FPMA in good faith regarding the impact of the layoff. Unless agreed otherwise, the following layoff procedure shall be followed:

a. Employees holding temporary, seasonal, part-time, probationary, or provisional appointments in the class shall be laid off first. Employees serving in a regular part-time position shall be laid off second. Employees who have completed probation (i.e. permanent employees) shall be laid off last. Employees off work on approved leave (workers compensation, disability leave, etc.) who are identified for layoff shall be laid off in the same manner as if the employee was on active duty.

b. Should it become necessary to lay off permanent employees, the employees laid off shall be those with the least service credit within the identified classifications in the department. f two (2) or more employees in this circumstance possess essentially the same amount of service credit, the Police department shall determine which person shall be laid off.

2. Seniority Defined:

Seniority shall be defined by the date of the most recent appointment to the classification. Time served as a probationary employee in the class shall be included in determining seniority.

3. Notification:

Employees to be laid off shall be given final written notification by the City of such action. Whenever possible, such notification shall be given a minimum of thirty (30) calendar days prior to the effective date of the layoff. At its discretion, the City may also issue preliminary written layoff notices.

4. Right to Demote:

Any employee who is scheduled for layoff shall have a right to demote to a class in which the employee formerly held permanent status. Any employee scheduled for layoff in a class outside the bargaining unit shall bump into a class in the bargaining unit if they formerly held permanent status in that class. If there is no authorized position in the class to which the employee

would otherwise have a right to demote, then the employee shall be laid off from employment.

The right to demote shall be implemented as follows:

a. If there is only one other lower salaried class in which the employee formerly held permanent status, the employee shall be demoted to that class. If there is no vacancy in that class and the demoting employee has less seniority than all other employees in that class, the demoting employee shall be laid off from that class and from employment.

b. If there are two or more lower salaried classes in which the employee formerly held permanent status, the employee shall be demoted to that class in which the employee formerly held permanent status which has the highest salary. If there is no vacancy in that class, and the demoting employee has less seniority than all other employees in that class, the above process shall continue until the demoting employee either reaches a class in which the employee formerly held permanent status in which there is a vacancy or in which the employee is not the least senior employee in that class, or the employee is laid off from employment.

c. An employee who is least senior in a class in which there is no vacancy and to which an employee demotes from a higher class shall be laid off from that class, and shall have the same right to demote as does any other employee who is laid off.

d. An employee demoted under this procedure shall be deemed to have exercised the employee's right to demote and to have accepted each demotion, subject to the employee's right to resign from employment.

e. An employee who is demoted from a class in which the employee holds permanent status shall be deemed for all purposes to have been laid off from each class from which the employee subsequently demotes or is displaced, including classes which the employee passes through because of the absence of a vacancy and insufficient seniority to occupy a position.

5. Reemployment:

The names of employees laid off in accordance with provisions of this section shall be placed on a reemployment list. Names shall be placed on a reemployment list by classification in order of seniority. A reemployment list

will be used to fill vacancies in the classification before any other eligible list that exists for that classification. In the event that a person on layoff declines reemployment to a vacant position in the classification from which the employee was laid off, or cannot be contacted through telephone and certified mail within fifteen (15) working days, such person's name shall be removed from the reemployment list.

A reemployment list will remain in effect for two (2) years unless specifically extended, or sooner if exhausted. Upon reinstatement an employee will be eligible for all benefits acquired by the employee prior to the layoff, including prior Annual Leave accrual rates, health benefits provided in the current FPMA Memorandum of Understanding, retirement tier (as permitted by PERS law) and seniority. An employee shall not receive credit for time spent on layoff in computing time for any benefit entitlement. Rehire shall be subject to successful completion of pertinent psychological, medical, polygraph, and background investigations.

6. Appeals:

Interpretations of the provisions of this section may be appealed through the grievance procedure (Article XI) of this Agreement. Such grievances must be filed within five (5) workdays of final written notification of the proposed layoff. For the purpose of appealing interpretations of this section, grievances shall be filed directly with the City Manager (Step 3 of the grievance procedure). The filing of a grievance shall not prevent the City from implementing the layoff. The reasons or necessity for the layoff shall not be subject to the grievance procedure or appeal.

7. Nothing in this section shall delay or limit the City's right to lay off employees.

## ARTICLE XIV – TERM AND SIGNATURE CLAUSE

A. Term of Agreement:

This Memorandum of Understanding incorporates all modifications regarding wages, hours, and other terms and conditions of employment. This Memorandum of Understanding shall be effective as of ~~February 16~~January 1, 202~~3~~6, and shall expire December 31, 202~~5~~8. Should either party desire to commence the meet and confer process for the next subsequent Memorandum of Understanding, that party shall notify the other in writing no earlier than one hundred twenty (120) calendar days prior to the expiration date of the existing Memorandum of Understanding, and the meet and confer process shall begin no later than ninety (90) calendar days prior to the expiration date of this Agreement.

B. Signature Clause:

The terms and conditions of this Memorandum of Understanding are executed this _____ day of _____, ~~2023~~ 2025 by the employer-employee representatives whose signatures appear below on behalf of their respective organizations.

| CITY OF FOLSOM | FOLSOM POLICE MANAGEMENT ASSOCIATION |
|---|---|
| ~~Elaine Andersen~~Bryan Whitemyer<br>City Manager | Andrew Bates<br>FPMA Representative |
| Allison Garcia<br>Human Resources Director | ~~Chris Emery~~Jeana Marendt<br>FPMA Representative |
| ~~John Spittler~~<br>~~Human Resources Advisor~~ | Jake Verhalen<br>FPMA Representative |
| ~~Doris Phillips~~Gabriela L Cousineau<br>Sr. Management Analyst, HR | |
| ~~Rick Hillman~~<br>Chief of Police | |

Approved as to Form:

Steven Wang

## ~~ATTACHMENT A – SALARY RANGES~~

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|---|---|---|---|---|---|---|
| **Lieutenant** | Eff 2/16/23 | $ 151,393 | $ 158,962 | $ 166,910 | $ 175,256 | $ 184,019 |
| | Eff 1/1/24 | $ 155,934 | $ 163,731 | $ 171,918 | $ 180,513 | $ 189,539 |
| | Eff 1/1/25 | $ 160,612 | $ 168,643 | $ 177,075 | $ 185,929 | $ 195,225 |

| | 91O | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| **Commander** | Eff 2/16/23 | $ 170,455 | $ 178,978 | $ 187,926 | $ 197,323 | $ 207,189 |
| | Eff 1/1/24 | $ 175,568 | $ 184,347 | $ 193,564 | $ 203,242 | $ 213,405 |
| | Eff 1/1/25 | $ 180,836 | $ 189,877 | $ 199,371 | $ 209,340 | $ 219,807 |

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| | 89A | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| | Eff 1/1/26 | 170,394.03 | 178,913.73 | 187,859.42 | 197,252.39 | 207,115.01 |
| Lieutenant | Eff 1/1/27 | 179,015.97 | 187,966.76 | 197,365.10 | 207,233.36 | 217,595.02 |
| | Eff 1/1/28 | 184,386.44 | 193,605.77 | 203,286.06 | 213,450.36 | 224,122.88 |

| | 91O | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| | Eff 1/1/26 | 191,848.50 | 201,440.92 | 211,512.97 | 222,088.61 | 233,193.04 |
| Commander | Eff 1/1/27 | 201,556.03 | 211,633.83 | 222,215.52 | 233,326.30 | 244,992.61 |
| | Eff 1/1/28 | 207,602.71 | 217,982.85 | 228,881.99 | 240,326.09 | 252,342.39 |

~~**ATTACHMENT B – SETTLEMENT AGREEMENT AND GENERAL RELEASE**~~

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | New Business |
| **SUBJECT:** | Resolution No. 11521 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the City of Folsom Fire Department Middle Management Employees |
| **FROM:** | Human Resources Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

The Human Resources Director recommends that the City Council pass and adopt Resolution No. 11521 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the City of Folsom Fire Department Middle Management Employees.

**BACKGROUND / ISSUE**

The existing Memorandum of Understanding (MOU) between the City of Folsom and the City of Folsom Fire Department Middle Management Employees expires on December 31, 2025. The parties began negotiations on a new MOU on September 11, 2025, and reached a tentative agreement on December 3, 2025. The City of Folsom Fire Department Middle Management Employees ratified the tentative agreement on December 3, 2025. The new proposed successor MOU is being presented to the City Council on December 9, 2025, for consideration and approval.

**POLICY / RULE**

Government Code Title 1, Division 4, Chapter 10 commonly known as the Meyers-Milias-Brown Act requires that representatives of the Governing Body of a public agency shall meet and confer in good faith regarding wages, hours, and other terms and conditions of employment with representatives of recognized employee organizations. Both parties shall endeavor to reach a tentative agreement within the scope of representation, and, if a tentative agreement is reached and ratified by the respective parties, they shall prepare a written memorandum of understanding.

**ANALYSIS and FINANCIAL IMPACT**

A tentative agreement was reached by the parties and the proposed successor Memorandum of Understanding, which will be effective January 1, 2026, contains the following changes that have some economic impact, as outlined below. The changed provisions are as follows:

1. The MOU term will be for three (3) years: January 1, 2026, through December 31, 2028.

2. A Cost-of-living adjustment (COLA) will be provided for each year of the agreement:
    - Year 1: Effective January 1, 2026
        1. 2.5% for all classifications
        2. The cost for the first year of the COLA will increase salary and benefits approximately $64,560
    - Year 2: Effective January 1, 2027
        1. 2.5% for all classifications
        2. The cost for the second year of the COLA will increase salary and benefits approximately $66,174
    - Year 3: Effective January 1, 2028
        1. 2.5% for all classifications
        2. The cost for the third year of the COLA will increase salary and benefits approximately $67,828

3. Dental and Vision City Contribution
    - Employees enrolled in Dental and Vision benefits will receive an increase in the City's monthly premium contribution from 80% to 100% for employee and any eligible dependents.

4. A variety of non-economical and clarification language changes were also agreed upon.

**ATTACHMENTS**

1. Resolution No. 11521 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and the City of Folsom Fire Department Middle Management Employees.

2. Proposed Memorandum of Understanding between the City of Folsom and the City of Folsom Fire Department Middle Management Employees for the term of January 1, 2026, through December 31, 2028.

Submitted,

Allison Garcia, Human Resources Director

Attachment 1

**RESOLUTION NO. 11521**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FOLSOM AND THE CITY OF FOLSOM FIRE DEPARTMENT MIDDLE MANAGEMENT EMPLOYEES**

**WHEREAS,** the City of Folsom and the City of Folsom Fire Department Middle Management Employees have met and conferred in good faith since September 11, 2025; and

**WHEREAS,** the parties reached a tentative agreement on December 3, 2025; and

**WHEREAS,** the members of the City of Folsom Fire Department Middle Management Employees ratified the tentative agreement on December 3, 2025; and

**WHEREAS,** the City Manager and the City's negotiation team recommend the City Council adopt the agreement

**NOW, THEREFORE, BE IT RESOLVED** that the City Council adopts the agreement between the City of Folsom and the City of Folsom Fire Department Middle Management Employees for the period of January 1, 2026, to December 31, 2028; and

**BE IT FURTHER RESOLVED,** that the City Council of the City of Folsom authorizes the City Manager to execute a Memorandum of Understanding between the City of Folsom and the City of Folsom Fire Department Middle Management Employees.

**PASSED AND ADOPTED** this 9th day of December, 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

# MEMORANDUM OF UNDERSTANDING
# BETWEEN
# CITY OF FOLSOM FIRE DEPARTMENT
# MIDDLE MANAGEMENT EMPLOYEES
# (CFFDMME)
# AND
# CITY OF FOLSOM

**January 1, 2026~~3~~ - December 31, 2028~~5~~**

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# PREAMBLE

On the date hereinafter subscribed, authorized representatives of the City of Folsom, herein called "City", and authorized representatives of the City of Folsom Fire Department Mid-Management Employees, herein called "CFFDMME", made and entered into this Memorandum of Understanding, hereinafter referred to as "Agreement" or "MOU." Pursuant to Section 3500 et seq. of the Government Code of the State of California, an agreement between the aforementioned parties has as its purpose the promotion of harmonious labor relations; establishment of an equitable and peaceful procedure for the resolution of differences; and the establishment of rates of pay, hours of work, and other terms and conditions of employment.

The term "agreement" as used herein means the written agreement provided under Section 3505.1 of the Government Code.

It is understood and agreed that this Memorandum of Understanding supersedes and replaces all previous such actions on these points by and between the City of Folsom and the CFFDMME.

# ARTICLE I. RECOGNITION AND COVERAGE

## 1. RECOGNITION

The CFFDMME is recognized as the exclusive representative, as provided in the City's Employer-Employee Relations Policy, for all employees assigned to the Fire Mid-Management Bargaining Unit in the following classifications:

Fire Battalion Chief
Fire Division Chief

In the event new classifications are established which are appropriate for this unit, the parties agree to meet and confer for the purpose of including such in the Fire Mid-Management Bargaining Unit.

## 2. CONTINUATION OF BENEFITS

A. This Memorandum of Understanding is intended both as the final expression of the agreement between the parties with respect to the included terms and as a complete and exclusive statement of the terms of this Memorandum of Understanding. No amendment, alteration, understanding, variation, waiver or modification of any terms or provisions of this Memorandum of Understanding shall in any manner be binding upon the parties unless made and executed in writing between the parties

hereto and approved and implemented by the City Council.

B. Terms and conditions of employment as specified in this Memorandum of Understanding shall remain in full force and effect during the term of this Memorandum of Understanding unless modified pursuant to the above paragraph. Where ordinances, rules, and policies conflict with this Memorandum of Understanding, the Memorandum of Understanding shall prevail.

## 3. MEETING AND CONFERING DURING THE TERM OF THE MOU

This Memorandum of Understanding shall be effective January 1, 2023~~36~~, and shall expire December 31, 2025~~58~~. Unless specifically agreed otherwise, this Memorandum of Understanding sets forth the full and entire understanding of the parties regarding the matters contained in this Memorandum of Understanding and supersedes and cancels all prior or existing understandings or agreements between the parties, whether formal or informal.

During the term of this Memorandum of Understanding, representatives of the City and CFFDMME may meet and confer on matters of mutual concern. Any agreement reached between the parties shall be memorialized in writing and be deemed a “Side Letter” to this Memorandum of Understanding.

The City Manager is authorized to enter into a Side Letter on behalf of the City for purposes of the interpretation or administration of this Memorandum of Understanding. A Side Letter to this Memorandum of Understanding shall not be deemed valid until signed by the City Manager or designee, approved as to form by the City Attorney, and signed by an authorized representative of CFFDMME. Side Letters agreed to during the term of this Memorandum of Understanding may be incorporated into any successor Memorandum of Understanding.

The parties agree to begin negotiations on a successor Memorandum of Understanding not later than 120 calendar days prior to the expiration of this Memorandum of Understanding.

## 4. SEVERANCE

Should any provision of this Agreement be found unlawful or unenforceable by a court of competent jurisdiction, or invalidated by subsequent enacted legislation, the remainder of the Agreement shall continue in force. Upon occurrence of such an event, the parties shall meet and confer as soon as practical to renegotiate the invalidated provision(s).

Upon a change in the dental, vision, short term, long term, or life insurance plans provided in this Agreement, the parties agree to meet and confer over the impact of the change on employees in the Fire Mid-Management Bargaining Unit.

## ARTICLE II. MANAGEMENT RIGHTS

To ensure that the City is able to carry out its statutory functions and responsibilities, nothing contained in this article shall be construed to require the City to negotiate on matters which are solely a function of management, or not otherwise assigned as an employee right, including the following:

1. To manage the City generally and to determine issues of policy.

2. To determine the existence of facts which are the basis of management decisions.

3. To determine the necessity for and organization of any service or activity conducted by the City, and to expand or diminish services.

4. To determine the nature, manner, means, technology, and extent of services to be provided to the public.

5. To determine methods of financing.

6. To determine types of equipment or technology to be used.

7. To determine and/or change the facilities, methods, technology, means, organizational structure, and size and composition of the work force, and to allocate and assign the work which the City operations are to be conducted.

8. To determine and change the number of locations, relocations, and types of operations, processes, and materials to be used in carrying out all City functions, including, but not limited to, the right to contract for or sub-contract any work or operation of the City.

9. To assign work to and schedule employees in accordance with requirements as determined by the City, and to establish and change work schedules and assignments upon reasonable notice and good faith meet and confer.

10. To lay off employees from duties because of lack of work or funds, or under conditions where continued work would be ineffective or non-productive.

11. To establish and modify productivity and performance programs and standards.

12. To dismiss, suspend without pay, demote, reprimand, without salary step increases, or otherwise discipline employees for cause.

13. To determine minimum qualifications, skills, abilities, knowledge, selection procedures and standards, and job classifications, and to reclassify employees.

14. To hire, transfer, promote and demote employees for non-disciplinary reasons.

15. To determine policies, procedures, and standards for selection, training and promotion of employees.

16. To establish reasonable employee performance standards, including, but not limited to, quality and quantity standards, and to require compliance therewith.

17. To maintain order and efficiency in City facilities and operations.

18. To establish, publish, and/or modify rules and regulations to maintain order and safety and health in the City. The City agrees to meet and confer on any items that fall within the scope of Government Code Section 3500 et, seq.

19. To restrict the activity of an employee organization on the municipal property and on municipal time except as set forth in the City's Personnel Rules and Regulations.

20. To take all necessary actions to carry out the mission of the City in emergencies.

## ARTICLE III. SALARY AND OTHER COMPENSATION

### 1. SALARY RANGE

A. The salary ranges for the CFFDMME represented classes are attached to this Memorandum of Understanding (Attachment A). ~~These salary ranges shall be effective January 1, 2023. These salary ranges include Education Incentive Pay that was previously paid as additional compensation, which was incorporated into base pay under the 2020 – 2022 MOU.~~

B. Salary range steps shall be approximately 5% between steps.

~~Procedures for step advancement, promotion, demotion, transfer, and layoff as set forth in the City of Folsom Personnel Rules and Regulations, and this MOU, shall apply. Anniversary dates shall remain the same.~~

### 2. SALARY

A. Effective January 1, 2026, or the first full pay period following ratification of this Agreement, whichever is later, all employees shall receive a salary increase of 2.5%.~~3, all employees shall receive a salary increase of 3.5%. A.~~

B. Effective January 1, 2027~~4~~, all employees shall receive a salary increase of 2.5~~3~~%.

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~~C.~~ Effective January 1, 202~~85~~, all employees shall receive a salary increase of 2.5~~3~~%.

~~3. SPECIAL SALARY INCREASE~~

~~C. Effective January 1, 2023, the classes of Division Chief and Battalion Chief shall receive a special salary increase of 5%.~~

## 4~~3~~. MARKET SURVEY

Should the City conduct a market survey of the CFDDMME classes, the study shall determine the relationship of the total compensation for the City of Folsom job classifications when compared to comparable job classifications in the following agencies: City of Davis, City of Rocklin, City of West Sacramento, City of Sacramento, Sacramento Metropolitan Fire Protection District, City of Roseville, El Dorado Hills Fire District, and Cosumnes Community Services District.

## ~~5~~4. LONGEVITY PAY

A. E~~Subject to subsection B below, e~~mployees shall be eligible to receive longevity pay beginning with ten (10) or more years of City service. The longevity pay formula is based on 2.5% increments and is as follows:

- 2 ½% after ten (10) continuous years of city service
- an additional 2 ½% for a total of 5% after fifteen (15) continuous years of city service
- an additional 2 ½% for a total of 7 ½% after twenty (20) continuous years of city service

~~B. Employees hired after July 1, 2010, shall not be eligible to receive Longevity Pay.~~

## ~~6~~5. DEFERRED COMPENSATION

For employees participating in the City's deferred compensation program, the City agrees to make the following matching contributions in accordance with the following schedule:

| Length of Service | Maximum City Matching Contribution |
|---|---|
| 0 -10 years | $250.00 per month |
| 10 -15 years | $275.00 per month |
| 15 -20 years | $300.00 per month |
| 20+ years | $350.00 per month |

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## ~~7~~6. VEHICLE ASSIGNMENT

With the recommendation of the Fire Chief and approval of the City Manager, employees may be provided a department vehicle for transportation to and from job-related activities.

## ~~8~~7. CELLULAR TELEPHONE ASSIGNMENT

At the discretion of the Fire Chief, employees may be assigned a cellular telephone for communications accessibility.

## ~~9~~8. RETIREMENT

A. Public Employees Retirement System (PERS) – Formula

~~All s~~Safety fire employees hired by the City of Folson on or prior to October 16, 2011~~June 30, 2010~~, shall receive the retirement benefit of 3% @ 50. ~~All s~~Safety fire employees hired by the City of Folsom on or after October 17, 2011~~July 1, 2010~~, who qualify as CalPERS Classic members shall receive the retirement benefit of 2%@50. Safety fire employees hired on or after January 1, 2013, who qualify as CalPERS PEPRA members shall receive the retirement benefit of 2.7%@57 or as specified ~~Pursuant to~~ in the~~the~~ California Public Employee's Pension Reform Act of 2013 (PEPRA~~AB 340~~)~~, all employees hired after January 1, 2013, shall receive the retirement benefit of 2.7@57.~~

Safety fire~~All~~ employees hired by the City of Folsom prior to ~~October 16, 2011June 30, 2010~~, shall receive the retirement benefit (subject to PERS limits) based on the single highest twelve (12) months of compensation. Safety fire~~All~~ employees hired by the City of Folsom on or after ~~October 17, 2011July 1, 2010~~, shall receive the retirement benefit (subject to PERS limits) based on the employee's highest average monthly compensation during thirty-six (36) consecutive months of employment as provided in state law pertaining to CalPERS.

B. Public Employees Retirement System (PERS) -- Contributions

The City agrees to pay the full cost of employer contributions to the California Public Employees' Retirement System (CalPERS) for all employees in the CFFDMME bargaining unit, as currently contracted with CalPERS. Employees shall pay the employee share of retirement according to the following schedule:

- ~~Classic s~~Safety fire employees who are CalPERS Classic members shall pay 9% of~~as~~ the employee share of retirement.
- ~~PEPRA s~~Safety fire ~~-~~employees who are PEPRA members shall pay the employee share of retirement as specified and adjusted by CalPERS.

## ~~10~~9. PRE-RETIREMENT OPTIONAL SETTLEMENT 2W DEATH

BENEFIT (SURVIVORS)
The City's contract with the Public Employees' Retirement System (PERS) includes Government Code Section 21548, Pre-Retirement Optional Settlement 2W Death Benefit.

1~~1~~0. EMT 1A CERTIFICATION / PARAMEDIC LICENSE
The parties agree that an Emergency Medical Technician 1 (EMT 1A) certification is required for all CFFDMME positions and that a Paramedic License is optional but preferred. Employees shall receive $250.00 per month in addition to in their base salary for a valid EMT 1A Certificate or $550.00 per month for a Paramedic License.

## ARTICLE IV. OVERTIME

1. OVERTIME COMPUTATION

A. ~~Employees~~ Battalion Chiefs assigned to a 56-hour workweek shall be compensated at the rate of time and one-half of the total hourly compensation rate for all hours worked in emergency response that are not part of the employee's normally assigned work schedule.

B. ~~Employees assigned to a 40-hour work week and~~Fire Division Chiefs assigned to work overtime in a 56-hour shift position shall be compensated at one and one-half times the employee's straight time hourly rate of pay based on a 56-hour work week (2912 hours worked per year rather than 2080 hours).

C. Employees assigned to work a special event for which the City is reimbursed for the cost of City fire personnel shall be compensated at one and one-half times the employee's straight time hourly rate of pay based on either a 40 hour or 56-hour work schedule, depending on the employee's normal assigned work week.

D. For purposes of this section, total hourly compensation shall include base salary, longevity pay, paramedic pay, and EMT pay. ~~and 40-hour work schedule salary differential received by an employee.~~

E. Except as specifically provided for the above, employees are not entitled to overtime pay unless pre-authorized by the Fire Chief.

2. COMPENSATORY TIME OFF

A. An employee eligible to receive overtime pay pursuant to Section 1, above, may instead elect to receive Compensatory Time Off (CTO) at a rate of one and one half hours of CTO for every one hour of eligible

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overtime. A Division Chief working overtime in a 56-hour shift position is not eligible to receive CTO.

B. Shift employees may accrue up to ninety-six (96) hours of CTO. Non-shift employees may accrue up to eighty (80) hours of CTO. Accrued CTO shall be used before any other accrued leave time is used. An employee promoting into the position of Battalion Chief must cash out any CTO hours above ninety six (96) prior to promotion. A Battalion Chief promoting to Division Chief must cash out all CTO hours prior to promotion.

~~D.~~

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## ARTICLE V. HOURS OF WORK

1. SHIFTS

A. Employees shall work either a 56-hour workweek or a 40-hour workweek. Employees working a 56-hour workweek shall work the following work shift:

(1) Personnel working a 56-hour workweek (2,912 hours per year) will work a total of four shifts within a twelve (12) day work period~~cycle~~. Each shift shall be for 24 hours in duration and shall be scheduled back-to-back, contiguously. A shift rotation is defined as two (2) back-to-back, contiguous 24-hour shifts.

(2) The twelve (12) day work period~~cycle~~ shall start at 0800 hours. This establishes the FLSA 7K work period applicable to employees in this unit.

(3) Pursuant to Article II, Management Rights, of this MOU work schedules, including the applicable 7K work period, shall continue to be at the discretion of the Fire Chief in consultation with the City Manager, upon reasonable notice and good faith meet and confer with the CFFDMME. The City also reserves the right to review this shift schedule on a periodic basis in order to address any potential inequities or problems.

B. Employees assigned to a 40-hour workweek may work a flexible schedule upon approval of the Fire Chief. ~~Telecommuting may be considered as part of this flexible schedule for assignments that may be applicable.~~

## ARTICLE VI. LEAVES

## 1. ANNUAL LEAVE

A. Employees shall receive the following Annual Leave credits.

Non-shift personnel (40-hour work week):

| Length of Service | Annual Leave Allowance |
|---|---|
| 0 - 5 years | 16 hours per month |
| 5 - 10 years | 19 hours per month |
| 10 - 15 years | 22 hours per month |
| 15+ years | 25 hours per month |

Shift personnel (56-hour work week):

| Length of Service | Annual Leave Allowance |
|---|---|
| 0 - 5 years | 23 hours per month |
| 5 - 10 years | 28 hours per month |
| 10 - 15 years | 32 hours per month |
| 15+ years | 35 hours per month |

B. Except as specified in Article VI, Section C (1) below, employees shall not accrue sick leave. However, employees who have accumulated sick leave hours shall retain such hours and may use such leave credits pursuant to Article VI, Section 4, Sick Leave, of this MOU.

C. Employees with annual leave balances that exceed the annual leave caps of 320 for non-shift/480 for shift employees as of the date of ratification by City Council of this MOU, may retain such balances until the annual leave balances are reduced to the new caps.

(1) To avoid exceeding the maximum of 320/480 hours of accumulated annual leave, the City may direct an employee to take time off on annual leave. However, in the event the City does not approve annual leave for an employee in an amount sufficient to reduce accumulated annual leave to 320/480 hours, the number of hours that exceed 320/480 hours shall be rolled over into sick leave until the annual leave balance is reduced to the cap.

(2) Employees may cash out up to 40 hours of annual leave for non-shift personnel, and 56 hours of annual leave for shift personnel per fiscal year. Annual leave shall be cashed out pursuant to procedures established by the City Human Resources Department.

(3) Accrued annual leave shall be cashed out upon separation of employment with City on an hour for hour basis.

## 2. MANAGEMENT LEAVE

Employees shall receive management leave at a rate of 80 hours annually based on a fiscal calendar. Such leave shall be posted to affected employees on July 1st each year. Employees promoted with less than 12 months' service in a CFFDMME shall accrue management leave on a prorated basis.

A member of CFFDMME who works substantially more than 80 hours per pay period without compensation, may be allocated up to a total of 100 hours per year of management leave. Annually, the Fire Chief may provide a list to the City Manager of those employees who they feel are deserving of the additional management leave. A list of regularly performed duties in excess of compensated hours shall be included with each employee's name. The list shall be submitted for the City Manager's review and approval no later than July 1 of each year. All such requests are subject to final approval by the City Manager.

## 3. LEAVE CONVERSIONS

Effective January 1, 2023, the City and CFFDMME agree to the following terms related to the conversion of annual leave hours by employees when they are placed in temporary and permanent assignments within the department.

A. Conversion from 56 Hour to 40 Hour Work Week Assignments. Employees temporarily or permanently assigned to staff positions on a 40-hour work week schedule shall have annual leave usage banks converted using a division factor of 1.4 for each hour available in the leave bank. As an example, a 56-hour employee with 100 hours of annual leave would see their annual leave bank adjusted to 71.43 hours when the employee is assigned to a 40-hour work assignment.

B. Conversion from 40 Hour to 56 Hour Work Week Assignments. Employees temporarily or permanently assigned to line positions on a 56-hour work week schedule shall have annual leave usage banks converted using a multiplier factor of 1.4 for each hour available in the annual leave bank. As an example, a 40-hour employee with 71.43 hours of annual leave would see their annual leave bank adjusted to 100 hours when the employee is assigned to a 56-hour work assignment.

C. Leave usage rates shall be applied at the hourly rate used by the employee during the temporary or permanent assignment.

D. Leave conversion rates shall be applied to annual leave accrual banks provided to the employee by the City.

E. As of January 1, 2023, the City agrees it will not convert sick leave banks.

## 4. SICK LEAVE

A. Sick leave may be used by employees for purposes enumerated in City Personnel Rules.

B. Consistent with PERS law, sick leave shall be converted to service credit for purposes of retirement (Government Code section 20965).

C. Accrued sick leave shall not be cashed out.

D. There shall be no maximum on the number of hours of sick leave an employee may accrue (bank).

## 5. HOLIDAY PAY

A. The following holidays shall be observed by the City:

1) New Year's Day (January 1)
2) Martin Luther King Day
3) President's Day (Washington's Birthday)
4) Memorial Day
5) Independence Day
6) Labor Day
7) Veterans Day
8) Thanksgiving Day
9) Friday following Thanksgiving Day
10) December 24
11) Christmas Day
12) December 31

B. Employees who are normally required to work on the holidays listed in subsection A shall receive a 6% Holiday Pay differential. Holiday Pay shall be multiplied by the employee's salary step and paid each pay period. ~~Employees with accrued Holiday Leave credits on the books may take such time off in the same manner as Annual Leave.~~ Holiday Pay shall be compensable for retirement (PERS) purposes.

C. Any employee with Holiday Leave credits accrued under prior agreements may use those credits in the same manner as Annual Leave.

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## 6. VACATION SCHEDULING

The City and CFFDMME agree to establish a vacation scheduling procedure as noted below:

A. No more than one (1) employee shall be granted leave for vacation purposes at the same time; provided, however, that on holidays the Fire Chief may authorize more than one employee.

B. Employees shall not be granted leave for vacation purposes for more than forty-five (45) consecutive calendar days. Employees must return to duty

for at least fourteen (14) calendar days before being eligible to take additional leave for vacation purposes.

C. Employees will not be contacted during vacation periods to work overtime during their vacation and will not be force hired to maintain normal day-to-day minimum staffing during their scheduled vacation period. Employees may be subject to vacation cancellation and recall pursuant to City Personnel Rules and Regulations.

## 7. BEREAVEMENT LEAVE

Employees may use ~~Classified permanent or promotional probationary employees may be granted a maximum of ninety-six (96) hours or four (4) shifts from~~ accrued leave time as bereavement leave for each instance to deal with matters related to the funeral, death, or critical illness (where death appears imminent) of any member of the employee's immediate family, including aunt, uncle, brother-in-law, sister-in-law, daughter-in-law and son-in-law. Employees on a 56-hour workweek may be granted up to ninety-six (96) hours of four (4) shifts for bereavement leave. Employees on a 40-hour workweek may be granted up to forty (40) hours of bereavement leave.

Annual Leave usage for Bereavement Leave shall be taken by the employee in twelve hour or greater increments for 56-hour employees, and four (4) hour increments for 40-hour employees. ~~.~~

## 8. PERSONAL LEAVE TIME

A. Any Personal Leave Time (PLT) remaining on the books may be used by employees for time off on an hour for hour basis until the employee has exhausted the bank. Use of PLT time shall be subject to the following:

(1) Use of PLT shall be subject to the operating needs of the Fire department.

(2) Use of PLT shall not cause the Fire department to backfill behind an employee using PLT.

(3) PLT shall have no cash value and may not be cashed out. If an employee terminates employment with the City or retires, any PLT remaining in the bank shall be surrendered with no value to the employee.

# ARTICLE VII. INSURANCE

The City's obligation for health, dental, vision, life and disability insurance coverage is limited to plan contribution. Plan content, including eligibility criteria, is determined by

the respective carriers.

1. ~~1.~~ HEALTH INSURANCE

A~~.~~ The City's maximum monthly contribution for active employee health coverage for the year 2025 is as follows:

Employee only: $754
Employee plus one: $1,506
Employee plus family: $1,955

B. The City's maximum monthly contribution for active employee health insurance will be adjusted annually. If there is an increase in the Kaiser HMO monthly premium, the City will cover 50% of the increase, adding it to the previous year's contribution for employee-only, employee plus one, and employee plus two or more coverage levels. The final amount will be rounded to the next whole number. The employee is responsible for the difference between the applicable premium and the City's contribution. If there is no premium increase, the City's contribution remains unchanged.

Example:

If the previous year's City contribution for the employee-only coverage was $500 and the Kaiser HMO premium increased by $20, the new City contribution would be:

$500 + (50% of $20) = $500 + $10 = $510

C. Employees who enroll in a health plan with a higher monthly premium than the City's maximum monthly contribution as established under part A and B above shall pay the difference between the maximum contribution amount and cost of the premium through payroll deduction.

~~Effective April 1, 2011, as demonstrated in the example below, employees shall be included in the same health plan design as the majority of City employees, including copayments. The City's maximum monthly contribution for active employee health insurance coverage shall be adjusted annually to an amount equal to 50% of the increase, if any, above the prior year's Kaiser monthly premium rate combined with the City's prior year contribution amount for employee only, employee plus 1, and employee plus 2 or more (rounded to the next whole number). The employee is responsible for the difference between the applicable premium and the City's contribution.~~

~~Example:~~

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**Employee only category:** The 2010 monthly premium for Kaiser employee only is $507.89 and the City's maximum monthly contribution is $486.00. If this premium increases by 10% for 2011, or to $558.68, the City's contribution for 2011 for the employee only category would be computed as follows: $558.68 - $507.89 = $50.79, $50.79 x 50% = $23.40, $486.00 + $23.40 = $509.40. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee only category would be $509 per month. If the premium increases by 10% for 2012, or to $614.55, the City's contribution for 2012 for the employee only category would be computed as follows: $614.55 - $558.68 = $55.87, $55.87 x 50% = $27.93, $509.00 + $27.93 = $536.93. After rounding to the next whole number, the City's_maximum contribution for health insurance for the employee only category would be $537 per month.

**Employee plus 1 category**: The 2010 monthly premium for Kaiser employee plus 1 is $1,015.78 and the City's maximum monthly contribution is $972.00. If this premium increases by 10% for 2011, or to $1,117.36, the City's contribution for 2011 for the employee plus 1 category would be computed as follows: $1,117.36 - $1,015.78 = $101.58, $101.58 x 50% = $50.79, $972.00 + $50.79. = $1,022.79. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 1 category would be $1,023 per month. If the premium increases by 10% for 2012, or to $1,229.10, the City's contribution for 2012 for the employee plus 1 category would be computed as follows: $1,229.10 - $1,117.36 = $111.74, $111.74 x 50% = $55.87, $1,023.00 + $55.87. = $1,078.87. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 1 category would be $1,079 per month.

**Employee plus 2 or more category**: The 2010 monthly premium for Kaiser employee plus 2 or more is $1,320.52 and the City's maximum monthly contribution is $1,263.00. If this premium increases by 10% for 2011, or to $1,452.57, the City's contribution for 2011 for the employee plus 2 or more category would be computed as follows: $1,452.57 - $1,320.00 = $132.57, $132.57 x 50% = $66.29, $1,263 + $66.29 = $1,329.29. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 2 or more category would be $1,329 per month. If the premium increases by 10% for 2012, or to $1,597.83, the City's contribution for 2012 for the employee plus 2 or more category would be computed as follows: $1,597.83 - $1,452.57 = $145.26, $145.26 x 50% = $72.63, $1,329 + $72.63 = $1,401.63. After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 2 or more category would be $1,402 per month.

B. Employees who select a health plan with higher monthly premiums than the maximum monthly premium paid by the City (Section A above) shall

~~pay the difference through payroll deduction. Should employees select a health plan with lower monthly premiums than the maximum monthly premium paid the City, the City's contribution shall be limited to the cost of the monthly premium.~~

~~C. Notwithstanding Section 1, Item A, the City's maximum monthly contribution for active employee health insurance coverage shall not be reduced more than eighty percent (80%) of the Kaiser premium cost for the employee only category, employee plus 1 category, or employee plus 2 or more category.~~

D. High Deductible Health Plans

(1) The City agrees to offer High Deductible Health Benefit Plans offered by the health benefit plan carriers.

(2) The City agrees to make available a Health Savings Account (HSA) to eligible active employees who select a High Deductible Health Benefit Plans.

(3) Fifty percent (50%) of the difference between the City's monthly contribution towards the cost of the Kaiser HMO Health plan premiums as set forth in Article VII, Section 1 of the MOU and the monthly premium for a High Deductible Health Plan shall be contributed into the employee's HSA. Tax status of contributions, contribution amounts, and use of HSA funds shall be in accordance with federal and state law.

E. The City will maintain an IRS 125 Medical Reimbursement Account. Employees may participate in the account pursuant to administrative procedures established by the City.

F. Health Insurance – Cash Back

(1) Probationary or permanent employees, who certify to the Human Resources Department that they have group health insurance coverage with comparable benefits to health plans offered by City, may decline to participate in City health insurance coverage.

(2) Employees who decline to participate in City health insurance coverage shall receive a cash back payment from the City of $300.00 per month for each month the employee does not participate in City health insurance coverage.

(3) Employees who have declined to participate in City health plan coverage pursuant to this section may enroll in City health plan coverage only during the annual open enrollment period, or other

qualifying life event as determined by the California Department of Insurance.

(4) This section shall be administered pursuant to procedures established by the City Human Resources Department.

(5) Employees who decline health insurance coverage shall continue to be eligible to participate in the City's vision and dental plans.

(6) An employee whose spouse is employed by the City and receives health insurance is also eligible to receive the cash back payment.

## 2. DENTAL INSURANCE

~~Dental insurance will be provided by Delta Dental Services, Inc.~~The City will offer at least one dental insurance plan to eligible employees. The City will contribute 100~~80~~% of the monthly premium for an employee, employee and dependent or an employee plus family as set forth in the plan document. The dental carrier ~~Employees will contribute 20% of the monthly premium. The Delta Dental~~ shall determine dental insurance coverage~~Preferred Provider Program shall provide coverage maximum of $1,750 per year for employees/dependents who patronize Preferred Provider Program participating dentists. Employees/dependents that choose non participating dentists shall have a coverage maximum of $1,500 per year.~~

## 3. VISION CARE

Vision insurance will be provided by Vision Services Plan (VSP). The City will contribute 100~~80~~% of the monthly premium for an employee, employee and dependent or an employee plus family as set forth in the plan document. The City's obligation for vision insurance coverage is limited to plan contribution.~~Employees will contribute 20% of the monthly premium.~~

~~The following elements shall provide the basis of VSP coverage:~~

~~A. One eye exam every 12 months;~~
~~B. One set of lenses every 12 months;~~
~~C. $150 allowance/wholesale basis for frames; and~~
~~D. A co-pay of $5.00 per visit.~~

## 4. LIFE INSURANCE

The City agrees to provide $60,000 life insurance coverage and $60,000 accidental death and dismemberment coverage for employees covered by this MOU. Eligible dependents shall receive $2,000 life insurance coverage.

## 5. SHORT TERM DISABILITY PROGRAM

The City agrees to provide a Short Term Disability Insurance Program, with the City paying 100% of the premium rate for the weekly indemnity insurance program (short-term disability) of up to 60% of salary, subject to the plan maximum, for up to sixty (60) calendar days. The waiting period for initiation of benefits shall be twelve (12) calendar days. Otherwise, the City's obligation to provide Short Term Disability insurance coverage is limited to plan contributions. The Short Term Disability insurance carrier shall determine plan content. Any change in the Short Term Disability Insurance plan that results in changes to the disability benefit is subject to meeting and conferring.

## 6. LONG TERM DISABILITY PROGRAM

The City agrees to provide a long-term disability program for employees in the CFFDMME Bargaining Unit as provided in the plan document. Plan coverage shall provide a maximum benefit of up to 60% of salary, up to age 65. The maximum payment on this plan is subject to plan agreement.

## 7. RETIREE HEALTH INSURANCE

A. Effective May 8, 2007, existing employees as of that date who retire[1] from City service may participate in the health insurance plans made available by the City for active employees until age 65 when they move to a Medicare Advantage Plan per subsection 2.v. of this section. The amount of the City's monthly contribution shall be determined as set forth below. Any costs that exceed the maximum paid by the City towards retiree health insurance costs shall be borne by the retiree.

(1) Employees who retire with less than 5 years of service[2] shall not be eligible to receive any City contribution toward the cost of retiree health insurance.

(2) Employees who retire with more than 5 years of service shall qualify for a monthly City retiree health insurance contribution.

i. Subject to the maximum set forth in Item 3 below, the City retiree health insurance contribution shall be as follows:

ii. Retiree only – an amount equal to the City's contribution towards active employee health insurance for the category of "employee only."

[1] "Existing employees" are exclusively permanent and/or probationary employees of the City of Folsom on the date the Addendum was approved by the Folsom City Council (May 8, 2007). "Retire" or "retiree" is defined as any classified City employee who (1) applies for retirement with the Public Employees' Retirement System (PERS) within ninety (90) days after terminating employment with the City; and (2) receives a PERS retirement benefit.

[2] "Service" is defined as full time (or equivalent) continuous permanent and/or probationary employment status with the City of Folsom.

iii. Retiree and one dependent – an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus one."

iv. Retiree and two or more dependents – an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus two or more" until the retiree reaches age 55. Thereafter, the City's contribution towards a retiree with two or more dependents shall be an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus one" plus $100.

v. Retirees and their covered family members who are Medicare eligible must move to an offered Medicare Advantage Plan option when they reach Medicare eligibility. These plans require that they enroll and pay for Medicare parts A and B. Retirees are responsible for showing proof of Medicare enrollment as required by the carrier. Medicare eligible retirees will be dropped from the City's non-Medicare plan upon Medicare eligibility and/or charged any additional costs associated for noncompliance by the plan carrier.

(3) The City's monthly contribution toward the cost of retiree health insurance shall not exceed the maximum monthly contribution paid by the City to active employee health insurance for the categories of employee only (for retiree only), employee plus one (for retiree plus one dependent), and employee plus one plus $100 (for retiree plus two or more dependents), as of January 1, 2012.

i. The January 1, 2012 cap for each category shall be adjusted each January thereafter by an amount not to exceed 3%, depending on the percent increase in the Consumer Price Index (CPI), U.S. Department of Labor, for November - November of the previous year, Index CPI-W, Urban Wage Earners and Clerical Workers, Series #CWUR0400SA0, United States. (Example, if the cost of living for the specified period increases by 2%, the cap shall be increased by 2%. If the cost of living for the specified period increases by 4%, the cap shall be increased by 3% (cost of living increases in the cap shall be rounded to the nearest tenth.)

(4) The City shall contributes $25 per pay period into a~~n~~ Health Reimbursement Arrangement HRA ~~——~~for each probationary/permanent employee hired after ~~–~~May 8, 2007~~July 1, 2008~~.

C. ~~C.~~ Employees who retire from City service as of January 1, 2020, must have at least 120 months of continuous service as a City employee to qualify for dental and vision insurance benefits provided to active employees. For those retiring on or after October 1, 2020, the City shall contribute 5% of the premium per year of City service, up to an 80% City contribution.

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## 8. Out of Area Health Plan

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A. OAHP shall work in conjunction with the Health Reimbursement Arrangement (HRA) provided by the City to active employees. Each OAHP retiree will obtain a participant account.

B. Only retirees who (a) are not eligible for Medicare who reside outside of the service area as defined by the City health insurance carriers; (b) qualify for retiree health coverage pursuant to Article VII, Section 7; and (c) agree to disenroll from the current group medical benefit plan for retiree health coverage may participate in OAHP.

C. Once a retiree opts to participate in OAHP, the retiree shall thereafter be prohibited from returning to retiree health coverage.

D. The City will contribute to the retiree's participant account on a monthly basis in an amount equal to the amount of the City's contribution for employee only, employee plus 1 or employee plus family coverage based on the retiree's marital status at the time of OAHP election. Eligible dependents not covered at the time of election will not be added at a later date. Annual confirmation of dependent eligibility will be required. The City's contribution would be used for premiums to obtain health coverage and other qualified out-of-pocket medical expenses. Under no circumstances shall the contribution be higher than the City paid premiums for similarly situated in-area employees. The retiree shall be responsible for administrative costs established by the HRA plan administrator.

E. Upon the death of, or martial dissolution from, the retiree's spouse on record at the time of election to participate in the OAHP, the funding level will be adjusted to employee only. Subsequent spouse(s) from any subsequent marriage(s) (i.e. post initial OAHP election) shall not be eligible to participate and funding will remain at employee only. In the event of the retiree's death, surviving spousal benefits will conform to City practices applicable to employees participating in City plans. Should the retiree obtain coverage from another source (e.g. coverage by spouse), the funding will cease and will not be reinstated.

F. Rules and procedures governing OAHP shall be determined and administered by the City's Human Resources Department. Disputes regarding the OAHP shall be appealed to the City Manager or designee and shall not be subject to arbitration.

## 9. IAFF Medical Expense Reimbursement Plan

A. Acknowledgement. The City acknowledges that the CFFDMME has entered into an agreement with the IAFF Medical Expense Reimbursement Plan (hereafter, the "IAFF MERP") of the Washington State Council of Fire Fighters Employee Benefit Trust (hereafter, the "Trust"). The purpose of the Trust shall be to provide for retiree health expense reimbursement benefits. The Trust shall be, and remain separate and apart from any City health insurance funding program.

B. Defined Class of Employees Receiving Contributions. The "Defined Class" of employees receiving contributions to the Trust as set forth below, consists of all employees represented by the CFFDMME.

C. Employee Contribution Amount. The City and the CFFDMME agree that the City shall withhold a mandatory pre-tax contribution of $37.50 per pay period from the pay of every employee of the Defined Class and shall transmit such contributions to the Trust pursuant to the requirements in Part (E) below. No employee shall be permitted to opt-out of the mandatory employee contributions or receive any portion of the contribution in cash.

D. City Contribution Amount. The City and CFFDMME agree that upon adoption of this agreement the City shall cease making contributions to the RHRA set forth in VII, B(4) above and shall instead commence contributions of $25 per pay period to the Trust for all employees of the Defined Class hired after May 8, 2007.

1) In-lieu Contribution. The City and CFFDMME agree that upon the adoption of this agreement the City shall cease the $300 monthly cash incentive for employees declining City health insurance coverage set forth in Article VII, Section F(2) above and shall instead make an equivalent monthly contribution of $300 to the Trust.

The employee, by written election may direct any portion of the in-lieu incentive contribution to the employee's 457 account up to allowable IRS limits.

No employee in the Defined Class shall have the option to receive cash in lieu of making contributions to the Trust and/or 457 plan.

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2) Transfer of Employee Annual Leave – At Termination. The City CFFDMME agree that the cash option for accrued Annual Leave at termination set forth in Article VI, Section 1 shall be eliminated.

For every employee in the Defined Class, the City shall, upon the employee's separation from the City, irrevocably contribute to the employee's Trust account on a pre-tax basis, an amount equal in value to 100% of the payments that would otherwise be paid to the employee for unused Annual Leave. The employee, by written election received by the City no later than 30 days prior to separation, may elect to direct any portion of the value of the accrued Annual Leave to a City sponsored 457 plan up to allowable IRS plan limits.

No employee in the Defined Class shall have the option to receive cash for the value of the accrued Annual Leave in lieu of making contributions to the Trust and/or 457 plans.

E. Remittance of Contributions. The City shall remit all contributions set forth herein directly to the custodian of the Trust within 30 days of the date the payment would have been payable to the employee. The City hereby acknowledges receipt of the Trust Agreement governing the Trust and will comply with rules set by the Trust in regard to reporting and depositing the required contributions set forth herein.

F. Reporting to the Trust Office. The City shall electronically submit to the Trust Office a report of contributing employees for each contribution sent to the Trust, in the format requested by the Trust, and received by the Trust Office within five (5) days of receipt of the contribution funds. The report will include at a minimum: employee first and Page 43 last name, with suffix as applicable; employee number; Social Security Number; employee status (e.g., active, on leave); date of birth; gender; date of hire; bargaining unit; date of change in bargaining unit, as applicable; home mailing address; City contribution amount; Employee contribution amount; leave transfer amount, as applicable; separation date, as applicable; and separation reason.

The City shall also provide an initial report of contact information for all contributing Employees to the Trust Office, in a format reasonably requested by the Trust, and shall send updates to this information to the Trust Office whenever the City has notice of changes to the information.

The Trust Office will provide a secure data transfer platform or process for transmission of this employee information to the Trust Office.

G. Modification of Employee Contributions. The City and the CFFDMME agree that the CFFDMME has the right, subject to approval of its

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members according to the CFFDMME internal rules, to prospectively modify the amount of the mandatory employee monthly contribution (Section C), or to include the mandatory transfer of employee leave for which the Employee is eligible to receive monetary compensation during the course of this Agreement, as long as the modification is mandatory for all employees in the Defined Class.

H. Indemnification. CFFDMME agrees to indemnify and hold the City harmless from any liabilities of any nature which may arise as a result of the operations of the Trust, except for the obligation of the City to make and report on the non-elective transfer of contributions as described in this Section.

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## ARTICLE VIII. ALLOWANCES AND REIMBURSEMENTS

### 1. UNIFORM ALLOWANCE

A. The City agrees to pay employees the sum of two thousand dollars ($2,000.00) per fiscal year for the purchase of approved on duty uniforms and attire. All uniforms purchased shall comply with the most current regulations and specifications as identified in Standard Operating Procedures (SOP).

B. The City agrees to continue providing employees covered by this MOU the current uniform laundering services, with costs being assumed by the City.

### 2. TUITION/BOOKS REIMBURSEMENT

Employees who attend job related classes/training programs that are approved by the department shall be entitled to reimbursement of costs for books, tuition, and lodging (pursuant to the City's lodging reimbursement schedule) up to one thousand, five hundred dollars ($1,500.00) per fiscal year. The Fire Chief may authorize additional employee reimbursement costs above this limit, when requested by the employee, should said request not exceed the budgeted amount of the department for this program.

Approval shall be given by the department Training Officer prior to the beginning of the class/training program. The City shall implement a procedure that allows for payment of an authorized class up front when requested by the employee.

An employee may repeat a job-related course to maintain or upgrade his/her knowledge, skills and abilities.

Attendance in job related classes/training programs will be non-mandatory and will not include overtime payment or reimbursement for costs of transportation,

meals, or other incidental expenditures, unless otherwise specified prior to the course and approved by the department.

Employees who fail to attend or satisfactorily complete a job-related class/training program shall reimburse the department for all costs incurred by the City. The City shall deduct the total amount of monies spent by the department from the employee's paycheck over the next four (4) pay periods.

3. SCBA OPTICS REIMBURSEMENT

Optical wear (lenses) suitable for insertion into SCBA mask are reimbursable by the City. Employees should use the claim reimbursement form and submit it within thirty (30) days using the chain of command.

4. PARAMEDIC REIMBURSEMENT

Employees who maintain a paramedic license and accreditation shall be reimbursed the cost of the license and accreditation up to an amount of $500 per year. Employees will not be reimbursed for any late fees associated such licensing or accreditation.

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## ARTICLE IX. MISCELLANEOUS

1. JOB CLASSIFICATIONS

A. The City recognizes that CFFDMME has a vital interest in the content of fire job specifications, including minimum qualifications and promotional patterns, for classifications represented by CFFDMME.

B. The City agrees to notify CFFDMME anytime the City proposes to recruit and examine for, or to modify, fire job classifications represented by CFFDMME. The City agrees to meet and consult with CFFDMME over such proposed changes if CFFDMME so requests.

C. On its own initiative, CFFDMME may at any time notify the City Human Resources Director that CFFDMME requests to meet and consult with the City over CFFDMME proposed modifications to the recruitment and examination procedure, and/or job specifications for fire classifications represented by CFFDMME. The City shall schedule a meet and consult session in response to such request.

D. Nothing in this provision shall be construed as to require the City to divulge information or change procedures that in any way would compromise the integrity of the City's merit system.

2. SHORT TERM SUSPENSION

The parties agree that the members of this unit are not subject to short-term suspension as defined by the Personnel Rules and Regulations of the City of Folsom.

3. FITNESS / WELLNESS

A. The City and CFFDMME agree to support a comprehensive, mandatory annual medical examination for all uniformed employees represented by CFFDMME, as a component of the fitness/wellness program.

B. The City agrees an established a fitness/wellness work out period for all CFFDMME employees during the normal work shift.

4. SENIORITY FOR PURPOSES OF LAYOFF

Seniority for purposes of layoff shall be defined by the date of the most recent appointment to the classification. Time served as a probationary employee in the class shall be included in determining seniority.

5. SALARY UPON PROMOTION

An employee who is promoted to the position of Battalion Chief or Division Chief ~~to a position in a classification with a higher salary range~~ shall be placed ~~in~~ at a ~~the~~ salary step ~~in the new salary range that is~~which provides the employee with at least a 5% increase in compensation. For purposes of this section, compensation shall include ~~above the current~~ base ~~salary~~wages, paramedic incentive pay, and education incentive pay. An employee thus promoted is therefore assigned a new salary anniversary date effective of the date of promotion.

6. PROMOTIONAL LIST

A. The eligibility list generated from a promotional examination will have a one-year life unless it is reduced to three or fewer eligible candidates; at which time the City may give an examination and create a new list, or the Fire Chief shall have the option of promoting from the list. At the end of the list's expiration a new examination shall be required, and the current list shall expire. If a new list is not generated prior to the expiration, the Fire Chief may extend the list by no more than one (1) year until a new examination is administered.

B. Temporary appointments and short-term vacancy assignments (acting time) may be made from the current eligibility list, or most-recent eligibility list if a current eligibility list does not exist.

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## ARTICLE X. SIGNATURE CLAUSE

The terms and conditions of this Memorandum of Understanding are executed this_____ day of_____, 202___~~3~~, by the Employer-Employee representatives whose signatures appear below on behalf of their respective organizations.

| City of Folsom | CFFDMME |
|---|---|
| _____ | _____ |
| ~~Elaine Andersen~~Bryan Whitemyer<br>City Manager | ~~Chad Wilson~~ Brian Beck<br>CFFDMME Representative |
| _____ | _____ |
| Allison Garcia<br>Human Resources Director | ~~Mark Piacentini~~Benjamin Signor<br>CFFDMME Representative |
| _____ | _____ |
| ~~Ken Cusano~~ Vance Piggiott<br>~~Fire Chief~~City Representative<br>Representative | W. Nick Lawlor<br>———CFFDMME |
| _____ | _____ |
| ~~John Spittler~~Doris Valencia<br>~~Lefkove~~Matthew Blake<br>~~Human Resources Advisor~~Sr. Human Resources Analyst<br>Representative | ~~Eric~~<br>CFFDMME |
| | _____ |
| | Matthew McGee<br>CFFDMME Representative |

# ATTACHMENT A – SALARY RANGES

| | E92 | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| Fire Battalion Chief | Eff 1/1/26 | 163,794.02 | 171,983.73 | 180,582.91 | 189,612.06 | 199,092.66 |
| | Eff 1/1/27 | 167,069.91 | 175,423.40 | 184,194.57 | 193,404.30 | 203,074.51 |
| | Eff 1/1/28 | 170,411.30 | 178,931.87 | 187,878.46 | 197,272.39 | 207,136.00 |

| | E93 | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| Fire Division Chief | Eff 1/1/26 | 185,317.56 | 194,583.44 | 204,312.61 | 214,528.24 | 225,254.65 |
| | Eff 1/1/27 | 189,023.91 | 198,475.10 | 208,398.86 | 218,818.80 | 229,759.74 |
| | Eff 1/1/28 | 192,804.39 | 202,444.61 | 212,566.84 | 223,195.18 | 234,354.94 |

| | E92 | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| Fire Battalion Chief | Eff 1/1/23 | $ 151,364 | $ 158,933 | $ 166,879 | $ 175,223 | $ 183,984 |
| | Eff 1/1/24 | $ 155,905 | $ 163,700 | $ 171,886 | $ 180,480 | $ 189,504 |
| | Eff 1/1/25 | $ 160,582 | $ 168,611 | $ 177,042 | $ 185,894 | $ 195,189 |

| | E93 | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| Fire Division Chief | Eff 1/1/23 | $ 171,254 | $ 179,817 | $ 188,808 | $ 198,248 | $ 208,161 |
| | Eff 1/1/24 | $ 176,392 | $ 185,212 | $ 194,472 | $ 204,196 | $ 214,406 |
| | Eff 1/1/25 | $ 181,684 | $ 190,768 | $ 200,306 | $ 210,322 | $ 220,838 |

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **AGENDA SECTION:** | New Business |
| **SUBJECT:** | Resolution No. 11527 - A Resolution to Approve and Adopt a City-wide Pay Schedule as Required by the California Public Employee Retirement System (CalPERS) and Establish New Salary Tables for the City of Folsom Executive Management Team |
| **FROM:** | Human Resources Department |

**RECOMMENDATION / CITY COUNCIL ACTION**

It is recommended that the City Council adopt Resolution No. 11527 - A Resolution to Approve and Adopt a City-wide Pay Schedule as Required by the California Public Employee Retirement System (CalPERS) and Establish New Salary Tables for the City of Folsom Executive Management Team.

**BACKGROUND / ISSUE**

In order to determine the amount of compensation earnable pursuant to Government Code Sections 20630 and 20636, the California Public Employees' Retirement System (CalPERS) requires that payrates shall be limited to the amount listed on a pay scale that has been duly approved and adopted by the employer's governing body.

**POLICY / RULE**

Pursuant to the California Public Employees' Retirement System rules the City Council is require to adopt a pay schedule that meets all of the following guidelines:

1. Has been duly approved and adopted by the employer's governing body in accordance with requirements of applicable public meetings laws;
2. Identifies the position title for every employee position;
3. Shows the payrate for each identified position, which may be stated as a single amount or as multiple amounts within a range;
4. Indicates the time base, including, but not limited to, whether the time base is hourly, daily, bi-weekly, monthly, bi-monthly, or annually;

5. Is posted at the office of the employer or immediately accessible and available for public review from the employer during normal business hours or posted on the employer's internet website;
6. Indicates an effective date and date of any revisions;
7. Is retained by the employer and available for public inspection for not less than five years; and
8. Does not reference another document in lieu of disclosing the payrate.

In addition, in regards to *local agency executives,* the legislative body shall get an oral report on the changes in salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive, as defined in subdivision (d) of Section 3511.1 of the California Government Code.

**ANALYSIS**

The adoption of this resolution is being proposed solely for the purposes of complying with the regulations of California Public Employees' Retirement System. Most of the salary ranges have been previously approved by the City Council through the approval of various Collective Bargaining Agreements. The attached pay schedule is effective on the date shown in Attachment 2.

The latest salary schedule posted to the City's website is dated as effective 07-01-2025. Since that time, the City has made adjustments to this schedule via negotiated Memorandums of Understanding (MOUs) which are posted on the City's public website.

**DEVELOPMENT OF STEP-BASED SALARY RANGES FOR THE EXECUTIVE MANAGEMENT TEAM AND CONTRACT EMPLOYEES**

Over the last six months, the City of Folsom negotiated new MOUs with its six employee bargaining groups:

1) Folsom Miscellaneous Employees (IUOE, Local 39)
2) Folsom Middle Management Group (FMMG)
3) Folsom Police Officers Association (FPOA)
4) Folsom Police Management Association (FPMA)
5) Sacramento Area Firefighters (Local 522 – IAFF)
6) Folsom Fire Middle Management Employees (CFFDMME)

Each MOU includes salary tables that list the pay rates for each job classification represented by the respective bargaining group. The salary tables are step-based and typically include between 5 and 9 salary steps. Salary table examples from four of the bargaining groups are as follows.

| Range | Effective | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | |
|---|---|---|---|---|---|---|---|---|---|---|
| M56 | Eff 7/1/25 | 80,961.17 | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.52 | 93,856.19 | 96,671.87 | 99,572.03 | 102,559.19 |
| | Eff 7/1/26 | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.52 | 93,856.19 | 96,671.87 | 99,572.03 | 102,559.19 | 105,635.96 |
| | Eff 7/1/27 | 85,891.71 | 88,468.46 | 91,122.51 | 93,856.19 | 96,671.88 | 99,572.03 | 102,559.19 | 105,635.97 | 108,805.04 |
| M57 | Eff 7/1/25 | 82,959.52 | 85,448.29 | 88,011.74 | 90,652.10 | 93,371.65 | 96,172.81 | 99,057.99 | 102,029.73 | 105,090.62 |
| | Eff 7/1/26 | 85,448.30 | 88,011.74 | 90,652.10 | 93,371.66 | 96,172.80 | 99,058.00 | 102,029.73 | 105,090.63 | 108,243.34 |
| | Eff 7/1/27 | 88,011.75 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.74 | 105,090.63 | 108,243.34 | 111,490.64 |
| M58 | Eff 7/1/25 | 85,015.67 | 87,566.14 | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 |
| | Eff 7/1/26 | 87,566.14 | 90,193.13 | 92,898.92 | 95,685.89 | 98,556.47 | 101,513.16 | 104,558.56 | 107,695.30 | 110,926.17 |
| | Eff 7/1/27 | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | 110,926.16 | 114,253.96 |
| M59 | Eff 7/1/25 | 87,107.49 | 89,720.71 | 92,412.33 | 95,184.71 | 98,040.24 | 100,981.45 | 104,010.89 | 107,131.22 | 110,345.15 |
| | Eff 7/1/26 | 89,720.72 | 92,412.33 | 95,184.70 | 98,040.25 | 100,981.44 | 104,010.90 | 107,131.22 | 110,345.16 | 113,655.51 |
| | Eff 7/1/27 | 92,412.34 | 95,184.70 | 98,040.24 | 100,981.46 | 104,010.89 | 107,131.22 | 110,345.16 | 113,655.51 | 117,065.17 |
| M60 | Eff 7/1/25 | 89,263.23 | 91,941.14 | 94,699.37 | 97,540.36 | 100,466.56 | 103,480.56 | 106,584.97 | 109,782.53 | 113,075.99 |
| | Eff 7/1/26 | 91,941.13 | 94,699.37 | 97,540.35 | 100,466.57 | 103,480.56 | 106,584.97 | 109,782.52 | 113,076.00 | 116,468.27 |
| | Eff 7/1/27 | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | 116,468.28 | 119,962.32 |
| M63 | Eff 7/1/25 | 98,412.72 | 101,365.11 | 104,406.05 | 107,538.25 | 110,764.39 | 114,087.32 | 117,509.94 | 121,035.24 | 124,666.30 |
| | Eff 7/1/26 | 101,365.10 | 104,406.06 | 107,538.24 | 110,764.39 | 114,087.32 | 117,509.94 | 121,035.23 | 124,666.29 | 128,406.29 |
| | Eff 7/1/27 | 104,406.05 | 107,538.24 | 110,764.38 | 114,087.32 | 117,509.94 | 121,035.23 | 124,666.29 | 128,406.28 | 132,258.47 |



## ATTACHMENT A – SALARY RANGES

| | E92 | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| Fire Battalion Chief | Eff 1/1/23 | $ 151,364 | $ 158,933 | $ 166,879 | $ 175,223 | $ 183,984 |
| | Eff 1/1/24 | $ 155,905 | $ 163,700 | $ 171,886 | $ 180,480 | $ 189,504 |
| | Eff 1/1/25 | $ 160,582 | $ 168,611 | $ 177,042 | $ 185,894 | $ 195,189 |

| | E93 | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| Fire Division Chief | Eff 1/1/23 | $ 171,254 | $ 179,817 | $ 188,809 | $ 198,248 | $ 208,161 |
| | Eff 1/1/24 | $ 176,392 | $ 185,212 | $ 194,472 | $ 204,196 | $ 214,406 |
| | Eff 1/1/25 | $ 181,684 | $ 190,768 | $ 200,306 | $ 210,322 | $ 220,838 |

## Appendix A
Salary Schedule

| | 42F | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|---|---|
| Firefighter | Eff 7/1/25 | 85,967.48 | 90,265.86 | 94,779.15 | 99,518.11 | 104,494.01 | 109,718.71 | 115,204.65 |
| | Eff 7/1/26 | 88,116.67 | 92,522.50 | 97,148.63 | 102,006.06 | 107,106.36 | 112,461.68 | 118,084.76 |
| | Eff 7/1/27 | 90,319.59 | 94,835.57 | 99,577.34 | 104,556.21 | 109,784.02 | 115,273.22 | 121,036.88 |

| | 47F | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|---|---|
| Fire Engineer | Eff 7/1/25 | 94,564.29 | 99,292.50 | 104,257.13 | 109,469.98 | 114,943.48 | 120,690.66 | 126,725.19 |
| | Eff 7/1/26 | 96,928.39 | 101,774.81 | 106,863.55 | 112,206.73 | 117,817.07 | 123,707.92 | 129,893.32 |
| | Eff 7/1/27 | 99,351.60 | 104,319.18 | 109,535.14 | 115,011.90 | 120,762.49 | 126,800.62 | 133,140.65 |

| | 54F | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|---|---|
| Fire Captain | Eff 7/1/25 | 104,509.54 | 109,735.02 | 115,221.77 | 120,982.86 | 127,032.00 | 133,383.60 | 140,052.78 |
| | Eff 7/1/26 | 107,122.28 | 112,478.39 | 118,102.31 | 124,007.43 | 130,207.80 | 136,718.19 | 143,554.10 |
| | Eff 7/1/27 | 109,800.33 | 115,290.35 | 121,054.87 | 127,107.61 | 133,462.99 | 140,136.14 | 147,142.95 |



## ATTACHMENT A – SALARY RANGES

| | 89A | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| Lieutenant | Eff 2/16/23 | $ 151,393 | $ 158,962 | $ 166,910 | $ 175,256 | $ 184,019 |
| | Eff 1/1/24 | $ 155,934 | $ 163,731 | $ 171,918 | $ 180,513 | $ 189,539 |
| | Eff 1/1/25 | $ 160,612 | $ 168,643 | $ 177,075 | $ 185,929 | $ 195,225 |

| | 91O | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| Commander | Eff 2/16/23 | $ 170,455 | $ 178,978 | $ 187,926 | $ 197,323 | $ 207,189 |
| | Eff 1/1/24 | $ 175,568 | $ 184,347 | $ 193,564 | $ 203,242 | $ 213,405 |
| | Eff 1/1/25 | $ 180,836 | $ 189,877 | $ 199,371 | $ 209,340 | $ 219,807 |

The City of Folsom Executive Management Team (EMT) and contract employees occupy the following positions:

| Folsom EMT Classifications |
|---|
| City Manager |
| Assistant City Manager |
| City Attorney |
| Chief of Police |
| Fire Chief |
| Utilities Director |
| Finance Director |
| Community Development Director |
| Public Works Director |
| Parks and Recreation Director |
| Human Resources Director |
| City Clerk |
| Communications Director |
| Library Director |

| Folsom Contract Employee Classifications |
|---|
| Legal Analyst |
| Administrative Support Specialist |
| Assistant City Attorney |

Historically, the City of Folsom's salary ranges for the Executive Management Team (EMT) and contract employees included only minimum and maximum amounts, without defined steps.

| Folsom Executive Management Team and Contract Employees | | |
|---|---|---|
| **Current Salary Table** | **Monthly Salary** | |
| | **Min** | **Max** |
| City Manager | $ 21,973 | $ 26,588 |
| Assistant City Manager | $ 15,833 | $ 21,083 |
| Police Chief | $ 15,833 | $ 24,091 |
| Fire Chief | $ 15,833 | $ 24,091 |
| City Attorney | $ 15,833 | $ 24,077 |
| Utilities Director | $ 12,500 | $ 19,681 |
| Community Development Director | $ 12,500 | $ 19,314 |
| Finance Director | $ 12,500 | $ 19,232 |
| Public Works Director | $ 12,500 | $ 17,614 |
| Parks & Recreation Director | $ 12,500 | $ 16,408 |
| Human Resources Director | $ 12,500 | $ 14,781 |
| City Clerk | $ 10,000 | $ 15,301 |
| Communications Director | $ 10,000 | $ 14,978 |
| Library Director | $ 10,000 | $ 11,660 |
| | | |
| Legal Analyst | $ 5,417 | $ 7,741 |
| Administrative Support Specialist | $ 5,417 | $ 7,503 |
| Assistant City Attorney | $ 12,500 | $ 18,533 |

To promote consistency with the City's overall compensation structure, and to improve internal alignment, staff is recommending the adoption of step-based salary ranges for all EMT and contract employee classifications.

The City engaged Bryce Consulting, Inc. to conduct a comprehensive total compensation survey for the EMT classifications using comparable neighboring agencies. The resulting market data informed the development of proposed salary tables that reflect current industry practices and better align with internal compensation frameworks. Based on the average of the surveyed agencies, step-based ranges consisting of six steps with approximately 4% between each step were identified as the most appropriate structure.

The current salary ranges for the EMT positions have an inconsistent structure. For example, the range between the minimum and maximum salary for the EMT positions is as low as 16%, and as high as 57%. Salary tables for the other Folsom bargaining groups ranged between 21% and 34%. The proposed new 6-step salary range format for the EMT positions will include a salary spread of 22% from Step 1 to Step 6. To establish this new baseline salary range, the current salary for each incumbent was placed at Step 5. A 4% spread exists between each step.

EMT Salary Table Built from Current Salary As Step 5

| Classification | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 |
|---|---|---|---|---|---|---|
| City Manager | $ 22,082 | $ 22,966 | $ 23,884 | $ 24,840 | $ 25,833 | $ 26,867 |
| City Attorney | $ 19,833 | $ 20,626 | $ 21,452 | $ 22,310 | $ 23,202 | $ 24,130 |
| Chief of Police | $ 20,685 | $ 21,513 | $ 22,373 | $ 23,268 | $ 24,199 | $ 25,167 |
| Fire Chief | $ 19,844 | $ 20,638 | $ 21,464 | $ 22,322 | $ 23,215 | $ 24,144 |
| Utilities Director | $ 16,209 | $ 16,857 | $ 17,531 | $ 18,233 | $ 18,962 | $ 19,720 |
| Finance Director | $ 15,842 | $ 16,476 | $ 17,135 | $ 17,820 | $ 18,533 | $ 19,274 |
| Community Development Director | $ 15,759 | $ 16,390 | $ 17,045 | $ 17,727 | $ 18,436 | $ 19,173 |
| Public Works Director | $ 14,959 | $ 15,557 | $ 16,180 | $ 16,827 | $ 17,500 | $ 18,200 |
| Parks and Recreation Director | $ 13,516 | $ 14,057 | $ 14,619 | $ 15,204 | $ 15,812 | $ 16,444 |
| Human Resources Director | $ 12,290 | $ 12,782 | $ 13,293 | $ 13,825 | $ 14,378 | $ 14,953 |
| Communications Director | $ 12,347 | $ 12,841 | $ 13,354 | $ 13,888 | $ 14,444 | $ 15,022 |
| City Clerk | $ 12,604 | $ 13,108 | $ 13,633 | $ 14,178 | $ 14,745 | $ 15,335 |
| Library Director | $ 9,967 | $ 10,366 | $ 10,780 | $ 11,212 | $ 11,660 | $ 12,126 |

For Contract Employee positions, the difference between the minimum and maximum salary currently varies, with range spreads as low as 38% and as high as 48%. To establish a new baseline salary range, the current salary for each incumbent was placed at Step 5.

For vacant positions with no incumbent salary, the currently approved maximum monthly salary was used as the new Step 6. A 4% spread exists between each step.

Contract Employee & Vacant Position Salary Table Built from Current Salary As Step 5 (unless vacant)

| Classification | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 |
|---|---|---|---|---|---|---|
| Administrative Support Specialist | $ 6,181 | $ 6,428 | $ 6,685 | $ 6,952 | $ 7,230 | $ 7,520 |
| Assistant City Attorney | $15,266 | $15,877 | $16,512 | $17,173 | $17,860 | $18,574 |
| Assistant City Manager | $17,329 | $18,022 | $18,743 | $19,493 | $20,272 | $21,083 |
| Legal Analyst | $ 6,362 | $ 6,617 | $ 6,881 | $ 7,157 | $ 7,443 | $ 7,741 |

If the City Council approves the proposed MOUs being presented on December 9, 2025, then all six employee bargaining groups will be working under three-year agreements. To be consistent with Folsom's MOUs, and to ensure that salary compaction does not negatively affect EMT and contract employees, staff recommend that the City Council approve salary tables for a three-year period with similar Cost of Living Adjustments (COLA's) as other City employees.

## MARKET ADJUSTMENTS

During the collective bargaining process, compensation studies were completed for employee groups. Those studies identified some positions with payrates below the market average. In those cases, market adjustments were approved in addition to the COLA's. The compensation study conducted by Bryce Consulting found payrates for various EMT positions below market. As a result of the compensation study and additional staff research on the comparable agencies, seven positions are recommended to receive market adjustments.

| Folsom Executive Management Team | | |
|---|---|---|
| | **Recommended Market Adjustments** | **Justification** |
| City Manager | 0% | |
| Police Chief | 0% | |
| Fire Chief | 0% | |
| City Attorney | 3% | Market Study |
| Utilities Director | 5% | Market Study |
| Community Development Director | 0% | |
| Finance Director | 0% | |
| Public Works Director | 5% | City Engineer Duties for both Public and Development Projects |
| Parks & Recreation Director | 7% | Market Study |
| City Clerk | 0% | |
| Communications Director | 3% | Market Study |
| Human Resources Director | 8% | Market Study |
| Library Director | 8% | Market Study |

## SALARY TABLE RECOMMENDATION

Applying the same procedures used in collective bargaining, salary tables for EMT positions were developed, incorporating market adjustments for the applicable positions, and a 3% year-over-year COLA applied to all positions.

Salary Table effective July 1, 2025

| Salary Range | Classification | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 |
|---|---|---|---|---|---|---|---|
| EMT 300 | City Manager | $ 22,745 | $ 23,655 | $ 24,601 | $ 25,585 | $ 26,608 | $ 27,673 |
| EMT 295 | City Attorney | $ 21,023 | $ 21,864 | $ 22,738 | $ 23,648 | $ 24,594 | $ 25,578 |
| EMT 292 | Chief of Police | $ 20,685 | $ 21,513 | $ 22,373 | $ 23,268 | $ 24,199 | $ 25,167 |
| EMT 291 | Fire Chief | $ 20,440 | $ 21,257 | $ 22,107 | $ 22,992 | $ 23,911 | $ 24,868 |
| EMT 285 | Utilities Director | $ 17,506 | $ 18,206 | $ 18,934 | $ 19,691 | $ 20,479 | $ 21,298 |
| EMT 281 | Finance Director | $ 16,317 | $ 16,970 | $ 17,649 | $ 18,355 | $ 19,089 | $ 19,853 |
| EMT 280 | CDD Director | $ 16,232 | $ 16,881 | $ 17,556 | $ 18,259 | $ 18,989 | $ 19,749 |
| EMT 279 | Public Works Director | $ 16,156 | $ 16,802 | $ 17,474 | $ 18,173 | $ 18,900 | $ 19,656 |
| EMT 275 | P&R Director | $ 14,868 | $ 15,462 | $ 16,081 | $ 16,724 | $ 17,393 | $ 18,089 |
| EMT 270 | HR Director | $ 13,642 | $ 14,188 | $ 14,756 | $ 15,346 | $ 15,960 | $ 16,598 |
| EMT 268 | Communications Director | $ 13,088 | $ 13,611 | $ 14,156 | $ 14,722 | $ 15,311 | $ 15,923 |
| EMT 267 | City Clerk | $ 12,982 | $ 13,501 | $ 14,042 | $ 14,603 | $ 15,187 | $ 15,795 |
| EMT 258 | Library Director | $ 11,063 | $ 11,506 | $ 11,966 | $ 12,445 | $ 12,943 | $ 13,460 |

Salary Table effective July 1, 2026

| Salary Range | Classification | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 |
|---|---|---|---|---|---|---|---|
| EMT 300 | City Manager | $ 23,427 | $ 24,364 | $ 25,339 | $ 26,352 | $ 27,407 | $ 28,503 |
| EMT 295 | City Attorney | $ 21,654 | $ 22,520 | $ 23,421 | $ 24,357 | $ 25,332 | $ 26,345 |
| EMT 292 | Chief of Police | $ 21,306 | $ 22,158 | $ 23,044 | $ 23,966 | $ 24,925 | $ 25,922 |
| EMT 291 | Fire Chief | $ 21,053 | $ 21,895 | $ 22,771 | $ 23,682 | $ 24,629 | $ 25,614 |
| EMT 285 | Utilities Director | $ 18,031 | $ 18,752 | $ 19,502 | $ 20,282 | $ 21,093 | $ 21,937 |
| EMT 281 | Finance Director | $ 16,807 | $ 17,479 | $ 18,178 | $ 18,905 | $ 19,662 | $ 20,448 |
| EMT 280 | CDD Director | $ 16,719 | $ 17,388 | $ 18,083 | $ 18,806 | $ 19,559 | $ 20,341 |
| EMT 279 | Public Works Director | $ 16,640 | $ 17,306 | $ 17,998 | $ 18,718 | $ 19,467 | $ 20,246 |
| EMT 275 | P&R Director | $ 15,314 | $ 15,926 | $ 16,563 | $ 17,226 | $ 17,915 | $ 18,632 |
| EMT 270 | HR Director | $ 14,052 | $ 14,614 | $ 15,198 | $ 15,806 | $ 16,438 | $ 17,096 |
| EMT 268 | Communications Director | $ 13,480 | $ 14,019 | $ 14,580 | $ 15,163 | $ 15,770 | $ 16,401 |
| EMT 267 | City Clerk | $ 13,372 | $ 13,907 | $ 14,463 | $ 15,041 | $ 15,643 | $ 16,269 |
| EMT 258 | Library Director | $ 11,395 | $ 11,851 | $ 12,325 | $ 12,818 | $ 13,331 | $ 13,864 |

Salary Table effective Salary Table effective July 1, 2027

| Salary Range | Classification | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 |
|---|---|---|---|---|---|---|---|
| EMT 300 | City Manager | $ 24,130 | $ 25,095 | $ 26,099 | $ 27,143 | $ 28,229 | $ 29,358 |
| EMT 295 | City Attorney | $ 22,303 | $ 23,195 | $ 24,123 | $ 25,088 | $ 26,092 | $ 27,135 |
| EMT 292 | Chief of Police | $ 21,945 | $ 22,823 | $ 23,736 | $ 24,685 | $ 25,672 | $ 26,699 |
| EMT 291 | Fire Chief | $ 21,684 | $ 22,552 | $ 23,454 | $ 24,392 | $ 25,368 | $ 26,382 |
| EMT 285 | Utilities Director | $ 18,572 | $ 19,314 | $ 20,087 | $ 20,891 | $ 21,726 | $ 22,595 |
| EMT 281 | Finance Director | $ 17,311 | $ 18,004 | $ 18,724 | $ 19,473 | $ 20,252 | $ 21,062 |
| EMT 280 | CDD Director | $ 17,220 | $ 17,909 | $ 18,626 | $ 19,371 | $ 20,146 | $ 20,951 |
| EMT 279 | Public Works Director | $ 17,140 | $ 17,825 | $ 18,538 | $ 19,280 | $ 20,051 | $ 20,853 |
| EMT 275 | P&R Director | $ 15,773 | $ 16,404 | $ 17,060 | $ 17,743 | $ 18,452 | $ 19,191 |
| EMT 270 | HR Director | $ 14,473 | $ 15,052 | $ 15,654 | $ 16,280 | $ 16,932 | $ 17,609 |
| EMT 268 | Communications Director | $ 13,885 | $ 14,440 | $ 15,018 | $ 15,618 | $ 16,243 | $ 16,893 |
| EMT 267 | City Clerk | $ 13,773 | $ 14,324 | $ 14,897 | $ 15,493 | $ 16,112 | $ 16,757 |
| EMT 258 | Library Director | $ 11,737 | $ 12,207 | $ 12,695 | $ 13,203 | $ 13,731 | $ 14,280 |

Similarly, salary tables for Contract Employee and vacant EMT positions were developed, applying a 3% year-over-year COLA to all positions.

| Salary Table Effective July 1, 2025 | | | | | | |
|---|---|---|---|---|---|---|
| **Classification** | **Step 1** | **Step 2** | **Step 3** | **Step 4** | **Step 5** | **Step 6** |
| Administrative Support Specialist | $ 6,366 | $ 6,621 | $ 6,885 | $ 7,161 | $ 7,447 | $ 7,745 |
| Assistant City Attorney | $15,724 | $16,353 | $17,007 | $17,688 | $18,395 | $19,131 |
| Assistant City Manager | $17,849 | $18,563 | $19,305 | $20,078 | $20,881 | $21,716 |
| Legal Analyst | $ 6,553 | $ 6,815 | $ 7,088 | $ 7,371 | $ 7,666 | $ 7,973 |

| Salary Table Effective July 1, 2026 | | | | | | |
|---|---|---|---|---|---|---|
| **Classification** | **Step 1** | **Step 2** | **Step 3** | **Step 4** | **Step 5** | **Step 6** |
| Administrative Support Specialist | $ 6,557 | $ 6,819 | $ 7,092 | $ 7,376 | $ 7,671 | $ 7,978 |
| Assistant City Attorney | $16,196 | $16,844 | $17,518 | $18,218 | $18,947 | $19,705 |
| Assistant City Manager | $18,384 | $19,120 | $19,884 | $20,680 | $21,507 | $22,367 |
| Legal Analyst | $ 6,750 | $ 7,020 | $ 7,301 | $ 7,593 | $ 7,896 | $ 8,212 |

| Salary Table Effective July 1, 2027 | | | | | | |
|---|---|---|---|---|---|---|
| **Classification** | **Step 1** | **Step 2** | **Step 3** | **Step 4** | **Step 5** | **Step 6** |
| Administrative Support Specialist | $ 6,754 | $ 7,024 | $ 7,305 | $ 7,597 | $ 7,901 | $ 8,217 |
| Assistant City Attorney | $16,682 | $17,349 | $18,043 | $18,765 | $19,516 | $20,296 |
| Assistant City Manager | $18,936 | $19,693 | $20,481 | $21,300 | $22,152 | $23,038 |
| Legal Analyst | $ 6,952 | $ 7,230 | $ 7,520 | $ 7,820 | $ 8,133 | $ 8,458 |

## FINANCIAL IMPACT

The cost of the increase by fund type is as follows:

| | **Market Adj.** | **COLA** | **COLA** | **COLA** |
|---|---|---|---|---|
| | **Year 1** | | **Year 2** | **Year 3** |
| **General Fund (010)** | $ 101,065 | $133,040 | $137,031 | $141,142 |
| **Water (520)** | $ 8,624 | $ 5,438 | $ 5,601 | $ 5,769 |
| **Sewer (530)** | $ 8,624 | $ 5,438 | $ 5,601 | $ 5,769 |
| **Solid Waste (540)** | $ 550 | $ 347 | $ 358 | $ 368 |
| **TOTAL COST** | **$ 118,863** | **$144,263** | **$148,591** | **$153,048** |

## ATTACHMENTS

1. Resolution No. 11527 - A Resolution to Approve and Adopt a City-wide Pay Schedule as Required by the California Public Employee Retirement System (CalPERS) and Establish New Salary Tables for the City of Folsom Executive Management Team
2. Exhibit A: City of Folsom Position Control Listing and Salary Schedule as of July 1, 2025
3. Exhibit B: Folsom Executive Management Team and Contract Employees' Salary Schedules

Submitted,

Allison Garcia, Human Resources Director

Attachment 1

**RESOLUTION NO. 11527**

**A RESOLUTION TO APPROVE AND ADOPT A CITY-WIDE PAY SCHEDULE AS REQUIRED BY THE CALIFORNIA PUBLIC EMPLOYEE'S RETIREMENT SYSTEM (CALPERS) AND ESTABLISH NEW SALARY TABLES FOR THE FOLSOM EXECUTIVE MANAGEMENT TEAM**

**WHEREAS,** to comply with CalPERS regulations the City Council is required to adopt a City-Wide Pay Schedule; and

**WHEREAS,** staff has prepared the necessary Position Control Listing and Salary Schedule for the City Council's consideration; and

**WHEREAS,** a compensation study was conducted by Bryce Consulting for all Executive Management Team positions; and

**WHEREAS,** the compensation study identified some EMT members who are currently at a pay rate that falls below the average pay rate for comparable cities; and

**WHEREAS,** to maintain competitive salary and benefits necessary to attract and retain highly qualified employees new salary ranges for the EMT have been established; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom approves and adopts a City-Wide Pay Schedule as Required by CalPERS (see Exhibit A) and establishes new salary tables for the Folsom Executive Team (See Exhibit B).

**PASSED AND ADOPTED** this 9th day of December 2025, by the following roll-call vote:

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

**CITY OF FOLSOM**
**POSITION CONTROL LISTING**
**SALARY SCHEDULE AS OF JANUARY 1, 2025**

| Job Title | Range | Effective Date | Time Base | Step 01 | Step 02 | Step 03 | Step 04 | Step 05 | Step 06 | Step 07 | Step 08 | Step 09 | Step 10 | Step 11 | Step 12 | Step 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Account Clerk II | M37 | Jul 1, 2025 | Annual | 50,927.84 | 52,455.68 | 54,029.34 | 55,650.23 | 57,319.73 | 59,039.33 | 60,810.51 | 62,634.82 | 64,513.86 | | | | |
| Account Clerk II | M37 | Jul 1, 2026 | Annual | 52,455.67 | 54,029.34 | 55,650.23 | 57,319.73 | 59,039.32 | 60,810.50 | 62,634.82 | 64,513.86 | 66,449.28 | | | | |
| Account Clerk II | M37 | Jul 1, 2027 | Annual | 54,029.34 | 55,650.22 | 57,319.73 | 59,039.32 | 60,810.50 | 62,634.81 | 64,513.86 | 66,449.27 | 68,442.75 | | | | |
| Accounting Specialist | M53 | Jul 1, 2025 | Annual | 75,254.85 | 77,512.50 | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.98 | 95,330.60 | | | | |
| Accounting Specialist | M53 | Jul 1, 2026 | Annual | 77,512.49 | 79,837.87 | 82,233.01 | 84,699.99 | 87,241.00 | 89,858.22 | 92,553.97 | 95,330.59 | 98,190.50 | | | | |
| Accounting Specialist | M53 | Jul 1, 2027 | Annual | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.97 | 95,330.58 | 98,190.50 | 101,136.22 | | | | |
| Accounting Technician I | M41 | Jul 1, 2025 | Annual | 56,162.28 | 57,847.16 | 59,582.57 | 61,370.04 | 63,211.15 | 65,107.48 | 67,060.71 | 69,072.53 | 71,144.71 | | | | |
| Accounting Technician I | M41 | Jul 1, 2026 | Annual | 57,847.15 | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.47 | 67,060.70 | 69,072.52 | 71,144.70 | 73,279.04 | | | | |
| Accounting Technician I | M41 | Jul 1, 2027 | Annual | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.48 | 67,060.70 | 69,072.52 | 71,144.69 | 73,279.04 | 75,477.41 | | | | |
| Accounting Technician II | M48 | Jul 1, 2025 | Annual | 66,625.53 | 68,624.29 | 70,683.02 | 72,803.51 | 74,987.62 | 77,237.24 | 79,554.36 | 81,940.99 | 84,399.23 | | | | |
| Accounting Technician II | M48 | Jul 1, 2026 | Annual | 68,624.29 | 70,683.02 | 72,803.52 | 74,987.61 | 77,237.24 | 79,554.36 | 81,941.00 | 84,399.23 | 86,931.20 | | | | |
| Accounting Technician II | M48 | Jul 1, 2027 | Annual | 70,683.02 | 72,803.51 | 74,987.62 | 77,237.24 | 79,554.36 | 81,940.99 | 84,399.23 | 86,931.21 | 89,539.13 | | | | |
| Admin Assistant | W50 | Jul 1, 2025 | Annual | 69,934.65 | 72,032.69 | 74,193.66 | 76,419.47 | 78,712.05 | 81,073.42 | 83,505.62 | 86,010.79 | 88,591.12 | | | | |
| Admin Assistant | W50 | Jul 1, 2026 | Annual | 72,032.68 | 74,193.66 | 76,419.48 | 78,712.07 | 81,073.43 | 83,505.63 | 86,010.79 | 88,591.12 | 91,248.86 | | | | |
| Admin Assistant | W50 | Jul 1, 2027 | Annual | 74,193.66 | 76,419.47 | 78,712.06 | 81,073.43 | 83,505.63 | 86,010.80 | 88,591.12 | 91,248.85 | 93,986.32 | | | | |
| Administrative Assistant | M50 | Jul 1, 2025 | Annual | 69,934.65 | 72,032.69 | 74,193.66 | 76,419.47 | 78,712.05 | 81,073.42 | 83,505.62 | 86,010.79 | 88,591.12 | | | | |
| Administrative Assistant | M50 | Jul 1, 2026 | Annual | 72,032.68 | 74,193.66 | 76,419.48 | 78,712.07 | 81,073.43 | 83,505.63 | 86,010.79 | 88,591.12 | 91,248.86 | | | | |
| Administrative Assistant | M50 | Jul 1, 2027 | Annual | 74,193.66 | 76,419.47 | 78,712.06 | 81,073.43 | 83,505.63 | 86,010.80 | 88,591.12 | 91,248.85 | 93,986.32 | | | | |
| Administrative Support Specialist | E18 | Jul 1, 2025 | Annual | 76,392.10 | 79,447.78 | 82,625.69 | 85,930.72 | 89,367.95 | 92,942.67 | | | | | | | |
| Administrative Support Specialist | E18 | Jul 1, 2026 | Annual | 78,683.86 | 81,831.22 | 85,104.46 | 88,508.64 | 92,048.99 | 95,730.95 | | | | | | | |
| Administrative Support Specialist | E18 | Jul 1, 2027 | Annual | 81,044.38 | 84,286.15 | 87,657.60 | 91,163.90 | 94,810.46 | 98,602.88 | | | | | | | |
| Administrative Technician | M48 | Jul 1, 2025 | Annual | 66,625.53 | 68,624.29 | 70,683.02 | 72,803.51 | 74,987.62 | 77,237.24 | 79,554.36 | 81,940.99 | 84,399.23 | | | | |
| Administrative Technician | M48 | Jul 1, 2026 | Annual | 68,624.29 | 70,683.02 | 72,803.52 | 74,987.61 | 77,237.24 | 79,554.36 | 81,941.00 | 84,399.23 | 86,931.20 | | | | |
| Administrative Technician | M48 | Jul 1, 2027 | Annual | 70,683.02 | 72,803.51 | 74,987.62 | 77,237.24 | 79,554.36 | 81,940.99 | 84,399.23 | 86,931.21 | 89,539.13 | | | | |
| Animal Control Officer | 47P | Jan 1, 2025 | Annual | 59,521.22 | 62,534.49 | 64,097.85 | 65,700.30 | 67,342.80 | 69,026.38 | 70,752.04 | 72,520.83 | 74,333.86 | 76,192.20 | 78,097.01 | 80,332.51 | 82,340.83 |
| Animal Control Officer | 47P | Jan 1, 2026 | Annual | 61,306.86 | 64,410.52 | 66,020.78 | 67,671.30 | 69,363.09 | 71,097.16 | 72,874.59 | 74,696.46 | 76,563.87 | 78,477.97 | 80,439.91 | 82,742.49 | 84,811.05 |
| Animal Control Officer | 47P | Jan 1, 2027 | Annual | 63,146.07 | 66,342.84 | 68,001.41 | 69,701.44 | 71,443.98 | 73,230.08 | 75,060.83 | 76,937.35 | 78,860.78 | 80,832.30 | 82,853.11 | 85,224.77 | 87,355.38 |
| Animal Control Officer | 47P | Jan 1, 2028 | Annual | 65,040.45 | 68,333.12 | 70,041.45 | 71,792.49 | 73,587.30 | 75,426.98 | 77,312.66 | 79,245.47 | 81,226.61 | 83,257.27 | 85,338.71 | 87,781.51 | 89,976.05 |
| Arborist | M58 | Jul 1, 2025 | Annual | 85,015.67 | 87,566.14 | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | | | | |
| Arborist | M58 | Jul 1, 2026 | Annual | 87,566.14 | 90,193.13 | 92,898.92 | 95,685.89 | 98,556.47 | 101,513.16 | 104,558.56 | 107,695.30 | 110,926.17 | | | | |
| Arborist | M58 | Jul 1, 2027 | Annual | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | 110,926.16 | 114,253.96 | | | | |
| Assistant City Attorney | I73 | Jul 1, 2025 | Annual | 188,691.45 | 196,239.11 | 204,088.67 | 212,252.22 | 220,742.31 | 229,572.00 | | | | | | | |
| Assistant City Attorney | I73 | Jul 1, 2026 | Annual | 194,352.19 | 202,126.28 | 210,211.33 | 218,619.79 | 227,364.58 | 236,459.16 | | | | | | | |
| Assistant City Attorney | I73 | Jul 1, 2027 | Annual | 200,182.76 | 208,190.07 | 216,517.67 | 225,178.38 | 234,185.51 | 243,552.93 | | | | | | | |
| Assistant City Clerk | M47 | Jul 1, 2025 | Annual | 65,000.61 | 66,950.62 | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.52 | 77,614.13 | 79,942.55 | 82,340.83 | | | | |
| Assistant City Clerk | M47 | Jul 1, 2026 | Annual | 66,950.63 | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.53 | 77,614.13 | 79,942.55 | 82,340.83 | 84,811.06 | | | | |
| Assistant City Clerk | M47 | Jul 1, 2027 | Annual | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.52 | 77,614.13 | 79,942.55 | 82,340.83 | 84,811.05 | 87,355.39 | | | | |
| Assistant City Manager | ACM | Jul 1, 2025 | Annual | 214,187.63 | 222,755.13 | 231,665.34 | 240,931.95 | 250,569.23 | 260,592.00 | | | | | | | |
| Assistant City Manager | ACM | Jul 1, 2026 | Annual | 220,613.26 | 229,437.79 | 238,615.30 | 248,159.91 | 258,086.31 | 268,409.76 | | | | | | | |
| Assistant City Manager | ACM | Jul 1, 2027 | Annual | 227,231.66 | 236,320.92 | 245,773.76 | 255,604.71 | 265,828.90 | 276,462.05 | | | | | | | |
| Assistant Civil Engineer | M58 | Jul 1, 2025 | Annual | 85,015.67 | 87,566.14 | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | | | | |
| Assistant Civil Engineer | M58 | Jul 1, 2026 | Annual | 87,566.14 | 90,193.13 | 92,898.92 | 95,685.89 | 98,556.47 | 101,513.16 | 104,558.56 | 107,695.30 | 110,926.17 | | | | |
| Assistant Civil Engineer | M58 | Jul 1, 2027 | Annual | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | 110,926.16 | 114,253.96 | | | | |
| Assistant Planner | M50 | Jul 1, 2025 | Annual | 69,934.65 | 72,032.69 | 74,193.66 | 76,419.47 | 78,712.05 | 81,073.42 | 83,505.62 | 86,010.79 | 88,591.12 | | | | |
| Assistant Planner | M50 | Jul 1, 2026 | Annual | 72,032.68 | 74,193.66 | 76,419.48 | 78,712.07 | 81,073.43 | 83,505.63 | 86,010.79 | 88,591.12 | 91,248.86 | | | | |
| Assistant Planner | M50 | Jul 1, 2027 | Annual | 74,193.66 | 76,419.47 | 78,712.06 | 81,073.43 | 83,505.63 | 86,010.80 | 88,591.12 | 91,248.85 | 93,986.32 | | | | |
| Assistant Zookeeper | M31 | Jul 1, 2025 | Annual | 43,977.31 | 45,296.62 | 46,655.53 | 48,055.19 | 49,496.85 | 50,981.76 | 52,511.20 | 54,086.54 | 55,709.14 | | | | |
| Assistant Zookeeper | M31 | Jul 1, 2026 | Annual | 45,296.63 | 46,655.52 | 48,055.18 | 49,496.84 | 50,981.75 | 52,511.20 | 54,086.53 | 55,709.13 | 57,380.41 | | | | |
| Assistant Zookeeper | M31 | Jul 1, 2027 | Annual | 46,655.53 | 48,055.19 | 49,496.84 | 50,981.74 | 52,511.20 | 54,086.54 | 55,709.13 | 57,380.41 | 59,101.82 | | | | |
| Associate Civil Enginner | T89 | Jan 1, 2025 | Annual | 100,833.75 | 103,858.76 | 106,974.53 | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | | | | |
| Associate Civil Enginner | T92 | Jan 1, 2026 | Annual | 109,051.70 | 112,323.25 | 115,692.95 | 119,163.74 | 122,738.65 | 126,420.81 | 130,213.44 | 134,119.84 | 138,143.43 | | | | |
| Associate Civil Enginner | T92 | Jan 1, 2027 | Annual | 112,323.25 | 115,692.95 | 119,163.74 | 122,738.65 | 126,420.81 | 130,213.44 | 134,119.84 | 138,143.43 | 142,287.74 | | | | |
| Associate Civil Enginner | T92 | Jan 1, 2028 | Annual | 115,692.95 | 119,163.74 | 122,738.65 | 126,420.81 | 130,213.44 | 134,119.84 | 138,143.43 | 142,287.74 | 146,556.37 | | | | |
| Associate Planner | M58 | Jul 1, 2025 | Annual | 85,015.67 | 87,566.14 | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | | | | |
| Associate Planner | M58 | Jul 1, 2026 | Annual | 87,566.14 | 90,193.13 | 92,898.92 | 95,685.89 | 98,556.47 | 101,513.16 | 104,558.56 | 107,695.30 | 110,926.17 | | | | |
| Associate Planner | M58 | Jul 1, 2027 | Annual | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | 110,926.16 | 114,253.96 | | | | |
| Building Inspector I | M51 | Jul 1, 2025 | Annual | 71,672.30 | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | | | | |
| Building Inspector I | M51 | Jul 1, 2026 | Annual | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | 93,516.09 | | | | |
| Building Inspector I | M51 | Jul 1, 2027 | Annual | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.47 | 88,147.89 | 90,792.33 | 93,516.10 | 96,321.57 | | | | |
| Building Inspector II | M55 | Jul 1, 2025 | Annual | 79,009.05 | 81,379.33 | 83,820.70 | 86,335.33 | 88,925.39 | 91,593.15 | 94,340.95 | 97,171.17 | 100,086.31 | | | | |
| Building Inspector II | M55 | Jul 1, 2026 | Annual | 81,379.32 | 83,820.71 | 86,335.32 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | | | | |
| Building Inspector II | M55 | Jul 1, 2027 | Annual | 83,820.70 | 86,335.33 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | 106,181.56 | | | | |
| Building Inspector Supervisor | T86 | Jan 1, 2025 | Annual | 98,374.40 | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | | | | |
| Building Inspector Supervisor | T86 | Jan 1, 2026 | Annual | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | | | | |
| Building Inspector Supervisor | T86 | Jan 1, 2027 | Annual | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | | | | |
| Building Inspector Supervisor | T86 | Jan 1, 2028 | Annual | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | 136,173.17 | | | | |

**CITY OF FOLSOM**
**POSITION CONTROL LISTING**
**SALARY SCHEDULE AS OF JANUARY 1, 2025**

| Job Title | Range | Effective Date | Time Base | Step 01 | Step 02 | Step 03 | Step 04 | Step 05 | Step 06 | Step 07 | Step 08 | Step 09 | Step 10 | Step 11 | Step 12 | Step 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Building Plan Checker II | M55 | Jul 1, 2025 | Annual | 79,009.05 | 81,379.33 | 83,820.70 | 86,335.33 | 88,925.39 | 91,593.15 | 94,340.95 | 97,171.17 | 100,086.31 | | | | |
| Building Plan Checker II | M55 | Jul 1, 2026 | Annual | 81,379.32 | 83,820.71 | 86,335.32 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | | | | |
| Building Plan Checker II | M55 | Jul 1, 2027 | Annual | 83,820.70 | 86,335.33 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | 106,181.56 | | | | |
| Building Plans Coordinator | M51 | Jul 1, 2025 | Annual | 71,672.30 | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | | | | |
| Building Plans Coordinator | M51 | Jul 1, 2026 | Annual | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | 93,516.09 | | | | |
| Building Plans Coordinator | M51 | Jul 1, 2027 | Annual | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.47 | 88,147.89 | 90,792.33 | 93,516.10 | 96,321.57 | | | | |
| Building Technician I | M41 | Jul 1, 2025 | Annual | 56,162.28 | 57,847.16 | 59,582.57 | 61,370.04 | 63,211.15 | 65,107.48 | 67,060.71 | 69,072.53 | 71,144.71 | | | | |
| Building Technician I | M41 | Jul 1, 2026 | Annual | 57,847.15 | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.47 | 67,060.70 | 69,072.52 | 71,144.70 | 73,279.04 | | | | |
| Building Technician I | M41 | Jul 1, 2027 | Annual | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.48 | 67,060.70 | 69,072.52 | 71,144.69 | 73,279.04 | 75,477.41 | | | | |
| Building Technician II | M45 | Jul 1, 2025 | Annual | 61,911.45 | 63,768.80 | 65,681.86 | 67,652.31 | 69,681.88 | 71,772.33 | 73,925.51 | 76,143.27 | 78,427.57 | | | | |
| Building Technician II | M45 | Jul 1, 2026 | Annual | 63,768.79 | 65,681.85 | 67,652.31 | 69,681.88 | 71,772.33 | 73,925.51 | 76,143.27 | 78,427.56 | 80,780.39 | | | | |
| Building Technician II | M45 | Jul 1, 2027 | Annual | 65,681.86 | 67,652.31 | 69,681.88 | 71,772.33 | 73,925.50 | 76,143.27 | 78,427.57 | 80,780.39 | 83,203.80 | | | | |
| Building Tradesworker I | M43 | Jul 1, 2025 | Annual | 58,972.50 | 60,741.67 | 62,563.92 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.24 | 72,528.73 | 74,704.59 | | | | |
| Building Tradesworker I | M43 | Jul 1, 2026 | Annual | 60,741.68 | 62,563.92 | 64,440.84 | 66,374.06 | 68,365.30 | 70,416.25 | 72,528.74 | 74,704.60 | 76,945.74 | | | | |
| Building Tradesworker I | M43 | Jul 1, 2027 | Annual | 62,563.93 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.25 | 72,528.73 | 74,704.60 | 76,945.74 | 79,254.11 | | | | |
| Building Tradesworker II | M49 | Jul 1, 2025 | Annual | 68,261.39 | 70,309.23 | 72,418.51 | 74,591.07 | 76,828.80 | 79,133.66 | 81,507.67 | 83,952.91 | 86,471.49 | | | | |
| Building Tradesworker II | M49 | Jul 1, 2026 | Annual | 70,309.24 | 72,418.52 | 74,591.06 | 76,828.79 | 79,133.66 | 81,507.68 | 83,952.90 | 86,471.49 | 89,065.63 | | | | |
| Building Tradesworker II | M49 | Jul 1, 2027 | Annual | 72,418.51 | 74,591.07 | 76,828.80 | 79,133.66 | 81,507.67 | 83,952.91 | 86,471.49 | 89,065.63 | 91,737.60 | | | | |
| Chief Fin Officer/Director of Finance | 160 | Jul 1, 2025 | Annual | 195,812.63 | 203,645.13 | 211,790.94 | 220,262.57 | 229,073.08 | 238,236.00 | | | | | | | |
| Chief Fin Officer/Director of Finance | 160 | Jul 1, 2026 | Annual | 201,687.00 | 209,754.49 | 218,144.66 | 226,870.45 | 235,945.27 | 245,383.08 | | | | | | | |
| Chief Fin Officer/Director of Finance | 160 | Jul 1, 2027 | Annual | 207,737.62 | 216,047.12 | 224,689.00 | 233,676.56 | 243,023.63 | 252,744.57 | | | | | | | |
| Chief of Police | 210 | Jul 1, 2025 | Annual | 248,225.27 | 258,154.28 | 268,480.46 | 279,219.67 | 290,388.46 | 302,004.00 | | | | | | | |
| Chief of Police | 210 | Jul 1, 2026 | Annual | 255,672.03 | 265,898.91 | 276,534.87 | 287,596.26 | 299,100.12 | 311,064.12 | | | | | | | |
| Chief of Police | 210 | Jul 1, 2027 | Annual | 263,342.19 | 273,875.88 | 284,830.92 | 296,224.15 | 308,073.12 | 320,396.04 | | | | | | | |
| Circulation Coordinator | M43 | Jul 1, 2025 | Annual | 58,972.50 | 60,741.67 | 62,563.92 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.24 | 72,528.73 | 74,704.59 | | | | |
| Circulation Coordinator | M43 | Jul 1, 2026 | Annual | 60,741.68 | 62,563.92 | 64,440.84 | 66,374.06 | 68,365.30 | 70,416.25 | 72,528.74 | 74,704.60 | 76,945.74 | | | | |
| Circulation Coordinator | M43 | Jul 1, 2027 | Annual | 62,563.93 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.25 | 72,528.73 | 74,704.60 | 76,945.74 | 79,254.11 | | | | |
| City Attorney | 170 | Jul 1, 2025 | Annual | 252,279.02 | 262,370.18 | 272,864.99 | 283,779.59 | 295,130.77 | 306,936.00 | | | | | | | |
| City Attorney | 170 | Jul 1, 2026 | Annual | 259,847.39 | 270,241.28 | 281,050.94 | 292,292.97 | 303,984.69 | 316,144.08 | | | | | | | |
| City Attorney | 170 | Jul 1, 2027 | Annual | 267,642.81 | 278,348.52 | 289,482.46 | 301,061.76 | 313,104.23 | 325,628.40 | | | | | | | |
| City Clerk | 140 | Jul 1, 2025 | Annual | 155,788.06 | 162,019.59 | 168,500.37 | 175,240.38 | 182,250.00 | 189,540.00 | | | | | | | |
| City Clerk | 140 | Jul 1, 2026 | Annual | 160,461.71 | 166,880.17 | 173,555.38 | 180,497.60 | 187,717.50 | 195,226.20 | | | | | | | |
| City Clerk | 140 | Jul 1, 2027 | Annual | 165,275.56 | 171,886.58 | 178,762.04 | 185,912.52 | 193,349.03 | 201,082.99 | | | | | | | |
| City Clerk Specialist | M53 | Jul 1, 2025 | Annual | 75,254.85 | 77,512.50 | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.98 | 95,330.60 | | | | |
| City Clerk Specialist | M53 | Jul 1, 2026 | Annual | 77,512.49 | 79,837.87 | 82,233.01 | 84,699.99 | 87,241.00 | 89,858.22 | 92,553.97 | 95,330.59 | 98,190.50 | | | | |
| City Clerk Specialist | M53 | Jul 1, 2027 | Annual | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.97 | 95,330.58 | 98,190.50 | 101,136.22 | | | | |
| City Clerk Technician I | M41 | Jul 1, 2025 | Annual | 56,162.28 | 57,847.16 | 59,582.57 | 61,370.04 | 63,211.15 | 65,107.48 | 67,060.71 | 69,072.53 | 71,144.71 | | | | |
| City Clerk Technician I | M41 | Jul 1, 2026 | Annual | 57,847.15 | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.47 | 67,060.70 | 69,072.52 | 71,144.70 | 73,279.04 | | | | |
| City Clerk Technician I | M41 | Jul 1, 2027 | Annual | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.48 | 67,060.70 | 69,072.52 | 71,144.69 | 73,279.04 | 75,477.41 | | | | |
| City Engineer | T17 | Jan 1, 2025 | Annual | 159,578.94 | 164,366.31 | 169,297.30 | 174,376.22 | 179,607.50 | 184,995.73 | | | | | | | |
| City Engineer | T17 | Jan 1, 2026 | Annual | 164,366.31 | 169,297.30 | 174,376.22 | 179,607.50 | 184,995.73 | 190,545.60 | | | | | | | |
| City Engineer | T17 | Jan 1, 2027 | Annual | 169,297.30 | 174,376.22 | 179,607.50 | 184,995.73 | 190,545.60 | 196,261.97 | | | | | | | |
| City Engineer | T17 | Jan 1, 2028 | Annual | 174,376.22 | 179,607.50 | 184,995.73 | 190,545.60 | 196,261.97 | 202,149.83 | | | | | | | |
| City Manager | 004 | Jan 1, 2025 | Annual | 272,942.27 | 283,859.96 | 295,214.35 | 307,022.93 | 319,303.85 | 332,076.00 | | | | | | | |
| City Manager | 004 | Jul 1, 2026 | Annual | 281,130.53 | 292,375.76 | 304,070.79 | 316,233.62 | 328,882.96 | 342,038.28 | | | | | | | |
| City Manager | 004 | Jul 1, 2027 | Annual | 289,564.45 | 301,147.03 | 313,192.91 | 325,720.63 | 338,749.45 | 352,299.43 | | | | | | | |
| Code Enforcement Manager | T91 | Jan 1, 2025 | Annual | 103,293.12 | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | | | | |
| Code Enforcement Manager | T91 | Jan 1, 2026 | Annual | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | | | | |
| Code Enforcement Manager | T91 | Jan 1, 2027 | Annual | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | | | | |
| Code Enforcement Manager | T91 | Jan 1, 2028 | Annual | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | 142,981.83 | | | | |
| Code Enforcement Officer I | M51 | Jul 1, 2025 | Annual | 71,672.30 | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | | | | |
| Code Enforcement Officer I | M51 | Jul 1, 2026 | Annual | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | 93,516.09 | | | | |
| Code Enforcement Officer I | M51 | Jul 1, 2027 | Annual | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.47 | 88,147.89 | 90,792.33 | 93,516.10 | 96,321.57 | | | | |
| Code Enforcement Officer II | M53 | Jul 1, 2025 | Annual | 75,254.85 | 77,512.50 | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.98 | 95,330.60 | | | | |
| Code Enforcement Officer II | M53 | Jul 1, 2026 | Annual | 77,512.49 | 79,837.87 | 82,233.01 | 84,699.99 | 87,241.00 | 89,858.22 | 92,553.97 | 95,330.59 | 98,190.50 | | | | |
| Code Enforcement Officer II | M53 | Jul 1, 2027 | Annual | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.97 | 95,330.58 | 98,190.50 | 101,136.22 | | | | |
| Code Enforcement Supervisor | T86 | Jan 1, 2025 | Annual | 98,374.40 | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | | | | |
| Code Enforcement Supervisor | T86 | Jan 1, 2026 | Annual | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | | | | |
| Code Enforcement Supervisor | T86 | Jan 1, 2027 | Annual | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | | | | |
| Code Enforcement Supervisor | T86 | Jan 1, 2028 | Annual | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | 136,173.17 | | | | |
| Code Enforcement Technician | M41 | Jul 1, 2025 | Annual | 56,162.28 | 57,847.16 | 59,582.57 | 61,370.04 | 63,211.15 | 65,107.48 | 67,060.71 | 69,072.53 | 71,144.71 | | | | |
| Code Enforcement Technician | M41 | Jul 1, 2026 | Annual | 57,847.15 | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.47 | 67,060.70 | 69,072.52 | 71,144.70 | 73,279.04 | | | | |
| Code Enforcement Technician | M41 | Jul 1, 2027 | Annual | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.48 | 67,060.70 | 69,072.52 | 71,144.69 | 73,279.04 | 75,477.41 | | | | |
| Communications & Marketing Specialist | M58 | Jul 1, 2025 | Annual | 85,015.67 | 87,566.14 | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | | | | |
| Communications & Marketing Specialist | M58 | Jul 1, 2026 | Annual | 87,566.14 | 90,193.13 | 92,898.92 | 95,685.89 | 98,556.47 | 101,513.16 | [illegible]7,695.30 | 110,926.17 | | | | | |
| Communications & Marketing Specialist | M58 | Jul 1, 2027 | Annual | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | [illegible]0,926.16 | 114,253.96 | | | | | |
| Communications Director | 126 | Jul 1, 2025 | Annual | 157,050.54 | 163,332.57 | 169,865.87 | 176,660.50 | 183,726.92 | 191,076.00 | | | | | | | |

**CITY OF FOLSOM**
**POSITION CONTROL LISTING**
**SALARY SCHEDULE AS OF JANUARY 1, 2025**

| Job Title | Range | Effective Date | Time Base | Step 01 | Step 02 | Step 03 | Step 04 | Step 05 | Step 06 | Step 07 | Step 08 | Step 09 | Step 10 | Step 11 | Step 12 | Step 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Communications Director | 126 | Jul 1, 2026 | Annual | 161,762.06 | 168,232.54 | 174,961.84 | 181,960.32 | 189,238.73 | 196,808.28 | | | | | | | |
| Communications Director | 126 | Jul 1, 2027 | Annual | 166,614.92 | 173,279.52 | 180,210.70 | 187,419.13 | 194,915.89 | 202,712.53 | | | | | | | |
| Communications Supervisor | 49D | Jan 1, 2025 | Annual | 87,756.82 | 90,389.53 | 93,101.21 | 95,894.25 | 98,771.08 | 101,734.21 | 104,786.24 | 107,929.83 | 111,172.03 | | | | |
| Communications Supervisor | 49D | Jan 1, 2026 | Annual | 90,393.04 | 93,104.83 | 95,897.98 | 98,774.91 | 101,738.16 | 104,790.31 | 107,934.02 | 111,172.04 | 114,507.20 | | | | |
| Communications Supervisor | 49D | Jan 1, 2027 | Annual | 93,104.83 | 95,897.98 | 98,774.91 | 101,738.16 | 104,790.31 | 107,934.02 | 111,172.04 | 114,507.20 | 117,942.41 | | | | |
| Communications Supervisor | 49D | Jan 1, 2028 | Annual | 95,897.98 | 98,774.91 | 101,738.16 | 104,790.31 | 107,934.02 | 111,172.04 | 114,507.20 | 117,942.41 | 121,480.69 | | | | |
| Community & Cultural Svs Manager | T94 | Jan 1, 2025 | Annual | 114,084.13 | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | | | | |
| Community & Cultural Svs Manager | T94 | Jan 1, 2026 | Annual | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | | | | |
| Community & Cultural Svs Manager | T94 | Jan 1, 2027 | Annual | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | | | | |
| Community & Cultural Svs Manager | T94 | Jan 1, 2028 | Annual | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | 157,919.12 | | | | |
| Community Development Director | 230 | Jul 1, 2025 | Annual | 194,786.86 | 202,578.34 | 210,681.47 | 219,108.73 | 227,873.08 | 236,988.00 | | | | | | | |
| Community Development Director | 230 | Jul 1, 2026 | Annual | 200,630.47 | 208,655.69 | 217,001.91 | 225,681.99 | 234,709.27 | 244,097.64 | | | | | | | |
| Community Development Director | 230 | Jul 1, 2027 | Annual | 206,649.38 | 214,915.36 | 223,511.97 | 232,452.45 | 241,750.55 | 251,420.57 | | | | | | | |
| Construction Inspector I | M51 | Jul 1, 2025 | Annual | 71,672.30 | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | | | | |
| Construction Inspector I | M51 | Jul 1, 2026 | Annual | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | 93,516.09 | | | | |
| Construction Inspector I | M51 | Jul 1, 2027 | Annual | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.47 | 88,147.89 | 90,792.33 | 93,516.10 | 96,321.57 | | | | |
| Construction Inspector II | M53 | Jul 1, 2025 | Annual | 75,254.85 | 77,512.50 | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.98 | 95,330.60 | | | | |
| Construction Inspector II | M53 | Jul 1, 2026 | Annual | 77,512.49 | 79,837.87 | 82,233.01 | 84,699.99 | 87,241.00 | 89,858.22 | 92,553.97 | 95,330.59 | 98,190.50 | | | | |
| Construction Inspector II | M53 | Jul 1, 2027 | Annual | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.97 | 95,330.58 | 98,190.50 | 101,136.22 | | | | |
| Council Member | C01 | Jul 1, 2025 | Annual | 4,800.00 | 7,200.00 | | | | | | | | | | | |
| Crime Analyst -A | 45P | Jan 1, 2025 | Annual | 82,128.86 | 86,286.99 | 90,655.07 | 95,245.52 | 100,067.07 | 105,132.10 | 107,760.89 | | | | | | |
| Crime Analyst -A | 45P | Jan 1, 2026 | Annual | 84,592.73 | 88,875.60 | 93,374.72 | 98,102.89 | 103,069.08 | 108,286.06 | 110,993.72 | | | | | | |
| Crime Analyst -A | 45P | Jan 1, 2027 | Annual | 89,575.48 | 94,054.25 | 98,756.96 | 103,694.81 | 108,879.55 | 114,323.53 | 117,181.62 | | | | | | |
| Crime Analyst -A | 45P | Jan 1, 2028 | Annual | 92,262.74 | 96,875.88 | 101,719.67 | 106,805.66 | 112,145.94 | 117,753.24 | 120,697.07 | | | | | | |
| Crime Analyst -B | 45P | Jan 1, 2025 | Annual | 80,126.20 | 82,128.86 | 84,182.46 | 86,286.99 | 88,444.93 | 90,655.07 | 92,922.34 | 95,245.52 | 97,625.86 | 100,067.07 | 102,567.90 | 105,132.10 | 107,760.89 |
| Crime Analyst -B | 45P | Jan 1, 2026 | Annual | 82,529.99 | 84,592.73 | 86,707.93 | 88,875.60 | 91,098.28 | 93,374.72 | 95,710.01 | 98,102.89 | 100,554.63 | 103,069.08 | 105,644.94 | 108,286.06 | 110,993.72 |
| Crime Analyst -B | 45P | Jan 1, 2027 | Annual | 87,131.08 | 89,309.36 | 91,542.09 | 93,830.65 | 96,176.41 | 98,580.82 | 101,045.34 | 103,571.48 | 106,160.76 | 108,814.78 | 111,535.15 | 114,323.53 | 117,181.62 |
| Crime Analyst -B | 45P | Jan 1, 2028 | Annual | 89,745.01 | 91,988.64 | 94,288.36 | 96,645.56 | 99,061.70 | 101,538.25 | 104,076.70 | 106,678.62 | 109,345.59 | 112,079.23 | 114,881.21 | 117,753.24 | 120,697.07 |
| Deputy City Clerk | X58 | Jul 1, 2025 | Annual | 85,015.67 | 87,566.14 | 90,193.13 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | | | | |
| Deputy City Clerk | X58 | Jul 1, 2026 | Annual | 87,566.14 | 90,193.13 | 92,898.92 | 95,685.89 | 98,556.47 | 101,513.16 | 104,558.56 | 107,695.30 | 110,926.17 | | | | |
| Deputy City Clerk | X58 | Jul 1, 2027 | Annual | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | 110,926.16 | 114,253.96 | | | | |
| Deputy Fire Marshal | T89 | Jan 1, 2025 | Annual | 100,833.75 | 103,858.76 | 106,974.53 | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | | | | |
| Deputy Fire Marshal | T89 | Jan 1, 2026 | Annual | 103,858.76 | 106,974.53 | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | 131,565.18 | | | | |
| Deputy Fire Marshal | T89 | Jan 1, 2027 | Annual | 106,974.53 | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | 131,565.18 | 135,512.13 | | | | |
| Deputy Fire Marshal | T89 | Jan 1, 2028 | Annual | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | 131,565.18 | 135,512.13 | 139,577.49 | | | | |
| Deputy Treasurer | X95 | Jul 1, 2025 | Annual | 120,444.33 | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | | | | |
| Deputy Treasurer | X95 | Jul 1, 2026 | Annual | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | 157,152.53 | | | | |
| Deputy Treasurer | X95 | Jul 1, 2027 | Annual | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | 157,152.53 | 161,867.10 | | | | |
| Development Services Specialist | M56 | Jul 1, 2025 | Annual | 80,961.18 | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.51 | 93,856.19 | 96,671.88 | 99,572.03 | 102,559.20 | | | | |
| Development Services Specialist | M56 | Jul 1, 2026 | Annual | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.52 | 93,856.19 | 96,671.87 | 99,572.03 | 102,559.19 | 105,635.96 | | | | |
| Development Services Specialist | M56 | Jul 1, 2027 | Annual | 85,891.71 | 88,468.46 | 91,122.51 | 93,856.19 | 96,671.88 | 99,572.03 | 102,559.19 | 105,635.97 | 108,805.04 | | | | |
| Disbursements Manager | X98 | Jul 1, 2025 | Annual | 129,705.37 | 133,596.53 | 137,604.42 | 141,732.56 | 145,984.53 | 150,364.06 | 154,874.99 | 159,521.24 | 164,306.88 | | | | |
| Disbursements Manager | X98 | Jul 1, 2026 | Annual | 133,596.53 | 137,604.42 | 141,732.55 | 145,984.53 | 150,364.07 | 154,874.99 | 159,521.24 | 164,306.88 | 169,236.08 | | | | |
| Disbursements Manager | X98 | Jul 1, 2027 | Annual | 137,604.42 | 141,732.55 | 145,984.53 | 150,364.07 | 154,874.99 | 159,521.24 | 164,306.88 | 169,236.08 | 174,313.16 | | | | |
| Disbursements Specialist | M53 | Jul 1, 2025 | Annual | 75,254.85 | 77,512.50 | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.98 | 95,330.60 | | | | |
| Disbursements Specialist | M53 | Jul 1, 2026 | Annual | 77,512.49 | 79,837.87 | 82,233.01 | 84,699.99 | 87,241.00 | 89,858.22 | 92,553.97 | 95,330.59 | 98,190.50 | | | | |
| Disbursements Specialist | M53 | Jul 1, 2027 | Annual | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.97 | 95,330.58 | 98,190.50 | 101,136.22 | | | | |
| Disbursements Technician | M43 | Jul 1, 2025 | Annual | 58,972.50 | 60,741.67 | 62,563.92 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.24 | 72,528.73 | 74,704.59 | | | | |
| Disbursements Technician | M43 | Jul 1, 2026 | Annual | 60,741.68 | 62,563.92 | 64,440.84 | 66,374.06 | 68,365.30 | 70,416.25 | 72,528.74 | 74,704.60 | 76,945.74 | | | | |
| Disbursements Technician | M43 | Jul 1, 2027 | Annual | 62,563.93 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.25 | 72,528.73 | 74,704.60 | 76,945.74 | 79,254.11 | | | | |
| Dispatcher I | 36D | Jan 1, 2025 | Annual | 66,788.15 | | | | | | | | | | | | |
| Dispatcher I | 36D | Jan 1, 2026 | Annual | 68,791.80 | | | | | | | | | | | | |
| Dispatcher I | 36D | Jan 1, 2027 | Annual | 70,855.56 | | | | | | | | | | | | |
| Dispatcher I | 36D | Jan 1, 2028 | Annual | 72,981.23 | | | | | | | | | | | | |
| Dispatcher II | 38D | Jan 1, 2025 | Annual | 76,313.26 | 78,602.65 | 80,960.73 | 83,389.56 | 85,891.24 | 88,467.98 | 91,122.02 | 93,855.68 | 96,671.35 | | | | |
| Dispatcher II | 38D | Jan 1, 2026 | Annual | 78,602.65 | 80,960.73 | 83,389.56 | 85,891.24 | 88,467.98 | 91,122.02 | 93,855.68 | 96,671.35 | 99,571.49 | | | | |
| Dispatcher II | 38D | Jan 1, 2027 | Annual | 80,960.73 | 83,389.56 | 85,891.24 | 88,467.98 | 91,122.02 | 93,855.68 | 96,671.35 | 99,571.49 | 102,558.64 | | | | |
| Dispatcher II | 38D | Jan 1, 2028 | Annual | 83,389.56 | 85,891.24 | 88,467.98 | 91,122.02 | 93,855.68 | 96,671.35 | 99,571.49 | 102,558.64 | 105,635.39 | | | | |
| Electrical & Instrument Technician | M63 | Jul 1, 2025 | Annual | 98,412.72 | 101,365.11 | 104,406.05 | 107,538.25 | 110,764.39 | 114,087.32 | 117,509.94 | 121,035.24 | 124,666.30 | | | | |
| Electrical & Instrument Technician | M63 | Jul 1, 2026 | Annual | 101,365.10 | 104,406.06 | 107,538.24 | 110,764.39 | 114,087.32 | 117,509.94 | 121,035.23 | 124,666.29 | 128,406.29 | | | | |
| Electrical & Instrument Technician | M63 | Jul 1, 2027 | Annual | 104,406.05 | 107,538.24 | 110,764.38 | 114,087.32 | 117,509.94 | 121,035.23 | 124,666.29 | 128,406.28 | 132,258.47 | | | | |
| Engineering Technician I | M51 | Jul 1, 2025 | Annual | 71,672.30 | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | | | | |
| Engineering Technician I | M51 | Jul 1, 2026 | Annual | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | 93,516.09 | | | | |
| Engineering Technician I | M51 | Jul 1, 2027 | Annual | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.47 | 88,147.89 | 90,792.33 | 93,516.10 | 96,321.57 | | | | |
| Engineering Technician II | M53 | Jul 1, 2025 | Annual | 75,254.85 | 77,512.50 | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | | 2,553.98 | 95,330.60 | | | | |
| Engineering Technician II | M53 | Jul 1, 2026 | Annual | 77,512.49 | 79,837.87 | 82,233.01 | 84,699.99 | 87,241.00 | 89,858.22 | | 5,330.59 | 98,190.50 | | | | |
| Engineering Technician II | M53 | Jul 1, 2027 | Annual | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.97 | | 8,190.50 | 101,136.22 | | | | |

**CITY OF FOLSOM**
**POSITION CONTROL LISTING**
**SALARY SCHEDULE AS OF JANUARY 1, 2025**

| Job Title | Range | Effective Date | Time Base | Step 01 | Step 02 | Step 03 | Step 04 | Step 05 | Step 06 | Step 07 | Step 08 | Step 09 | Step 10 | Step 11 | Step 12 | Step 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Environmental Specialist I | M49 | Jul 1, 2025 | Annual | 68,261.39 | 70,309.23 | 72,418.51 | 74,591.07 | 76,828.80 | 79,133.66 | 81,507.67 | 83,952.91 | 86,471.49 | | | | |
| Environmental Specialist I | M49 | Jul 1, 2026 | Annual | 70,309.24 | 72,418.52 | 74,591.06 | 76,828.79 | 79,133.66 | 81,507.68 | 83,952.90 | 86,471.49 | 89,065.63 | | | | |
| Environmental Specialist I | M49 | Jul 1, 2027 | Annual | 72,418.51 | 74,591.07 | 76,828.80 | 79,133.66 | 81,507.67 | 83,952.91 | 86,471.49 | 89,065.63 | 91,737.60 | | | | |
| Environmental Specialist II | M46 | Jul 1, 2025 | Annual | 71,674.46 | 73,824.69 | 76,039.44 | 78,320.62 | 80,670.24 | 83,090.34 | 85,583.05 | 88,150.55 | 90,795.07 | | | | |
| Environmental Specialist II | M46 | Jul 1, 2026 | Annual | 73,824.70 | 76,039.44 | 78,320.63 | 80,670.24 | 83,090.35 | 85,583.06 | 88,150.55 | 90,795.07 | 93,518.92 | | | | |
| Environmental Specialist II | M46 | Jul 1, 2027 | Annual | 76,039.44 | 78,320.62 | 80,670.25 | 83,090.35 | 85,583.06 | 88,150.55 | 90,795.07 | 93,518.92 | 96,324.49 | | | | |
| Environmental Specialist Supervisor | T86 | Jan 1, 2025 | Annual | 98,374.40 | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | | | | |
| Environmental Specialist Supervisor | T91 | Jan 1, 2026 | Annual | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | | | | |
| Environmental Specialist Supervisor | T91 | Jan 1, 2027 | Annual | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | | | | |
| Environmental Specialist Supervisor | T91 | Jan 1, 2028 | Annual | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | 142,981.83 | | | | |
| Facilities Maintenance Manager | T94 | Jan 1, 2025 | Annual | 114,084.13 | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | | | | |
| Facilities Maintenance Manager | T94 | Jan 1, 2026 | Annual | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | | | | |
| Facilities Maintenance Manager | T94 | Jan 1, 2027 | Annual | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | | | | |
| Facilities Maintenance Manager | T94 | Jan 1, 2028 | Annual | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | 157,919.12 | | | | |
| Facilities Maintenance Supervisor | T91 | Jan 1, 2025 | Annual | 103,293.12 | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | | | | |
| Facilities Maintenance Supervisor | T91 | Jan 1, 2026 | Annual | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | | | | |
| Facilities Maintenance Supervisor | T91 | Jan 1, 2027 | Annual | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | | | | |
| Facilities Maintenance Supervisor | T91 | Jan 1, 2028 | Annual | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | 142,981.83 | | | | |
| Financial Analyst | X84 | Jul 1, 2025 | Annual | 96,443.19 | 99,336.49 | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | | | | |
| Financial Analyst | X84 | Jul 1, 2026 | Annual | 99,336.49 | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | 125,836.49 | | | | |
| Financial Analyst | X84 | Jul 1, 2027 | Annual | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | 125,836.49 | 129,611.58 | | | | |
| Financial Services Manager | X14 | Jul 1, 2025 | Annual | 152,630.46 | 157,209.37 | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | | | | | | | |
| Financial Services Manager | X14 | Jul 1, 2026 | Annual | 157,209.37 | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | 182,248.75 | | | | | | | |
| Financial Services Manager | X14 | Jul 1, 2027 | Annual | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | 182,248.75 | 187,716.21 | | | | | | | |
| Fire Battalion Chief | E92 | Jan 1, 2025 | Annual | 160,582.38 | 168,611.50 | 177,042.07 | 185,894.17 | 195,188.88 | | | | | | | | |
| Fire Captain | 54F | Jul 1, 2025 | Annual | 104,509.54 | 109,735.02 | 115,221.77 | 120,982.86 | 127,032.00 | 133,383.60 | 140,052.78 | | | | | | |
| Fire Captain | 54F | Jul 1, 2026 | Annual | 107,122.28 | 112,478.39 | 118,102.31 | 124,007.43 | 130,207.80 | 136,718.19 | 143,554.10 | | | | | | |
| Fire Captain | 54F | Jul 1, 2027 | Annual | 109,800.33 | 115,290.35 | 121,054.87 | 127,107.61 | 133,462.99 | 140,136.14 | 147,142.95 | | | | | | |
| Fire Chief | 221 | Jul 1, 2025 | Annual | 245,276.20 | 255,087.25 | 265,290.74 | 275,902.37 | 286,938.46 | 298,416.00 | | | | | | | |
| Fire Chief | 221 | Jul 1, 2026 | Annual | 252,634.49 | 262,739.86 | 273,249.46 | 284,179.44 | 295,546.62 | 307,368.48 | | | | | | | |
| Fire Chief | 221 | Jul 1, 2027 | Annual | 260,213.52 | 270,622.06 | 281,446.94 | 292,704.82 | 304,413.01 | 316,589.53 | | | | | | | |
| Fire Division Chief | E93 | Jan 1, 2025 | Annual | 181,683.87 | 190,768.08 | 200,306.48 | 210,321.80 | 220,837.89 | | | | | | | | |
| Fire Engineer | 47F | Jul 1, 2025 | Annual | 94,564.29 | 99,292.50 | 104,257.13 | 109,469.98 | 114,943.48 | 120,690.66 | 126,725.19 | | | | | | |
| Fire Engineer | 47F | Jul 1, 2026 | Annual | 96,928.39 | 101,774.81 | 106,863.55 | 112,206.73 | 117,817.07 | 123,707.92 | 129,893.32 | | | | | | |
| Fire Engineer | 47F | Jul 1, 2027 | Annual | 99,351.60 | 104,319.18 | 109,535.14 | 115,011.90 | 120,762.49 | 126,800.62 | 133,140.65 | | | | | | |
| Fire Prevention Officer | M51 | Jul 1, 2025 | Annual | 71,672.30 | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | | | | |
| Fire Prevention Officer | M51 | Jul 1, 2026 | Annual | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | 93,516.09 | | | | |
| Fire Prevention Officer | M51 | Jul 1, 2027 | Annual | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.47 | 88,147.89 | 90,792.33 | 93,516.10 | 96,321.57 | | | | |
| Fire Protection Engineer | T89 | Jan 1, 2025 | Annual | 100,833.75 | 103,858.76 | 106,974.53 | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | | | | |
| Fire Protection Engineer | T89 | Jan 1, 2026 | Annual | 103,858.76 | 106,974.53 | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | 131,565.18 | | | | |
| Fire Protection Engineer | T89 | Jan 1, 2027 | Annual | 106,974.53 | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | 131,565.18 | 135,512.13 | | | | |
| Fire Protection Engineer | T89 | Jan 1, 2028 | Annual | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | 131,565.18 | 135,512.13 | 139,577.49 | | | | |
| Firefighter | 42F | Jul 1, 2025 | Annual | 85,967.48 | 90,265.86 | 94,779.15 | 99,518.11 | 104,494.01 | 109,718.71 | 115,204.65 | | | | | | |
| Firefighter | 42F | Jul 1, 2026 | Annual | 88,116.67 | 92,522.50 | 97,148.63 | 102,006.06 | 107,106.36 | 112,461.68 | 118,084.76 | | | | | | |
| Firefighter | 42F | Jul 1, 2027 | Annual | 90,319.59 | 94,835.57 | 99,577.34 | 104,556.21 | 109,784.02 | 115,273.22 | 121,036.88 | | | | | | |
| Fleet Operations Coordinator | M54 | Jul 1, 2025 | Annual | 79,017.59 | 81,388.12 | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.04 | 94,351.14 | 97,181.68 | 100,097.13 | | | | |
| Fleet Operations Coordinator | M54 | Jul 1, 2026 | Annual | 81,388.12 | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.05 | 94,351.14 | 97,181.68 | 100,097.13 | 103,100.04 | | | | |
| Fleet Operations Coordinator | M54 | Jul 1, 2027 | Annual | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.05 | 94,351.14 | 97,181.68 | 100,097.13 | 103,100.04 | 106,193.04 | | | | |
| GIS Specialist | M60 | Jul 1, 2025 | Annual | 89,263.24 | 91,941.14 | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | | | | |
| GIS Specialist | M60 | Jul 1, 2026 | Annual | 91,941.13 | 94,699.37 | 97,540.35 | 100,466.57 | 103,480.56 | 106,584.97 | 109,782.52 | 113,076.00 | 116,468.27 | | | | |
| GIS Specialist | M60 | Jul 1, 2027 | Annual | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | 116,468.28 | 119,962.32 | | | | |
| GIS Technician I | M48 | Jul 1, 2025 | Annual | 66,625.53 | 68,624.29 | 70,683.02 | 72,803.51 | 74,987.62 | 77,237.24 | 79,554.36 | 81,940.99 | 84,399.23 | | | | |
| GIS Technician I | M48 | Jul 1, 2026 | Annual | 68,624.29 | 70,683.02 | 72,803.52 | 74,987.61 | 77,237.24 | 79,554.36 | 81,941.00 | 84,399.23 | 86,931.20 | | | | |
| GIS Technician I | M48 | Jul 1, 2027 | Annual | 70,683.02 | 72,803.51 | 74,987.62 | 77,237.24 | 79,554.36 | 81,940.99 | 84,399.23 | 86,931.21 | 89,539.13 | | | | |
| GIS Technician II | M50 | Jul 1, 2025 | Annual | 69,934.65 | 72,032.69 | 74,193.66 | 76,419.47 | 78,712.05 | 81,073.42 | 83,505.62 | 86,010.79 | 88,591.12 | | | | |
| GIS Technician II | M50 | Jul 1, 2026 | Annual | 72,032.68 | 74,193.66 | 76,419.48 | 78,712.07 | 81,073.43 | 83,505.63 | 86,010.79 | 88,591.12 | 91,248.86 | | | | |
| GIS Technician II | M50 | Jul 1, 2027 | Annual | 74,193.66 | 76,419.47 | 78,712.06 | 81,073.43 | 83,505.63 | 86,010.80 | 88,591.12 | 91,248.85 | 93,986.32 | | | | |
| Hazmat Coordinator | M55 | Jul 1, 2025 | Annual | 79,009.05 | 81,379.33 | 83,820.70 | 86,335.33 | 88,925.39 | 91,593.15 | 94,340.95 | 97,171.17 | 100,086.31 | | | | |
| Hazmat Coordinator | M55 | Jul 1, 2026 | Annual | 81,379.32 | 83,820.71 | 86,335.32 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | | | | |
| Hazmat Coordinator | M55 | Jul 1, 2027 | Annual | 83,820.70 | 86,335.33 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | 106,181.56 | | | | |
| Housing Manager | T95 | Jan 1, 2025 | Annual | 116,936.24 | 120,444.33 | 124,057.66 | 127,779.39 | 131,612.76 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.32 | | | | |
| Housing Manager | T95 | Jan 1, 2026 | Annual | 120,444.33 | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | | | | |
| Housing Manager | T95 | Jan 1, 2027 | Annual | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | 157,152.53 | | | | |
| Housing Manager | T95 | Jan 1, 2028 | Annual | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | 157,152.53 | 161,867.10 | | | | |
| Human Resources Director | E07 | Jul 1, 2025 | Annual | 163,708.15 | 170,256.48 | 177,066.74 | 184,149.41 | 191,515.38 | 199,176.00 | | | | | | | |
| Human Resources Director | E07 | Jul 1, 2026 | Annual | 168,619.40 | 175,364.17 | 182,378.74 | 189,673.89 | 197,260.85 | 205,151.28 | | | | | | | |
| Human Resources Director | E07 | Jul 1, 2027 | Annual | 173,677.98 | 180,625.10 | 187,850.10 | 195,364.11 | 203,178.67 | 211,305.82 | | | | | | | |

**CITY OF FOLSOM**
**POSITION CONTROL LISTING**
**SALARY SCHEDULE AS OF JANUARY 1, 2025**

| Job Title | Range | Effective Date | Time Base | Step 01 | Step 02 | Step 03 | Step 04 | Step 05 | Step 06 | Step 07 | Step 08 | Step 09 | Step 10 | Step 11 | Step 12 | Step 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Human Resources Technician I | W52 | Jul 1, 2025 | Annual | 73,431.43 | 75,634.38 | 77,903.41 | 80,240.51 | 82,647.73 | 85,127.16 | 87,680.97 | 90,311.40 | 93,020.74 | | | | |
| Human Resources Technician I | W52 | Jul 1, 2026 | Annual | 75,634.38 | 77,903.41 | 80,240.51 | 82,647.73 | 85,127.16 | 87,680.97 | 90,311.40 | 93,020.74 | 95,811.37 | | | | |
| Human Resources Technician I | W52 | Jul 1, 2027 | Annual | 77,903.41 | 80,240.51 | 82,647.73 | 85,127.16 | 87,680.97 | 90,311.40 | 93,020.74 | 95,811.37 | 98,685.71 | | | | |
| Human Resources Technician II | W56 | Jul 1, 2025 | Annual | 80,961.18 | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.51 | 93,856.19 | 96,671.88 | 99,572.03 | 102,559.20 | | | | |
| Human Resources Technician II | W56 | Jul 1, 2026 | Annual | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.52 | 93,856.19 | 96,671.87 | 99,572.03 | 102,559.19 | 105,635.96 | | | | |
| Human Resources Technician II | W56 | Jul 1, 2027 | Annual | 85,891.71 | 88,468.46 | 91,122.51 | 93,856.19 | 96,671.88 | 99,572.03 | 102,559.19 | 105,635.97 | 108,805.04 | | | | |
| Information Services Manager | T98 | Jan 1, 2025 | Annual | 125,927.54 | 129,705.36 | 133,596.53 | 137,604.42 | 141,732.55 | 145,984.53 | 150,364.07 | 154,874.99 | 159,521.24 | | | | |
| Information Systems Analyst | M60 | Jul 1, 2025 | Annual | 89,263.24 | 91,941.14 | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | | | | |
| Information Systems Analyst | M60 | Jul 1, 2026 | Annual | 91,941.13 | 94,699.37 | 97,540.35 | 100,466.57 | 103,480.56 | 106,584.97 | 109,782.52 | 113,076.00 | 116,468.27 | | | | |
| Information Systems Analyst | M60 | Jul 1, 2027 | Annual | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | 116,468.28 | 119,962.32 | | | | |
| Information Systems Technician | M55 | Jul 1, 2025 | Annual | 79,009.05 | 81,379.33 | 83,820.70 | 86,335.33 | 88,925.39 | 91,593.15 | 94,340.95 | 97,171.17 | 100,086.31 | | | | |
| Information Systems Technician | M55 | Jul 1, 2026 | Annual | 81,379.32 | 83,820.71 | 86,335.32 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | | | | |
| Information Systems Technician | M55 | Jul 1, 2027 | Annual | 83,820.70 | 86,335.33 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | 106,181.56 | | | | |
| Inventory Clerk | M38 | Jul 1, 2025 | Annual | 53,474.24 | 55,078.46 | 56,730.81 | 58,432.74 | 60,185.72 | 61,991.30 | 63,851.03 | 65,766.57 | 67,739.55 | | | | |
| Inventory Clerk | M38 | Jul 1, 2026 | Annual | 55,078.46 | 56,730.81 | 58,432.73 | 60,185.72 | 61,991.29 | 63,851.03 | 65,766.56 | 67,739.56 | 69,771.74 | | | | |
| Inventory Clerk | M38 | Jul 1, 2027 | Annual | 56,730.81 | 58,432.74 | 60,185.72 | 61,991.29 | 63,851.03 | 65,766.56 | 67,739.56 | 69,771.74 | 71,864.90 | | | | |
| Irrigation Systems Coordinator | M55 | Jul 1, 2025 | Annual | 79,009.05 | 81,379.33 | 83,820.70 | 86,335.33 | 88,925.39 | 91,593.15 | 94,340.95 | 97,171.17 | 100,086.31 | | | | |
| Irrigation Systems Coordinator | M55 | Jul 1, 2026 | Annual | 81,379.32 | 83,820.71 | 86,335.32 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | | | | |
| Irrigation Systems Coordinator | M55 | Jul 1, 2027 | Annual | 83,820.70 | 86,335.33 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | 106,181.56 | | | | |
| Lead Plant Mechanic | M54 | Jul 1, 2025 | Annual | 79,017.59 | 81,388.12 | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.04 | 94,351.14 | 97,181.68 | 100,097.13 | | | | |
| Lead Plant Mechanic | M54 | Jul 1, 2026 | Annual | 81,388.12 | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.05 | 94,351.14 | 97,181.68 | 100,097.13 | 103,100.04 | | | | |
| Lead Plant Mechanic | M54 | Jul 1, 2027 | Annual | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.05 | 94,351.14 | 97,181.68 | 100,097.13 | 103,100.04 | 106,193.04 | | | | |
| Lead Senior Librarian | M56 | Jul 1, 2025 | Annual | 80,961.18 | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.51 | 93,856.19 | 96,671.88 | 99,572.03 | 102,559.20 | | | | |
| Lead Senior Librarian | M56 | Jul 1, 2026 | Annual | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.52 | 93,856.19 | 96,671.87 | 99,572.03 | 102,559.19 | 105,635.96 | | | | |
| Lead Senior Librarian | M56 | Jul 1, 2027 | Annual | 85,891.71 | 88,468.46 | 91,122.51 | 93,856.19 | 96,671.88 | 99,572.03 | 102,559.19 | 105,635.97 | 108,805.04 | | | | |
| Lead Senior Mechanic (Combined Shifts) | M61 | Jul 1, 2025 | Annual | 91,462.87 | 94,206.74 | 97,032.95 | 99,943.94 | 102,942.25 | 106,030.53 | 109,211.44 | 112,487.78 | 115,862.41 | | | | |
| Lead Senior Mechanic (Combined Shifts) | M61 | Jul 1, 2026 | Annual | 94,206.75 | 97,032.94 | 99,943.94 | 102,942.26 | 106,030.52 | 109,211.44 | 112,487.78 | 115,862.42 | 119,338.28 | | | | |
| Lead Senior Mechanic (Combined Shifts) | M61 | Jul 1, 2027 | Annual | 97,032.95 | 99,943.93 | 102,942.25 | 106,030.53 | 109,211.43 | 112,487.79 | 115,862.42 | 119,338.29 | 122,918.43 | | | | |
| Lead Senior Zookeeper | M56 | Jul 1, 2025 | Annual | 80,961.18 | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.51 | 93,856.19 | 96,671.88 | 99,572.03 | 102,559.20 | | | | |
| Lead Senior Zookeeper | M56 | Jul 1, 2026 | Annual | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.52 | 93,856.19 | 96,671.87 | 99,572.03 | 102,559.19 | 105,635.96 | | | | |
| Lead Senior Zookeeper | M56 | Jul 1, 2027 | Annual | 85,891.71 | 88,468.46 | 91,122.51 | 93,856.19 | 96,671.88 | 99,572.03 | 102,559.19 | 105,635.97 | 108,805.04 | | | | |
| Legal Analyst | E12 | Jul 1, 2025 | Annual | 78,638.70 | 81,784.25 | 85,055.62 | 88,457.84 | 91,996.15 | 95,676.00 | | | | | | | |
| Legal Analyst | E12 | Jul 1, 2026 | Annual | 80,997.86 | 84,237.77 | 87,607.28 | 91,111.58 | 94,756.04 | 98,546.28 | | | | | | | |
| Legal Analyst | E12 | Jul 1, 2027 | Annual | 83,427.79 | 86,764.91 | 90,235.50 | 93,844.92 | 97,598.72 | 101,502.67 | | | | | | | |
| Librarian | M49 | Jul 1, 2025 | Annual | 68,261.39 | 70,309.23 | 72,418.51 | 74,591.07 | 76,828.80 | 79,133.66 | 81,507.67 | 83,952.91 | 86,471.49 | | | | |
| Librarian | M49 | Jul 1, 2026 | Annual | 70,309.24 | 72,418.52 | 74,591.06 | 76,828.79 | 79,133.66 | 81,507.68 | 83,952.90 | 86,471.49 | 89,065.63 | | | | |
| Librarian | M49 | Jul 1, 2027 | Annual | 72,418.51 | 74,591.07 | 76,828.80 | 79,133.66 | 81,507.67 | 83,952.91 | 86,471.49 | 89,065.63 | 91,737.60 | | | | |
| Library Assistant | M31 | Jul 1, 2025 | Annual | 43,977.31 | 45,296.62 | 46,655.53 | 48,055.19 | 49,496.85 | 50,981.76 | 52,511.20 | 54,086.54 | 55,709.14 | | | | |
| Library Assistant | M31 | Jul 1, 2026 | Annual | 45,296.63 | 46,655.52 | 48,055.18 | 49,496.84 | 50,981.75 | 52,511.20 | 54,086.53 | 55,709.13 | 57,380.41 | | | | |
| Library Assistant | M31 | Jul 1, 2027 | Annual | 46,655.53 | 48,055.19 | 49,496.84 | 50,981.74 | 52,511.20 | 54,086.54 | 55,709.13 | 57,380.41 | 59,101.82 | | | | |
| Library Director | 290 | Jul 1, 2025 | Annual | 132,757.67 | 138,067.97 | 143,590.69 | 149,334.32 | 155,307.69 | 161,520.00 | | | | | | | |
| Library Director | 290 | Jul 1, 2026 | Annual | 136,740.40 | 142,210.01 | 147,898.41 | 153,814.35 | 159,966.92 | 166,365.60 | | | | | | | |
| Library Director | 290 | Jul 1, 2027 | Annual | 140,842.61 | 146,476.31 | 152,335.36 | 158,428.78 | 164,765.93 | 171,356.57 | | | | | | | |
| Library Supervisor | T86 | Jan 1, 2025 | Annual | 98,374.40 | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | | | | |
| Library Supervisor | T86 | Jan 1, 2026 | Annual | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | | | | |
| Library Supervisor | T86 | Jan 1, 2027 | Annual | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | | | | |
| Library Supervisor | T86 | Jan 1, 2028 | Annual | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | 136,173.17 | | | | |
| Library Technician | M41 | Jul 1, 2025 | Annual | 56,162.28 | 57,847.16 | 59,582.57 | 61,370.04 | 63,211.15 | 65,107.48 | 67,060.71 | 69,072.53 | 71,144.71 | | | | |
| Library Technician | M41 | Jul 1, 2026 | Annual | 57,847.15 | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.47 | 67,060.70 | 69,072.52 | 71,144.70 | 73,279.04 | | | | |
| Library Technician | M41 | Jul 1, 2027 | Annual | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.48 | 67,060.70 | 69,072.52 | 71,144.69 | 73,279.04 | 75,477.41 | | | | |
| Maintenance Specialist | M46 | Jul 1, 2025 | Annual | 71,674.46 | 73,824.69 | 76,039.44 | 78,320.62 | 80,670.24 | 83,090.34 | 85,583.05 | 88,150.55 | 90,795.07 | | | | |
| Maintenance Specialist | M46 | Jul 1, 2026 | Annual | 73,824.70 | 76,039.44 | 78,320.63 | 80,670.24 | 83,090.35 | 85,583.06 | 88,150.55 | 90,795.07 | 93,518.92 | | | | |
| Maintenance Specialist | M46 | Jul 1, 2027 | Annual | 76,039.44 | 78,320.62 | 80,670.25 | 83,090.35 | 85,583.06 | 88,150.55 | 90,795.07 | 93,518.92 | 96,324.49 | | | | |
| Maintenance Supervisor | T91 | Jan 1, 2025 | Annual | 103,293.12 | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | | | | |
| Maintenance Supervisor | T91 | Jan 1, 2026 | Annual | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | | | | |
| Maintenance Supervisor | T91 | Jan 1, 2027 | Annual | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | | | | |
| Maintenance Supervisor | T91 | Jan 1, 2028 | Annual | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | 142,981.83 | | | | |
| Maintenance Worker I | M38 | Jul 1, 2025 | Annual | 53,474.24 | 55,078.46 | 56,730.81 | 58,432.74 | 60,185.72 | 61,991.30 | 63,851.03 | 65,766.57 | 67,739.55 | | | | |
| Maintenance Worker I | M38 | Jul 1, 2026 | Annual | 55,078.46 | 56,730.81 | 58,432.73 | 60,185.72 | 61,991.29 | 63,851.03 | 65,766.56 | 67,739.56 | 69,771.74 | | | | |
| Maintenance Worker I | M38 | Jul 1, 2027 | Annual | 56,730.81 | 58,432.74 | 60,185.72 | 61,991.29 | 63,851.03 | 65,766.56 | 67,739.56 | 69,771.74 | 71,864.90 | | | | |
| Maintenance Worker II | M44 | Jul 1, 2025 | Annual | 61,921.12 | 63,778.76 | 65,692.11 | 67,662.88 | 69,692.77 | 71,783.55 | 73,937.06 | 76,155.17 | 78,439.82 | | | | |
| Maintenance Worker II | M44 | Jul 1, 2026 | Annual | 63,778.76 | 65,692.11 | 67,662.88 | 69,692.76 | 71,783.55 | 73,937.06 | 76,155.17 | 78,439.82 | 80,793.02 | | | | |
| Maintenance Worker II | M44 | Jul 1, 2027 | Annual | 65,692.12 | 67,662.88 | 69,692.77 | 71,783.55 | 73,937.06 | 76,155.17 | 78,439.83 | 80,793.02 | 83,216.81 | | | | |
| Management Analyst | T84 | Jan 1, 2025 | Annual | 93,634.17 | 96,443.19 | 99,336.49 | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | | | | |
| Management Analyst | T84 | Jan 1, 2026 | Annual | 96,443.19 | 99,336.49 | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | | | | |
| Management Analyst | T84 | Jan 1, 2027 | Annual | 99,336.49 | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | 125,836.49 | | | | |
| Management Analyst | T84 | Jan 1, 2028 | Annual | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | 125,836.49 | 129,611.58 | | | | |

**CITY OF FOLSOM**
**POSITION CONTROL LISTING**
**SALARY SCHEDULE AS OF JANUARY 1, 2025**

| Job Title | Range | Effective Date | Time Base | Step 01 | Step 02 | Step 03 | Step 04 | Step 05 | Step 06 | Step 07 | Step 08 | Step 09 | Step 10 | Step 11 | Step 12 | Step 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Management Analyst (Confidential) | X84 | Jul 1, 2025 | Annual | 96,443.19 | 99,336.49 | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | | | | |
| Management Analyst (Confidential) | X84 | Jul 1, 2026 | Annual | 99,336.49 | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | 125,836.49 | | | | |
| Management Analyst (Confidential) | X84 | Jul 1, 2027 | Annual | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | 125,836.49 | 129,611.58 | | | | |
| Marketing and Graphics Coordinator | M50 | Jul 1, 2025 | Annual | 69,934.65 | 72,032.69 | 74,193.66 | 76,419.47 | 78,712.05 | 81,073.42 | 83,505.62 | 86,010.79 | 88,591.12 | | | | |
| Marketing and Graphics Coordinator | M50 | Jul 1, 2026 | Annual | 72,032.68 | 74,193.66 | 76,419.48 | 78,712.07 | 81,073.43 | 83,505.63 | 86,010.79 | 88,591.12 | 91,248.86 | | | | |
| Marketing and Graphics Coordinator | M50 | Jul 1, 2027 | Annual | 74,193.66 | 76,419.47 | 78,712.06 | 81,073.43 | 83,505.63 | 86,010.80 | 88,591.12 | 91,248.85 | 93,986.32 | | | | |
| Mayor | C01 | Jul 1, 2025 | Annual | 4,800.00 | 8,400.00 | | | | | | | | | | | |
| Mechanic II | M52 | Jul 1, 2025 | Annual | 75,255.91 | 77,513.60 | 79,839.00 | 82,234.17 | 84,701.20 | 87,242.23 | 89,859.51 | 92,555.29 | 95,331.95 | | | | |
| Mechanic II | M52 | Jul 1, 2026 | Annual | 77,513.60 | 79,839.01 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | | | | |
| Mechanic II | M52 | Jul 1, 2027 | Annual | 79,839.00 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | 101,137.67 | | | | |
| Municipal Landscape Services Manager (L&L Dist Mg | T94 | Jan 1, 2025 | Annual | 114,084.13 | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | | | | |
| Municipal Landscape Services Manager (L&L Dist Mg | T94 | Jan 1, 2026 | Annual | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | | | | |
| Municipal Landscape Services Manager (L&L Dist Mg | T94 | Jan 1, 2027 | Annual | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | | | | |
| Municipal Landscape Services Manager (L&L Dist Mg | T94 | Jan 1, 2028 | Annual | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | 157,919.12 | | | | |
| Office Assistant | M31 | Jul 1, 2025 | Annual | 43,977.31 | 45,296.62 | 46,655.53 | 48,055.19 | 49,496.85 | 50,981.76 | 52,511.20 | 54,086.54 | 55,709.14 | | | | |
| Office Assistant | M31 | Jul 1, 2026 | Annual | 45,296.63 | 46,655.52 | 48,055.18 | 49,496.84 | 50,981.75 | 52,511.20 | 54,086.53 | 55,709.13 | 57,380.41 | | | | |
| Office Assistant | M31 | Jul 1, 2027 | Annual | 46,655.53 | 48,055.19 | 49,496.84 | 50,981.74 | 52,511.20 | 54,086.54 | 55,709.13 | 57,380.41 | 59,101.82 | | | | |
| Park Planner I | M50 | Jul 1, 2025 | Annual | 69,934.65 | 72,032.69 | 74,193.66 | 76,419.47 | 78,712.05 | 81,073.42 | 83,505.62 | 86,010.79 | 88,591.12 | | | | |
| Park Planner I | M50 | Jul 1, 2026 | Annual | 72,032.68 | 74,193.66 | 76,419.48 | 78,712.07 | 81,073.43 | 83,505.63 | 86,010.79 | 88,591.12 | 91,248.86 | | | | |
| Park Planner I | M50 | Jul 1, 2027 | Annual | 74,193.66 | 76,419.47 | 78,712.06 | 81,073.43 | 83,505.63 | 86,010.80 | 88,591.12 | 91,248.85 | 93,986.32 | | | | |
| Park Planner II | M58 | Jul 1, 2025 | Annual | 85,015.67 | 87,566.14 | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | | | | |
| Park Planner II | M58 | Jul 1, 2026 | Annual | 87,566.14 | 90,193.13 | 92,898.92 | 95,685.89 | 98,556.47 | 101,513.16 | 104,558.56 | 107,695.30 | 110,926.17 | | | | |
| Park Planner II | M58 | Jul 1, 2027 | Annual | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | 110,926.16 | 114,253.96 | | | | |
| Park Planning Manager | T94 | Jan 1, 2025 | Annual | 114,084.13 | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | | | | |
| Park Planning Manager | T94 | Jan 1, 2026 | Annual | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | | | | |
| Park Planning Manager | T94 | Jan 1, 2027 | Annual | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | | | | |
| Park Planning Manager | T94 | Jan 1, 2028 | Annual | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | 157,919.12 | | | | |
| Parks & Recreation Director | E06 | Jul 1, 2025 | Annual | 178,414.07 | 185,550.64 | 192,972.66 | 200,691.57 | 208,719.23 | 217,068.00 | | | | | | | |
| Parks & Recreation Director | E06 | Jul 1, 2026 | Annual | 183,766.50 | 191,117.16 | 198,761.84 | 206,712.32 | 214,980.81 | 223,580.04 | | | | | | | |
| Parks & Recreation Director | E06 | Jul 1, 2027 | Annual | 189,279.49 | 196,850.67 | 204,724.70 | 212,913.68 | 221,430.23 | 230,287.44 | | | | | | | |
| Payroll Specialist | W53 | Jul 1, 2025 | Annual | 75,254.85 | 77,512.50 | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.98 | 95,330.60 | | | | |
| Payroll Specialist | W53 | Jul 1, 2026 | Annual | 77,512.49 | 79,837.87 | 82,233.01 | 84,699.99 | 87,241.00 | 89,858.22 | 92,553.97 | 95,330.59 | 98,190.50 | | | | |
| Payroll Specialist | W53 | Jul 1, 2027 | Annual | 79,837.87 | 82,233.01 | 84,700.00 | 87,240.99 | 89,858.23 | 92,553.97 | 95,330.58 | 98,190.50 | 101,136.22 | | | | |
| Payroll Technician | W46 | Jul 1, 2025 | Annual | 63,434.59 | 65,337.63 | 67,297.76 | 69,316.69 | 71,396.19 | 73,538.08 | 75,744.22 | 78,016.55 | 80,357.04 | | | | |
| Payroll Technician | W46 | Jul 1, 2026 | Annual | 65,337.63 | 67,297.76 | 69,316.69 | 71,396.19 | 73,538.08 | 75,744.22 | 78,016.55 | 80,357.04 | 82,767.76 | | | | |
| Payroll Technician | W46 | Jul 1, 2027 | Annual | 67,297.76 | 69,316.69 | 71,396.19 | 73,538.08 | 75,744.22 | 78,016.55 | 80,357.04 | 82,767.76 | 85,250.79 | | | | |
| Plan Check Engineer | T89 | Jan 1, 2025 | Annual | 100,833.75 | 103,858.76 | 106,974.53 | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | | | | |
| Plan Check Engineer | T89 | Jan 1, 2026 | Annual | 103,858.76 | 106,974.53 | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | 131,565.18 | | | | |
| Plan Check Engineer | T89 | Jan 1, 2027 | Annual | 106,974.53 | 110,183.76 | 113,489.28 | 116,893.95 | 120,400.77 | 124,012.80 | 127,733.18 | 131,565.18 | 135,512.13 | | | | |
| Planning Manager | T14 | Jan 1, 2025 | Annual | 148,184.91 | 152,630.46 | 157,209.37 | 161,925.65 | 166,783.42 | 171,786.93 | | | | | | | |
| Planning Manager | T14 | Jan 1, 2026 | Annual | 152,630.46 | 157,209.37 | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | | | | | | | |
| Planning Manager | T14 | Jan 1, 2027 | Annual | 157,209.37 | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | 182,248.75 | | | | | | | |
| Planning Manager | T14 | Jan 1, 2028 | Annual | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | 182,248.75 | 187,716.21 | | | | | | | |
| Planning Technician I | M41 | Jul 1, 2025 | Annual | 56,162.28 | 57,847.16 | 59,582.57 | 61,370.04 | 63,211.15 | 65,107.48 | 67,060.71 | 69,072.53 | 71,144.71 | | | | |
| Planning Technician I | M41 | Jul 1, 2026 | Annual | 57,847.15 | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.47 | 67,060.70 | 69,072.52 | 71,144.70 | 73,279.04 | | | | |
| Planning Technician I | M41 | Jul 1, 2027 | Annual | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.48 | 67,060.70 | 69,072.52 | 71,144.69 | 73,279.04 | 75,477.41 | | | | |
| Planning Technician II | M45 | Jul 1, 2025 | Annual | 61,911.45 | 63,768.80 | 65,681.86 | 67,652.31 | 69,681.88 | 71,772.33 | 73,925.51 | 76,143.27 | 78,427.57 | | | | |
| Planning Technician II | M45 | Jul 1, 2026 | Annual | 63,768.79 | 65,681.85 | 67,652.31 | 69,681.88 | 71,772.33 | 73,925.51 | 76,143.27 | 78,427.56 | 80,780.39 | | | | |
| Planning Technician II | M45 | Jul 1, 2027 | Annual | 65,681.86 | 67,652.31 | 69,681.88 | 71,772.33 | 73,925.50 | 76,143.27 | 78,427.57 | 80,780.39 | 83,203.80 | | | | |
| Police Comm Svcs Officer | 34P | Jan 1, 2025 | Annual | 58,390.38 | 61,309.90 | 62,842.65 | 64,413.70 | 66,024.05 | 67,674.65 | 69,366.52 | 71,100.69 | 72,878.20 | 74,700.15 | 76,567.66 | 78,481.85 | |
| Police Comm Svcs Officer | 34P | Jan 1, 2026 | Annual | 61,645.64 | 64,727.92 | 66,346.12 | 68,004.77 | 69,704.89 | 71,447.51 | 73,233.70 | 75,064.54 | 76,941.15 | 78,864.68 | 80,836.30 | 82,857.21 | |
| Police Comm Svcs Officer | 34P | Jan 1, 2027 | Annual | 65,082.38 | 68,336.50 | 70,044.91 | 71,796.04 | 73,590.94 | 75,430.71 | 77,316.48 | 79,249.39 | 81,230.62 | 83,261.39 | 85,342.92 | 87,476.50 | |
| Police Comm Svcs Officer | 34P | Jan 1, 2028 | Annual | 68,710.72 | 72,146.26 | 73,949.92 | 75,798.66 | 77,693.63 | 79,635.97 | 81,626.87 | 83,667.54 | 85,759.23 | 87,903.21 | 90,100.79 | 92,353.31 | |
| Police Commander | 91O | Jan 1, 2025 | Annual | 180,835.71 | 189,877.76 | 199,370.69 | 209,339.97 | 219,806.81 | | | | | | | | |
| Police Commander | 91O | Jan 1, 2026 | Annual | 191,848.50 | 201,440.92 | 211,512.97 | 222,088.61 | 233,193.04 | | | | | | | | |
| Police Commander | 91O | Jan 1, 2027 | Annual | 201,556.03 | 211,633.83 | 222,215.52 | 233,326.30 | 244,992.61 | | | | | | | | |
| Police Commander | 91O | Jan 1, 2028 | Annual | 207,602.71 | 217,982.85 | 228,881.99 | 240,326.09 | 252,342.39 | | | | | | | | |
| Police Corporal - C | 48P | Jan 1, 2025 | Annual | 95,315.51 | 98,174.97 | 101,120.23 | 104,153.83 | 107,278.45 | 110,496.81 | 113,811.70 | 117,226.06 | 120,742.84 | | | | |
| Police Corporal - C | 48P | Jan 1, 2026 | Annual | 102,101.98 | 105,165.04 | 108,319.99 | 111,569.59 | 114,916.67 | 118,364.17 | 121,915.10 | 125,572.55 | 129,339.73 | | | | |
| Police Corporal - C | 48P | Jan 1, 2027 | Annual | 107,794.16 | 111,027.99 | 114,358.83 | 117,789.59 | 121,323.28 | 124,962.98 | 128,711.87 | 132,573.22 | 136,550.42 | | | | |
| Police Corporal - C | 48P | Jan 1, 2028 | Annual | 113,803.69 | 117,217.80 | 120,734.33 | 124,356.36 | 128,087.05 | 131,929.66 | 135,887.55 | 139,964.18 | 144,163.10 | | | | |
| Police Lieutenant | 89A | Jan 1, 2025 | Annual | 160,612.83 | 168,642.79 | 177,074.82 | 185,929.09 | 195,225.76 | | | | | | | | |
| Police Lieutenant | 89A | Jan 1, 2026 | Annual | 170,394.03 | 178,913.73 | 187,859.42 | 197,252.39 | 207,115.01 | | | | | | | | |
| Police Lieutenant | 89A | Jan 1, 2027 | Annual | 179,015.97 | 187,966.76 | 197,365.10 | 207,233.36 | 217,595.02 | | | | | | | | |
| Police Lieutenant | 89A | Jan 1, 2028 | Annual | 184,386.44 | 193,605.77 | 203,286.06 | 213,450.36 | 224,122.88 | | | | | | | | |
| Police Officer | 44P | Jan 1, 2025 | Annual | 89,145.16 | 91,819.52 | 94,574.09 | 97,411.32 | 100,333.66 | 103,343.67 | | 9,637.30 | 112,926.41 | | | | |
| Police Officer | 44P | Jan 1, 2026 | Annual | 95,492.29 | 98,357.06 | 101,307.77 | 104,347.01 | 107,477.42 | 110,701.74 | | 7,443.47 | 120,966.78 | | | | |

**CITY OF FOLSOM**
**POSITION CONTROL LISTING**
**SALARY SCHEDULE AS OF JANUARY 1, 2025**

| Job Title | Range | Effective Date | Time Base | Step 01 | Step 02 | Step 03 | Step 04 | Step 05 | Step 06 | Step 07 | Step 08 | Step 09 | Step 10 | Step 11 | Step 12 | Step 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Police Officer | 44P | Jan 1, 2027 | Annual | 100,815.99 | 103,840.47 | 106,955.68 | 110,164.35 | 113,469.28 | 116,873.36 | 120,379.56 | 123,990.95 | 127,710.68 | | | | |
| Police Officer | 44P | Jan 1, 2028 | Annual | 106,436.48 | 109,629.57 | 112,918.46 | 116,306.01 | 119,795.20 | 123,389.05 | 127,090.72 | 130,903.44 | 134,830.55 | | | | |
| Police Officer Recruit | 42P | Jul 1, 2025 | Annual | 64,316.17 | | | | | | | | | | | | |
| Police Officer Recruit | 42P | Jul 1, 2026 | Annual | 66,245.66 | | | | | | | | | | | | |
| Police Officer Recruit | 42P | Jul 1, 2027 | Annual | 68,233.02 | | | | | | | | | | | | |
| Police Pre-Service Officer | 41P | Jan 1, 2025 | Annual | 78,587.37 | | | | | | | | | | | | |
| Police Pre-Service Officer | 41P | Jan 1, 2026 | Annual | 84,182.79 | | | | | | | | | | | | |
| Police Pre-Service Officer | 41P | Jan 1, 2027 | Annual | 88,875.98 | | | | | | | | | | | | |
| Police Pre-Service Officer | 41P | Jan 1, 2028 | Annual | 93,830.82 | | | | | | | | | | | | |
| Police Records Clerk - A | 33P | Jan 2, 2025 | Annual | 51,382.52 | 53,957.86 | 56,637.11 | 59,482.42 | 62,452.50 | 65,575.13 | 67,214.51 | | | | | | |
| Police Records Clerk - A | 33P | Jan 1, 2026 | Annual | 52,923.99 | 55,576.60 | 58,336.22 | 61,266.89 | 64,326.07 | 67,542.38 | 69,230.94 | | | | | | |
| Police Records Clerk - A | 33P | Jan 1, 2027 | Annual | 54,511.71 | 57,243.90 | 60,086.31 | 63,104.90 | 66,255.85 | 69,568.66 | 71,307.87 | | | | | | |
| Police Records Clerk - A | 33P | Jan 1, 2028 | Annual | 56,147.06 | 58,961.21 | 61,888.90 | 64,998.04 | 68,243.53 | 71,655.72 | 73,447.11 | | | | | | |
| Police Records Clerk - B | 33P | Jan 2, 2025 | Annual | 51,014.65 | 52,290.02 | 53,597.27 | 54,937.19 | 56,310.62 | 57,718.38 | 59,161.34 | 60,640.38 | 62,156.38 | 63,710.31 | 65,303.05 | 65,575.13 | 67,214.51 |
| Police Records Clerk - B | 33P | Jan 1, 2026 | Annual | 52,545.09 | 53,858.72 | 55,205.19 | 56,585.31 | 57,999.94 | 59,449.93 | 60,936.18 | 62,459.59 | 64,021.07 | 65,621.62 | 67,262.15 | 67,542.38 | 69,230.94 |
| Police Records Clerk - B | 33P | Jan 1, 2027 | Annual | 54,121.44 | 55,474.48 | 56,861.34 | 58,282.87 | 59,739.93 | 61,233.43 | 62,764.27 | 64,333.38 | 65,941.70 | 67,590.26 | 69,280.01 | 69,568.66 | 71,307.87 |
| Police Records Clerk - B | 33P | Jan 1, 2028 | Annual | 55,745.08 | 57,138.72 | 58,567.18 | 60,031.35 | 61,532.13 | 63,070.43 | 64,647.20 | 66,263.38 | 67,919.95 | 69,617.97 | 71,358.41 | 71,655.72 | 73,447.11 |
| Police Records Supervisor - A | 51P | Jan 1, 2025 | Annual | 63,476.20 | 66,639.64 | 69,964.67 | 73,474.46 | 77,145.92 | 81,003.21 | 83,028.30 | | | | | | |
| Police Records Supervisor - A | 51P | Jan 1, 2026 | Annual | 65,380.49 | 68,638.83 | 72,063.61 | 75,678.70 | 79,460.30 | 83,433.31 | 85,520.18 | | | | | | |
| Police Records Supervisor - A | 51P | Jan 1, 2027 | Annual | 67,341.90 | 70,697.99 | 74,225.52 | 77,949.06 | 81,844.11 | 85,936.31 | 88,085.78 | | | | | | |
| Police Records Supervisor - A | 51P | Jan 1, 2028 | Annual | 69,362.16 | 72,818.93 | 76,452.29 | 80,287.53 | 84,299.43 | 88,514.40 | 90,728.35 | | | | | | |
| Police Records Supervisor - B | 51P | Jan 1, 2025 | Annual | 63,021.75 | 64,597.30 | 66,212.23 | 67,867.52 | 69,564.22 | 71,303.33 | 73,085.90 | 74,913.06 | 76,785.89 | 78,705.53 | 80,673.17 | 81,003.67 | 83,028.77 |
| Police Records Supervisor - B | 51P | Jan 1, 2026 | Annual | 64,912.40 | 66,535.22 | 68,198.60 | 69,903.55 | 71,651.15 | 73,442.43 | 75,278.48 | 77,160.45 | 79,089.47 | 81,066.70 | 83,093.37 | 83,433.78 | 85,519.63 |
| Police Records Supervisor - B | 51P | Jan 1, 2027 | Annual | 66,859.77 | 68,531.27 | 70,244.56 | 72,000.66 | 73,800.68 | 75,645.71 | 77,536.83 | 79,475.27 | 81,462.15 | 83,498.70 | 85,586.17 | 85,936.80 | 88,085.22 |
| Police Records Supervisor - B | 51P | Jan 1, 2028 | Annual | 68,865.57 | 70,587.21 | 72,351.90 | 74,160.68 | 76,014.70 | 77,915.08 | 79,862.94 | 81,859.52 | 83,906.02 | 86,003.66 | 88,153.75 | 88,514.90 | 90,727.78 |
| Police Sergeant - C | 54P | Jan 1, 2025 | Annual | 108,262.28 | 111,510.15 | 114,855.45 | 118,301.12 | 121,850.16 | 125,505.66 | 129,270.83 | 133,148.95 | 137,143.42 | | | | |
| Police Sergeant - C | 54P | Jan 1, 2026 | Annual | 115,970.55 | 119,449.67 | 123,033.16 | 126,724.16 | 130,525.88 | 134,441.66 | 138,474.91 | 142,629.15 | 146,908.03 | | | | |
| Police Sergeant - C | 54P | Jan 1, 2027 | Annual | 122,435.91 | 126,108.99 | 129,892.26 | 133,789.03 | 137,802.70 | 141,936.78 | 146,194.88 | 150,580.73 | 155,098.15 | | | | |
| Police Sergeant - C | 54P | Jan 1, 2028 | Annual | 129,261.72 | 133,139.57 | 137,133.75 | 141,247.77 | 145,485.20 | 149,849.76 | 154,345.25 | 158,975.61 | 163,744.87 | | | | |
| Police Volunteer Coordinator - A | 51P | Jan 1, 2025 | Annual | 63,476.20 | 66,639.64 | 69,964.67 | 73,474.46 | 77,145.92 | 81,003.21 | 83,028.30 | | | | | | |
| Police Volunteer Coordinator - A | 51P | Jan 1, 2026 | Annual | 65,380.49 | 68,638.83 | 72,063.61 | 75,678.70 | 79,460.30 | 83,433.31 | 85,520.18 | | | | | | |
| Police Volunteer Coordinator - A | 51P | Jan 1, 2027 | Annual | 67,341.90 | 70,697.99 | 74,225.52 | 77,949.06 | 81,844.11 | 85,936.31 | 88,085.78 | | | | | | |
| Police Volunteer Coordinator - A | 51P | Jan 1, 2028 | Annual | 69,362.16 | 72,818.93 | 76,452.29 | 80,287.53 | 84,299.43 | 88,514.40 | 90,728.35 | | | | | | |
| Police Volunteer Coordinator - B | 51P | Jan 1, 2025 | Annual | 63,021.75 | 64,597.30 | 66,212.23 | 67,867.52 | 69,564.22 | 71,303.33 | 73,085.90 | 74,913.06 | 76,785.89 | 78,705.53 | 80,673.17 | 81,003.67 | 83,028.77 |
| Police Volunteer Coordinator - B | 51P | Jan 1, 2026 | Annual | 64,912.40 | 66,535.22 | 68,198.60 | 69,903.55 | 71,651.15 | 73,442.43 | 75,278.48 | 77,160.45 | 79,089.47 | 81,066.70 | 83,093.37 | 83,433.78 | 85,519.53 |
| Police Volunteer Coordinator - B | 51P | Jan 1, 2027 | Annual | 66,859.77 | 68,531.27 | 70,244.56 | 72,000.66 | 73,800.68 | 75,645.71 | 77,536.83 | 79,475.27 | 81,462.15 | 83,498.70 | 85,586.17 | 85,936.80 | 88,085.12 |
| Police Volunteer Coordinator - B | 51P | Jan 1, 2028 | Annual | 68,865.57 | 70,587.21 | 72,351.90 | 74,160.68 | 76,014.70 | 77,915.08 | 79,862.94 | 81,859.52 | 83,906.02 | 86,003.66 | 88,153.75 | 88,514.90 | 90,727.67 |
| Principal Civil Engineer | T98 | Jan 1, 2025 | Annual | 125,927.54 | 129,705.36 | 133,596.53 | 137,604.42 | 141,732.55 | 145,984.53 | 150,364.07 | 154,874.99 | 159,521.24 | | | | |
| Principal Civil Engineer | T99 | Jan 1, 2026 | Annual | 136,190.63 | 140,276.35 | 144,484.64 | 148,819.18 | 153,283.76 | 157,882.27 | 162,618.74 | 167,497.30 | 172,522.22 | | | | |
| Principal Civil Engineer | T99 | Jan 1, 2027 | Annual | 140,276.35 | 144,484.64 | 148,819.18 | 153,283.76 | 157,882.27 | 162,618.74 | 167,497.30 | 172,522.22 | 177,697.89 | | | | |
| Principal Civil Engineer | T99 | Jan 1, 2028 | Annual | 144,484.64 | 148,819.18 | 153,283.76 | 157,882.27 | 162,618.74 | 167,497.30 | 172,522.22 | 177,697.89 | 183,028.82 | | | | |
| Principal Planner | T95 | Jan 1, 2025 | Annual | 116,936.24 | 120,444.33 | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | | | | |
| Principal Planner | T95 | Jan 1, 2026 | Annual | 120,444.33 | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | | | | |
| Principal Planner | T95 | Jan 1, 2027 | Annual | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | 157,152.53 | | | | |
| Principal Planner | T95 | Jan 1, 2028 | Annual | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | 157,152.53 | 161,867.10 | | | | |
| Process Improvement Specialist | M56 | Jul 1, 2025 | Annual | 80,961.18 | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.51 | 93,856.19 | 96,671.88 | 99,572.03 | 102,559.20 | | | | |
| Process Improvement Specialist | M56 | Jul 1, 2026 | Annual | 83,390.01 | 85,891.71 | 88,468.46 | 91,122.52 | 93,856.19 | 96,671.87 | 99,572.03 | 102,559.19 | 105,635.96 | | | | |
| Process Improvement Specialist | M56 | Jul 1, 2027 | Annual | 85,891.71 | 88,468.46 | 91,122.51 | 93,856.19 | 96,671.88 | 99,572.03 | 102,559.19 | 105,635.97 | 108,805.04 | | | | |
| Property / Evidence Technician - A | 33P | Jan 2, 2025 | Annual | 51,382.52 | 53,957.86 | 56,637.11 | 59,482.42 | 62,452.50 | 65,575.13 | 67,214.51 | | | | | | |
| Property / Evidence Technician - A | 33P | Jan 1, 2026 | Annual | 52,923.99 | 55,576.60 | 58,336.22 | 61,266.89 | 64,326.07 | 67,542.38 | 69,230.94 | | | | | | |
| Property / Evidence Technician - A | 33P | Jan 1, 2027 | Annual | 54,511.71 | 57,243.90 | 60,086.31 | 63,104.90 | 66,255.85 | 69,568.66 | 71,307.87 | | | | | | |
| Property / Evidence Technician - A | 33P | Jan 1, 2028 | Annual | 56,147.06 | 58,961.21 | 61,888.90 | 64,998.04 | 68,243.53 | 71,655.72 | 73,447.11 | | | | | | |
| Property / Evidence Technician - B | 33P | Jan 2, 2025 | Annual | 51,014.65 | 52,290.02 | 53,597.27 | 54,937.19 | 56,310.62 | 57,718.38 | 59,161.34 | 60,640.38 | 62,156.38 | 63,710.31 | 65,303.05 | 65,575.13 | 67,214.51 |
| Property / Evidence Technician - B | 33P | Jan 1, 2026 | Annual | 51,477.08 | 52,764.00 | 54,083.10 | 55,435.18 | 56,821.06 | 58,241.59 | 59,697.63 | 61,190.07 | 62,719.82 | 64,287.81 | 65,895.01 | 67,542.38 | 69,230.94 |
| Property / Evidence Technician - B | 33P | Jan 1, 2027 | Annual | 53,021.39 | 54,346.92 | 55,705.60 | 57,098.23 | 58,525.69 | 59,988.83 | 61,488.55 | 63,025.77 | 64,601.41 | 66,216.45 | 67,871.86 | 69,568.65 | 71,307.87 |
| Property / Evidence Technician - B | 33P | Jan 1, 2028 | Annual | 54,612.03 | 55,977.33 | 57,376.76 | 58,811.18 | 60,281.46 | 61,788.50 | 63,333.21 | 64,916.54 | 66,539.45 | 68,202.94 | 69,908.01 | 71,655.71 | 73,447.11 |
| Public Works Director | 260 | Jul 1, 2025 | Annual | 193,869.59 | 201,624.37 | 209,689.35 | 218,076.92 | 226,800.00 | 235,872.00 | | | | | | | |
| Public Works Director | 260 | Jul 1, 2026 | Annual | 199,685.68 | 207,673.11 | 215,980.03 | 224,619.23 | 233,604.00 | 242,948.16 | | | | | | | |
| Public Works Director | 260 | Jul 1, 2027 | Annual | 205,676.25 | 213,903.30 | 222,459.43 | 231,357.81 | 240,612.12 | 250,236.60 | | | | | | | |
| Public Works Section Manager | T98 | Jan 1, 2025 | Annual | 125,927.54 | 129,705.36 | 133,596.53 | 137,604.42 | 141,732.55 | 145,984.53 | 150,364.07 | 154,874.99 | 159,521.24 | | | | |
| Public Works Section Manager | T98 | Jan 1, 2026 | Annual | 129,705.36 | 133,596.53 | 137,604.42 | 141,732.55 | 145,984.53 | 150,364.07 | 154,874.99 | 159,521.24 | 164,306.88 | | | | |
| Public Works Section Manager | T98 | Jan 1, 2027 | Annual | 133,596.53 | 137,604.42 | 141,732.55 | 145,984.53 | 150,364.07 | 154,874.99 | 159,521.24 | 164,306.88 | 169,236.08 | | | | |
| Public Works Section Manager | T98 | Jan 1, 2028 | Annual | 137,604.42 | 141,732.55 | 145,984.53 | 150,364.07 | 154,874.99 | 159,521.24 | 164,306.88 | 169,236.08 | 174,313.16 | | | | |
| Public Works Section Manager - Engineer | T14 | Jan 1, 2025 | Annual | 148,184.91 | 152,630.46 | 157,209.37 | 161,925.65 | 166,783.42 | 171,786.93 | | | | | | | |
| Public Works Section Manager - Engineer | T14 | Jan 1, 2026 | Annual | 152,630.46 | 157,209.37 | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | | | | | | | |
| Public Works Section Manager - Engineer | T14 | Jan 1, 2027 | Annual | 157,209.37 | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | 182,248.75 | | | | | | | |
| Public Works Section Manager - Engineer | T14 | Jan 1, 2028 | Annual | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | 182,248.75 | 187,716.21 | | | | | | | |

**CITY OF FOLSOM**
**POSITION CONTROL LISTING**
**SALARY SCHEDULE AS OF JANUARY 1, 2025**

| Job Title | Range | Effective Date | Time Base | Step 01 | Step 02 | Step 03 | Step 04 | Step 05 | Step 06 | Step 07 | Step 08 | Step 09 | Step 10 | Step 11 | Step 12 | Step 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Recreation & Community Services Manager (Recreat | T94 | Jan 1, 2025 | Annual | 114,084.13 | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | | | | |
| Recreation & Community Services Manager (Recreat | T94 | Jan 1, 2026 | Annual | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | | | | |
| Recreation & Community Services Manager (Recreat | T94 | Jan 1, 2027 | Annual | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | | | | |
| Recreation & Community Services Manager (Recreat | T94 | Jan 1, 2028 | Annual | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | 157,919.12 | | | | |
| Recreation Coordinator I | M43 | Jul 1, 2025 | Annual | 58,972.50 | 60,741.67 | 62,563.92 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.24 | 72,528.73 | 74,704.59 | | | | |
| Recreation Coordinator I | M43 | Jul 1, 2026 | Annual | 60,741.68 | 62,563.92 | 64,440.84 | 66,374.06 | 68,365.30 | 70,416.25 | 72,528.74 | 74,704.60 | 76,945.74 | | | | |
| Recreation Coordinator I | M43 | Jul 1, 2027 | Annual | 62,563.93 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.25 | 72,528.73 | 74,704.60 | 76,945.74 | 79,254.11 | | | | |
| Recreation Coordinator II | M51 | Jul 1, 2025 | Annual | 71,672.30 | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | | | | |
| Recreation Coordinator II | M51 | Jul 1, 2026 | Annual | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | 93,516.09 | | | | |
| Recreation Coordinator II | M51 | Jul 1, 2027 | Annual | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.47 | 88,147.89 | 90,792.33 | 93,516.10 | 96,321.57 | | | | |
| Recreation Supervisor | T86 | Jan 1, 2025 | Annual | 98,374.40 | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | | | | |
| Recreation Supervisor | T86 | Jan 1, 2026 | Annual | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | | | | |
| Recreation Supervisor | T86 | Jan 1, 2027 | Annual | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | | | | |
| Recreation Supervisor | T86 | Jan 1, 2028 | Annual | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | 136,173.17 | | | | |
| Refuse Driver | M42 | Jul 1, 2025 | Annual | 63,469.15 | 65,373.22 | 67,334.42 | 69,354.45 | 71,435.09 | 73,578.14 | 75,785.49 | 78,059.05 | 80,400.82 | | | | |
| Refuse Driver | M42 | Jul 1, 2026 | Annual | 65,373.23 | 67,334.42 | 69,354.45 | 71,435.08 | 73,578.14 | 75,785.48 | 78,059.05 | 80,400.82 | 82,812.85 | | | | |
| Refuse Driver | M42 | Jul 1, 2027 | Annual | 67,334.43 | 69,354.45 | 71,435.09 | 73,578.13 | 75,785.49 | 78,059.05 | 80,400.82 | 82,812.84 | 85,297.23 | | | | |
| Revenue Services Supervisor | X96 | Jul 1, 2025 | Annual | 123,455.44 | 127,159.11 | 130,973.88 | 134,903.09 | 138,950.19 | 143,118.69 | 147,412.25 | 151,834.62 | 156,389.66 | | | | |
| Revenue Technician II | M43 | Jul 1, 2025 | Annual | 58,972.50 | 60,741.67 | 62,563.92 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.24 | 72,528.73 | 74,704.59 | | | | |
| Revenue Technician II | M43 | Jul 1, 2026 | Annual | 60,741.68 | 62,563.92 | 64,440.84 | 66,374.06 | 68,365.30 | 70,416.25 | 72,528.74 | 74,704.60 | 76,945.74 | | | | |
| Revenue Technician II | M43 | Jul 1, 2027 | Annual | 62,563.93 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.25 | 72,528.73 | 74,704.60 | 76,945.74 | 79,254.11 | | | | |
| Senior Building Inspector | M58 | Jul 1, 2025 | Annual | 85,015.67 | 87,566.14 | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | | | | |
| Senior Building Inspector | M58 | Jul 1, 2026 | Annual | 87,566.14 | 90,193.13 | 92,898.92 | 95,685.89 | 98,556.47 | 101,513.16 | 104,558.56 | 107,695.30 | 110,926.17 | | | | |
| Senior Building Inspector | M58 | Jul 1, 2027 | Annual | 90,193.12 | 92,898.92 | 95,685.89 | 98,556.46 | 101,513.16 | 104,558.55 | 107,695.31 | 110,926.16 | 114,253.96 | | | | |
| Senior Building Tradesworker | M52 | Jul 1, 2025 | Annual | 75,255.91 | 77,513.60 | 79,839.00 | 82,234.17 | 84,701.20 | 87,242.23 | 89,859.51 | 92,555.29 | 95,331.95 | | | | |
| Senior Building Tradesworker | M52 | Jul 1, 2026 | Annual | 77,513.60 | 79,839.01 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | | | | |
| Senior Building Tradesworker | M52 | Jul 1, 2027 | Annual | 79,839.00 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | 101,137.67 | | | | |
| Senior Civil Engineer | T95 | Jan 1, 2025 | Annual | 116,936.24 | 120,444.33 | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | | | | |
| Senior Civil Engineer | T97 | Jan 1, 2026 | Annual | 126,466.53 | 130,260.53 | 134,168.35 | 138,193.40 | 142,339.20 | 146,609.38 | 151,007.66 | 155,537.89 | 160,204.02 | | | | |
| Senior Civil Engineer | T97 | Jan 1, 2027 | Annual | 130,260.53 | 134,168.35 | 138,193.40 | 142,339.20 | 146,609.38 | 151,007.66 | 155,537.89 | 160,204.02 | 165,010.14 | | | | |
| Senior Civil Engineer | T97 | Jan 1, 2028 | Annual | 134,168.35 | 138,193.40 | 142,339.20 | 146,609.38 | 151,007.66 | 155,537.89 | 160,204.02 | 165,010.14 | 169,960.45 | | | | |
| Senior Communications & Marketing Specialist | M60 | Jul 1, 2025 | Annual | 89,263.24 | 91,941.14 | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | | | | |
| Senior Communications & Marketing Specialist | M60 | Jul 1, 2026 | Annual | 91,941.13 | 94,699.37 | 97,540.35 | 100,466.57 | 103,480.56 | 106,584.97 | 109,782.52 | 113,076.00 | 116,468.27 | | | | |
| Senior Communications & Marketing Specialist | M60 | Jul 1, 2027 | Annual | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | 116,468.28 | 119,962.32 | | | | |
| Senior Construction Inspector | M55 | Jul 1, 2025 | Annual | 79,009.05 | 81,379.33 | 83,820.70 | 86,335.33 | 88,925.39 | 91,593.15 | 94,340.95 | 97,171.17 | 100,086.31 | | | | |
| Senior Construction Inspector | M55 | Jul 1, 2026 | Annual | 81,379.32 | 83,820.71 | 86,335.32 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | | | | |
| Senior Construction Inspector | M55 | Jul 1, 2027 | Annual | 83,820.70 | 86,335.33 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | 106,181.56 | | | | |
| Senior Environmental Specialist | M55 | Jul 1, 2025 | Annual | 79,009.05 | 81,379.33 | 83,820.70 | 86,335.33 | 88,925.39 | 91,593.15 | 94,340.95 | 97,171.17 | 100,086.31 | | | | |
| Senior Environmental Specialist | M55 | Jul 1, 2026 | Annual | 81,379.32 | 83,820.71 | 86,335.32 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | | | | |
| Senior Environmental Specialist | M55 | Jul 1, 2027 | Annual | 83,820.70 | 86,335.33 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | 106,181.56 | | | | |
| Senior Equipment Mechanic | M54 | Jul 1, 2025 | Annual | 79,017.59 | 81,388.12 | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.04 | 94,351.14 | 97,181.68 | 100,097.13 | | | | |
| Senior Equipment Mechanic | M54 | Jul 1, 2026 | Annual | 81,388.12 | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.05 | 94,351.14 | 97,181.68 | 100,097.13 | 103,100.04 | | | | |
| Senior Equipment Mechanic | M54 | Jul 1, 2027 | Annual | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.05 | 94,351.14 | 97,181.68 | 100,097.13 | 103,100.04 | 106,193.04 | | | | |
| Senior Financial Analyst | X94 | Jul 1, 2025 | Annual | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | | | | |
| Senior Financial Analyst | X94 | Jul 1, 2026 | Annual | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | | | | |
| Senior Financial Analyst | X94 | Jul 1, 2027 | Annual | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | 157,919.12 | | | | |
| Senior Librarian | M51 | Jul 1, 2025 | Annual | 71,672.30 | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | | | | |
| Senior Librarian | M51 | Jul 1, 2026 | Annual | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | 93,516.09 | | | | |
| Senior Librarian | M51 | Jul 1, 2027 | Annual | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.47 | 88,147.89 | 90,792.33 | 93,516.10 | 96,321.57 | | | | |
| Senior Maintenance Specialist | M55 | Jul 1, 2025 | Annual | 79,009.05 | 81,379.33 | 83,820.70 | 86,335.33 | 88,925.39 | 91,593.15 | 94,340.95 | 97,171.17 | 100,086.31 | | | | |
| Senior Maintenance Specialist | M55 | Jul 1, 2026 | Annual | 81,379.32 | 83,820.71 | 86,335.32 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | | | | |
| Senior Maintenance Specialist | M55 | Jul 1, 2027 | Annual | 83,820.70 | 86,335.33 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | 106,181.56 | | | | |
| Senior Maintenance Worker | M52 | Jul 1, 2025 | Annual | 75,255.91 | 77,513.60 | 79,839.00 | 82,234.17 | 84,701.20 | 87,242.23 | 89,859.51 | 92,555.29 | 95,331.95 | | | | |
| Senior Maintenance Worker | M52 | Jul 1, 2026 | Annual | 77,513.60 | 79,839.01 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | | | | |
| Senior Maintenance Worker | M52 | Jul 1, 2027 | Annual | 79,839.00 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | 101,137.67 | | | | |
| Senior Management Analyst | T94 | Jan 1, 2025 | Annual | 114,084.13 | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | | | | |
| Senior Management Analyst | T94 | Jan 1, 2026 | Annual | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | | | | |
| Senior Management Analyst | T94 | Jan 1, 2027 | Annual | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | | | | |
| Senior Management Analyst | T94 | Jan 1, 2028 | Annual | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | 157,919.12 | | | | |
| Senior Management Analyst (Confidential) | X94 | Jul 1, 2025 | Annual | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | | | | |
| Senior Management Analyst (Confidential) | X94 | Jul 1, 2026 | Annual | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | | | | |
| Senior Management Analyst (Confidential) | X94 | Jul 1, 2027 | Annual | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | 157,919.12 | | | | |
| Senior Office Assistant | M41 | Jul 1, 2025 | Annual | 56,162.28 | 57,847.16 | 59,582.57 | 61,370.04 | 63,211.15 | 65,107.48 | 67,060.71 | 69,072.53 | 71,144.71 | | | | |
| Senior Office Assistant | M41 | Jul 1, 2026 | Annual | 57,847.15 | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.47 | 67,060.70 | 69,072.52 | 71,144.70 | 73,279.04 | | | | |
| Senior Office Assistant | M41 | Jul 1, 2027 | Annual | 59,582.57 | 61,370.04 | 63,211.14 | 65,107.48 | 67,060.70 | 69,072.52 | [illegible] | 3,279.04 | 75,477.41 | | | | |
| Senior Park Planner | T86 | Jan 1, 2025 | Annual | 98,374.40 | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | [illegible] | 0,988.10 | 124,617.74 | | | | |
| Senior Park Planner | T86 | Jan 1, 2026 | Annual | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | [illegible] | 4,617.74 | 128,356.28 | | | | |

**CITY OF FOLSOM**
**POSITION CONTROL LISTING**
**SALARY SCHEDULE AS OF JANUARY 1, 2025**

| Job Title | Range | Effective Date | Time Base | Step 01 | Step 02 | Step 03 | Step 04 | Step 05 | Step 06 | Step 07 | Step 08 | Step 09 | Step 10 | Step 11 | Step 12 | Step 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Senior Park Planner | T86 | Jan 1, 2027 | Annual | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | | | | |
| Senior Park Planner | T86 | Jan 1, 2028 | Annual | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | 136,173.17 | | | | |
| Senior Planner | T86 | Jan 1, 2025 | Annual | 98,374.40 | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | | | | |
| Senior Planner | T86 | Jan 1, 2026 | Annual | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | | | | |
| Senior Planner | T86 | Jan 1, 2027 | Annual | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | | | | |
| Senior Planner | T86 | Jan 1, 2028 | Annual | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | 136,173.17 | | | | |
| Senior Police Records Clerk - A | 40P | Jan 1, 2025 | Annual | 57,651.19 | 60,533.80 | 63,560.92 | 66,739.00 | 70,075.93 | 73,579.72 | 75,419.21 | | | | | | |
| Senior Police Records Clerk - A | 40P | Jan 1, 2026 | Annual | 59,380.73 | 62,349.81 | 65,467.75 | 68,741.17 | 72,178.21 | 75,787.11 | 77,681.78 | | | | | | |
| Senior Police Records Clerk - A | 40P | Jan 1, 2027 | Annual | 61,162.15 | 64,220.31 | 67,431.78 | 70,803.40 | 74,343.56 | 78,060.72 | 80,012.23 | | | | | | |
| Senior Police Records Clerk - A | 40P | Jan 1, 2028 | Annual | 62,997.01 | 66,146.92 | 69,454.74 | 72,927.50 | 76,573.86 | 80,402.55 | 82,412.60 | | | | | | |
| Senior Police Records Clerk - B | 40P | Jan 1, 2025 | Annual | 54,512.82 | 55,875.63 | 57,272.51 | 58,704.33 | 60,171.94 | 61,676.25 | 63,218.13 | 64,798.60 | 66,418.57 | 68,079.03 | 69,781.01 | 70,705.47 | 72,473.12 |
| Senior Police Records Clerk - B | 40P | Jan 1, 2026 | Annual | 55,504.45 | 56,892.06 | 58,314.36 | 59,772.22 | 61,266.53 | 62,798.19 | 64,368.15 | 65,977.35 | 67,626.78 | 69,317.45 | 71,050.39 | 72,826.65 | 74,647.32 |
| Senior Police Records Clerk - B | 40P | Jan 1, 2027 | Annual | 57,169.58 | 58,598.82 | 60,063.79 | 61,565.39 | 63,104.52 | 64,682.14 | 66,299.19 | 67,956.67 | 69,655.59 | 71,396.98 | 73,181.90 | 75,011.45 | 76,886.73 |
| Senior Police Records Clerk - B | 40P | Jan 1, 2028 | Annual | 58,884.67 | 60,356.79 | 61,865.71 | 63,412.35 | 64,997.66 | 66,622.60 | 68,288.17 | 69,995.37 | 71,745.25 | 73,538.89 | 75,377.36 | 77,261.79 | 79,193.34 |
| Senior Recreation Coordinator | M55 | Jul 1, 2025 | Annual | 79,009.05 | 81,379.33 | 83,820.70 | 86,335.33 | 88,925.39 | 91,593.15 | 94,340.95 | 97,171.17 | 100,086.31 | | | | |
| Senior Recreation Coordinator | M55 | Jul 1, 2026 | Annual | 81,379.32 | 83,820.71 | 86,335.32 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | | | | |
| Senior Recreation Coordinator | M55 | Jul 1, 2027 | Annual | 83,820.70 | 86,335.33 | 88,925.38 | 91,593.14 | 94,340.94 | 97,171.16 | 100,086.30 | 103,088.89 | 106,181.56 | | | | |
| Senior Refuse Driver | M48 | Jul 1, 2025 | Annual | 66,625.53 | 68,624.29 | 70,683.02 | 72,803.51 | 74,987.62 | 77,237.24 | 79,554.36 | 81,940.99 | 84,399.23 | | | | |
| Senior Refuse Driver | M48 | Jul 1, 2026 | Annual | 68,624.29 | 70,683.02 | 72,803.52 | 74,987.61 | 77,237.24 | 79,554.36 | 81,941.00 | 84,399.23 | 86,931.20 | | | | |
| Senior Refuse Driver | M48 | Jul 1, 2027 | Annual | 70,683.02 | 72,803.51 | 74,987.62 | 77,237.24 | 79,554.36 | 81,940.99 | 84,399.23 | 86,931.21 | 89,539.13 | | | | |
| Senior Revenue Technician | M48 | Jul 1, 2025 | Annual | 66,625.53 | 68,624.29 | 70,683.02 | 72,803.51 | 74,987.62 | 77,237.24 | 79,554.36 | 81,940.99 | 84,399.23 | | | | |
| Senior Revenue Technician | M48 | Jul 1, 2026 | Annual | 68,624.29 | 70,683.02 | 72,803.52 | 74,987.61 | 77,237.24 | 79,554.36 | 81,941.00 | 84,399.23 | 86,931.20 | | | | |
| Senior Revenue Technician | M48 | Jul 1, 2027 | Annual | 70,683.02 | 72,803.51 | 74,987.62 | 77,237.24 | 79,554.36 | 81,940.99 | 84,399.23 | 86,931.21 | 89,539.13 | | | | |
| Senior Traffic Control & Light | M59 | Jul 1, 2025 | Annual | 87,107.49 | 89,720.71 | 92,412.33 | 95,184.71 | 98,040.24 | 100,981.45 | 104,010.89 | 107,131.22 | 110,345.15 | | | | |
| Senior Traffic Control & Light | M59 | Jul 1, 2026 | Annual | 89,720.72 | 92,412.33 | 95,184.70 | 98,040.25 | 100,981.44 | 104,010.90 | 107,131.22 | 110,345.16 | 113,655.51 | | | | |
| Senior Traffic Control & Light | M59 | Jul 1, 2027 | Annual | 92,412.34 | 95,184.70 | 98,040.24 | 100,981.46 | 104,010.89 | 107,131.22 | 110,345.16 | 113,655.51 | 117,065.17 | | | | |
| Senior Traffic Signal Technician | M57 | Jul 1, 2025 | Annual | 82,959.51 | 85,448.30 | 88,011.74 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.73 | 105,090.63 | | | | |
| Senior Traffic Signal Technician | M57 | Jul 1, 2026 | Annual | 85,448.30 | 88,011.74 | 90,652.10 | 93,371.66 | 96,172.80 | 99,058.00 | 102,029.73 | 105,090.63 | 108,243.34 | | | | |
| Senior Traffic Signal Technician | M57 | Jul 1, 2027 | Annual | 88,011.75 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.74 | 105,090.63 | 108,243.34 | 111,490.64 | | | | |
| Senior Trails Planner | T86 | Jan 1, 2025 | Annual | 98,374.40 | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | | | | |
| Senior Trails Planner | T86 | Jan 1, 2026 | Annual | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | | | | |
| Senior Trails Planner | T86 | Jan 1, 2027 | Annual | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | | | | |
| Senior Trails Planner | T86 | Jan 1, 2028 | Annual | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | 136,173.17 | | | | |
| Senior Wastewater Collection Technician | M60 | Jul 1, 2025 | Annual | 89,263.24 | 91,941.14 | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | | | | |
| Senior Wastewater Collection Technician | M60 | Jul 1, 2026 | Annual | 91,941.13 | 94,699.37 | 97,540.35 | 100,466.57 | 103,480.56 | 106,584.97 | 109,782.52 | 113,076.00 | 116,468.27 | | | | |
| Senior Wastewater Collection Technician | M60 | Jul 1, 2027 | Annual | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | 116,468.28 | 119,962.32 | | | | |
| Senior Water Utility Worker | M60 | Jul 1, 2025 | Annual | 89,263.24 | 91,941.14 | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | | | | |
| Senior Water Utility Worker | M60 | Jul 1, 2026 | Annual | 91,941.13 | 94,699.37 | 97,540.35 | 100,466.57 | 103,480.56 | 106,584.97 | 109,782.52 | 113,076.00 | 116,468.27 | | | | |
| Senior Water Utility Worker | M60 | Jul 1, 2027 | Annual | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | 116,468.28 | 119,962.32 | | | | |
| Solid Waste Manager | T96 | Jan 1, 2025 | Annual | 114,084.13 | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | | | | |
| Solid Waste Manager | T96 | Jan 1, 2026 | Annual | 123,381.99 | 127,083.45 | 130,895.96 | 134,822.83 | 138,867.52 | 143,033.55 | 147,324.55 | 151,744.29 | 156,296.62 | | | | |
| Solid Waste Manager | T96 | Jan 1, 2027 | Annual | 127,083.45 | 130,895.96 | 134,822.83 | 138,867.52 | 143,033.55 | 147,324.55 | 151,744.29 | 156,296.62 | 160,985.52 | | | | |
| Solid Waste Manager | T96 | Jan 1, 2028 | Annual | 130,895.96 | 134,822.83 | 138,867.52 | 143,033.55 | 147,324.55 | 151,744.29 | 156,296.62 | 160,985.52 | 165,815.08 | | | | |
| Solid Waste Supervisor | T91 | Jan 1, 2025 | Annual | 103,293.12 | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | | | | |
| Solid Waste Supervisor | T93 | Jan 1, 2026 | Annual | 111,711.51 | 115,062.86 | 118,514.75 | 122,070.19 | 125,732.29 | 129,504.26 | 133,389.39 | 137,391.07 | 141,512.80 | | | | |
| Solid Waste Supervisor | T93 | Jan 1, 2027 | Annual | 115,062.86 | 118,514.75 | 122,070.19 | 125,732.29 | 129,504.26 | 133,389.39 | 137,391.07 | 141,512.80 | 145,758.19 | | | | |
| Solid Waste Supervisor | T93 | Jan 1, 2028 | Annual | 118,514.75 | 122,070.19 | 125,732.29 | 129,504.26 | 133,389.39 | 137,391.07 | 141,512.80 | 145,758.19 | 150,130.93 | | | | |
| Streets Operations Manager | T94 | Jan 1, 2025 | Annual | 114,084.13 | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | | | | |
| Streets Operations Manager | T94 | Jan 1, 2026 | Annual | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | | | | |
| Streets Operations Manager | T94 | Jan 1, 2027 | Annual | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | | | | |
| Streets Operations Manager | T94 | Jan 1, 2028 | Annual | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | 157,919.12 | | | | |
| Streets Operations Supervisor | T91 | Jan 1, 2025 | Annual | 103,293.12 | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | | | | |
| Streets Operations Supervisor | T91 | Jan 1, 2026 | Annual | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | | | | |
| Streets Operations Supervisor | T91 | Jan 1, 2027 | Annual | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | | | | |
| Streets Operations Supervisor | T91 | Jan 1, 2028 | Annual | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | 142,981.83 | | | | |
| Traffic Control & Lighting Technician I | M54 | Jul 1, 2025 | Annual | 79,017.59 | 81,388.12 | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.04 | 94,351.14 | 97,181.68 | 100,097.13 | | | | |
| Traffic Control & Lighting Technician I | M54 | Jul 1, 2026 | Annual | 81,388.12 | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.05 | 94,351.14 | 97,181.68 | 100,097.13 | 103,100.04 | | | | |
| Traffic Control & Lighting Technician I | M54 | Jul 1, 2027 | Annual | 83,829.76 | 86,344.66 | 88,935.00 | 91,603.05 | 94,351.14 | 97,181.68 | 100,097.13 | 103,100.04 | 106,193.04 | | | | |
| Traffic Control & Lighting Technician II | M57 | Jul 1, 2025 | Annual | 82,959.51 | 85,448.30 | 88,011.74 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.73 | 105,090.63 | | | | |
| Traffic Control & Lighting Technician II | M57 | Jul 1, 2026 | Annual | 85,448.30 | 88,011.74 | 90,652.10 | 93,371.66 | 96,172.80 | 99,058.00 | 102,029.73 | 105,090.63 | 108,243.34 | | | | |
| Traffic Control & Lighting Technician II | M57 | Jul 1, 2027 | Annual | 88,011.75 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.74 | 105,090.63 | 108,243.34 | 111,490.64 | | | | |
| Traffic Control Device Technician | M51 | Jul 1, 2025 | Annual | 71,672.30 | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | | | | |
| Traffic Control Device Technician | M51 | Jul 1, 2026 | Annual | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | 93,516.09 | | | | |
| Traffic Control Device Technician | M51 | Jul 1, 2027 | Annual | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.47 | 88,147.89 | 90,792.33 | 93,516.10 | 96,321.57 | | | | |
| Traffic Control/Lighting Supervisor | T86 | Jan 1, 2025 | Annual | 98,374.40 | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | | 0,988.10 | 124,617.74 | | | | |
| Traffic Control/Lighting Supervisor | T86 | Jan 1, 2026 | Annual | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | Page 925 | 4,617.74 | 128,356.28 | | | | |
| Traffic Control/Lighting Supervisor | T86 | Jan 1, 2027 | Annual | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | | 8,356.28 | 132,206.97 | | | | |

**CITY OF FOLSOM**
**POSITION CONTROL LISTING**
**SALARY SCHEDULE AS OF JANUARY 1, 2025**

| Job Title | Range | Effective Date | Time Base | Step 01 | Step 02 | Step 03 | Step 04 | Step 05 | Step 06 | Step 07 | Step 08 | Step 09 | Step 10 | Step 11 | Step 12 | Step 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Traffic Control/Lighting Supervisor | T86 | Jan 1, 2028 | Annual | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | 136,173.17 | | | | |
| Urban Forester | T84 | Jan 1, 2025 | Annual | 93,634.17 | 96,443.19 | 99,336.49 | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | | | | |
| Urban Forester | T84 | Jan 1, 2026 | Annual | 96,443.19 | 99,336.49 | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | | | | |
| Urban Forester | T84 | Jan 1, 2027 | Annual | 99,336.49 | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | 125,836.49 | | | | |
| Urban Forester | T84 | Jan 1, 2028 | Annual | 102,316.58 | 105,386.08 | 108,547.66 | 111,804.09 | 115,158.21 | 118,612.96 | 122,171.35 | 125,836.49 | 129,611.58 | | | | |
| Utilities Director | 265 | Jul 1, 2025 | Annual | 210,064.84 | 218,467.44 | 227,206.13 | 236,294.38 | 245,746.15 | 255,576.00 | | | | | | | |
| Utilities Director | 265 | Jul 1, 2026 | Annual | 216,366.79 | 225,021.46 | 234,022.32 | 243,383.21 | 253,118.54 | 263,243.28 | | | | | | | |
| Utilities Director | 265 | Jul 1, 2027 | Annual | 222,857.79 | 231,772.10 | 241,042.99 | 250,684.71 | 260,712.09 | 271,140.58 | | | | | | | |
| Utilities Technician | M49 | Jul 1, 2025 | Annual | 68,261.39 | 70,309.23 | 72,418.51 | 74,591.07 | 76,828.80 | 79,133.66 | 81,507.67 | 83,952.91 | 86,471.49 | | | | |
| Utilities Technician | M49 | Jul 1, 2026 | Annual | 70,309.24 | 72,418.52 | 74,591.06 | 76,828.79 | 79,133.66 | 81,507.68 | 83,952.90 | 86,471.49 | 89,065.63 | | | | |
| Utilities Technician | M49 | Jul 1, 2027 | Annual | 72,418.51 | 74,591.07 | 76,828.80 | 79,133.66 | 81,507.67 | 83,952.91 | 86,471.49 | 89,065.63 | 91,737.60 | | | | |
| Utility Maintenance Manager | T96 | Jan 1, 2026 | Annual | 123,381.99 | 127,083.45 | 130,895.96 | 134,822.83 | 138,867.52 | 143,033.55 | 147,324.55 | 151,744.29 | 156,296.62 | | | | |
| Utility Maintenance Manager | T96 | Jan 1, 2027 | Annual | 127,083.45 | 130,895.96 | 134,822.83 | 138,867.52 | 143,033.55 | 147,324.55 | 151,744.29 | 156,296.62 | 160,985.52 | | | | |
| Utility Maintenance Manager | T96 | Jan 1, 2028 | Annual | 130,895.96 | 134,822.83 | 138,867.52 | 143,033.55 | 147,324.55 | 151,744.29 | 156,296.62 | 160,985.52 | 165,815.08 | | | | |
| Utility Maintenance Supervisor | T91 | Jan 1, 2025 | Annual | 103,293.12 | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | | | | |
| Utility Maintenance Supervisor | T93 | Jan 1, 2026 | Annual | 111,711.51 | 115,062.86 | 118,514.75 | 122,070.19 | 125,732.29 | 129,504.26 | 133,389.39 | 137,391.07 | 141,512.80 | | | | |
| Utility Maintenance Supervisor | T93 | Jan 1, 2027 | Annual | 115,062.86 | 118,514.75 | 122,070.19 | 125,732.29 | 129,504.26 | 133,389.39 | 137,391.07 | 141,512.80 | 145,758.19 | | | | |
| Utility Maintenance Supervisor | T93 | Jan 1, 2028 | Annual | 118,514.75 | 122,070.19 | 125,732.29 | 129,504.26 | 133,389.39 | 137,391.07 | 141,512.80 | 145,758.19 | 150,130.93 | | | | |
| Utility Manager - Engineer | T16 | Jul 1, 2025 | Annual | 155,686.77 | 160,357.37 | 165,168.09 | 170,123.13 | 175,226.84 | 180,483.64 | | | | | | | |
| Utility Manager - Engineer | T16 | Jan 1, 2026 | Annual | 160,357.37 | 165,168.09 | 170,123.13 | 175,226.83 | 180,483.63 | 185,898.15 | | | | | | | |
| Utility Manager - Engineer | T16 | Jan 1, 2027 | Annual | 165,168.10 | 170,123.14 | 175,226.83 | 180,483.64 | 185,898.15 | 191,475.09 | | | | | | | |
| Utility Manager - Engineer | T16 | Jan 1, 2028 | Annual | 170,123.14 | 175,226.83 | 180,483.64 | 185,898.15 | 191,475.09 | 197,219.35 | | | | | | | |
| Utility Section Manager - Engineer | T14 | Jan 1, 2025 | Annual | 148,184.91 | 152,630.46 | 157,209.37 | 161,925.65 | 166,783.42 | 171,786.93 | | | | | | | |
| Utility Section Manager - Engineer | T14 | Jan 1, 2026 | Annual | 152,630.46 | 157,209.37 | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | | | | | | | |
| Utility Section Manager - Engineer | T14 | Jan 1, 2027 | Annual | 157,209.37 | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | 182,248.75 | | | | | | | |
| Utility Section Manager - Engineer | T14 | Jan 1, 2028 | Annual | 161,925.65 | 166,783.42 | 171,786.93 | 176,940.53 | 182,248.75 | 187,716.21 | | | | | | | |
| Vice Mayor | C01 | Jan 1, 2025 | Annual | 4,800.00 | 7,200.00 | | | | | | | | | | | |
| Wastewater Collection Manager | T95 | Jan 1, 2025 | Annual | 116,936.24 | 120,444.33 | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | | | | |
| Wastewater Collection Manager | T97 | Jan 1, 2026 | Annual | 126,466.53 | 130,260.53 | 134,168.35 | 138,193.40 | 142,339.20 | 146,609.38 | 151,007.66 | 155,537.89 | 160,204.02 | | | | |
| Wastewater Collection Manager | T97 | Jan 1, 2027 | Annual | 130,260.53 | 134,168.35 | 138,193.40 | 142,339.20 | 146,609.38 | 151,007.66 | 155,537.89 | 160,204.02 | 165,010.14 | | | | |
| Wastewater Collection Manager | T97 | Jan 1, 2028 | Annual | 134,168.35 | 138,193.40 | 142,339.20 | 146,609.38 | 151,007.66 | 155,537.89 | 160,204.02 | 165,010.14 | 169,960.45 | | | | |
| Wastewater Collection Supervisor | T91 | Jan 1, 2025 | Annual | 103,293.12 | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | | | | |
| Wastewater Collection Supervisor | T91 | Jan 1, 2026 | Annual | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | | | | |
| Wastewater Collection Supervisor | T91 | Jan 1, 2027 | Annual | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | | | | |
| Wastewater Collection Supervisor | T91 | Jan 1, 2028 | Annual | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | 142,981.83 | | | | |
| Wastewater Collection Technician I | M47 | Jul 1, 2025 | Annual | 65,000.61 | 66,950.62 | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.52 | 77,614.13 | 79,942.55 | 82,340.83 | | | | |
| Wastewater Collection Technician I | M47 | Jul 1, 2026 | Annual | 66,950.63 | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.53 | 77,614.13 | 79,942.55 | 82,340.83 | 84,811.06 | | | | |
| Wastewater Collection Technician I | M47 | Jul 1, 2027 | Annual | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.52 | 77,614.13 | 79,942.55 | 82,340.83 | 84,811.05 | 87,355.39 | | | | |
| Wastewater Collection Technician II | M52 | Jul 1, 2025 | Annual | 75,255.91 | 77,513.60 | 79,839.00 | 82,234.17 | 84,701.20 | 87,242.23 | 89,859.51 | 92,555.29 | 95,331.95 | | | | |
| Wastewater Collection Technician II | M52 | Jul 1, 2026 | Annual | 77,513.60 | 79,839.01 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | | | | |
| Wastewater Collection Technician II | M52 | Jul 1, 2027 | Annual | 79,839.00 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | 101,137.67 | | | | |
| Wastewater Collection Technician III | M57 | Jul 1, 2025 | Annual | 82,959.51 | 85,448.30 | 88,011.74 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.73 | 105,090.63 | | | | |
| Wastewater Collection Technician III | M57 | Jul 1, 2026 | Annual | 85,448.30 | 88,011.74 | 90,652.10 | 93,371.66 | 96,172.80 | 99,058.00 | 102,029.73 | 105,090.63 | 108,243.34 | | | | |
| Wastewater Collection Technician III | M57 | Jul 1, 2027 | Annual | 88,011.75 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.74 | 105,090.63 | 108,243.34 | 111,490.64 | | | | |
| Water Distribution Chief Operator | M60 | Jul 1, 2025 | Annual | 89,263.24 | 91,941.14 | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | | | | |
| Water Distribution Chief Operator | M60 | Jul 1, 2026 | Annual | 91,941.13 | 94,699.37 | 97,540.35 | 100,466.57 | 103,480.56 | 106,584.97 | 109,782.52 | 113,076.00 | 116,468.27 | | | | |
| Water Distribution Chief Operator | M60 | Jul 1, 2027 | Annual | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | 113,076.00 | 116,468.28 | 119,962.32 | | | | |
| Water Distribution Manager | T95 | Jan 1, 2025 | Annual | 116,936.24 | 120,444.33 | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | | | | |
| Water Distribution Manager | T95 | Jan 1, 2026 | Annual | 120,444.33 | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | | | | |
| Water Distribution Manager | T95 | Jan 1, 2027 | Annual | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | 157,152.53 | | | | |
| Water Distribution Manager | T95 | Jan 1, 2028 | Annual | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | 152,575.27 | 157,152.53 | 161,867.10 | | | | |
| Water Distribution Operator I | M47 | Jul 1, 2025 | Annual | 65,000.61 | 66,950.62 | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.52 | 77,614.13 | 79,942.55 | 82,340.83 | | | | |
| Water Distribution Operator I | M47 | Jul 1, 2026 | Annual | 66,950.63 | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.53 | 77,614.13 | 79,942.55 | 82,340.83 | 84,811.06 | | | | |
| Water Distribution Operator I | M47 | Jul 1, 2027 | Annual | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.52 | 77,614.13 | 79,942.55 | 82,340.83 | 84,811.05 | 87,355.39 | | | | |
| Water Distribution Operator II | M52 | Jul 1, 2025 | Annual | 75,255.91 | 77,513.60 | 79,839.00 | 82,234.17 | 84,701.20 | 87,242.23 | 89,859.51 | 92,555.29 | 95,331.95 | | | | |
| Water Distribution Operator II | M52 | Jul 1, 2026 | Annual | 77,513.60 | 79,839.01 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | | | | |
| Water Distribution Operator II | M52 | Jul 1, 2027 | Annual | 79,839.00 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | 101,137.67 | | | | |
| Water Distribution Operator III | M57 | Jul 1, 2025 | Annual | 82,959.51 | 85,448.30 | 88,011.74 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.73 | 105,090.63 | | | | |
| Water Distribution Operator III | M57 | Jul 1, 2026 | Annual | 85,448.30 | 88,011.74 | 90,652.10 | 93,371.66 | 96,172.80 | 99,058.00 | 102,029.73 | 105,090.63 | 108,243.34 | | | | |
| Water Distribution Operator III | M57 | Jul 1, 2027 | Annual | 88,011.75 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.74 | 105,090.63 | 108,243.34 | 111,490.64 | | | | |
| Water Distribution Supervisor | T91 | Jan 1, 2025 | Annual | 103,293.12 | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | | | | |
| Water Distribution Supervisor | T93 | Jan 1, 2026 | Annual | 111,711.51 | 115,062.86 | 118,514.75 | 122,070.19 | 125,732.29 | 129,504.26 | 133,389.39 | 137,391.07 | 141,512.80 | | | | |
| Water Distribution Supervisor | T93 | Jan 1, 2027 | Annual | 115,062.86 | 118,514.75 | 122,070.19 | 125,732.29 | 129,504.26 | 133,389.39 | 137,391.07 | 141,512.80 | 145,758.19 | | | | |
| Water Distribution Supervisor | T93 | Jan 1, 2028 | Annual | 118,514.75 | 122,070.19 | 125,732.29 | 129,504.26 | 133,389.39 | 137,391.07 | 141,512.80 | 145,758.19 | 150,130.93 | | | | |
| Water Management Coordinator | M60 | Jul 1, 2025 | Annual | 89,263.24 | 91,941.14 | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | | 9,782.52 | 113,076.00 | | | | |
| Water Management Coordinator | M60 | Jul 1, 2026 | Annual | 91,941.13 | 94,699.37 | 97,540.35 | 100,466.57 | 103,480.56 | 106,584.97 | | 3,076.00 | 116,468.27 | | | | |
| Water Management Coordinator | M60 | Jul 1, 2027 | Annual | 94,699.37 | 97,540.35 | 100,466.56 | 103,480.56 | 106,584.98 | 109,782.52 | | 6,468.28 | 119,962.32 | | | | |

**CITY OF FOLSOM**
**POSITION CONTROL LISTING**
**SALARY SCHEDULE AS OF JANUARY 1, 2025**

| Job Title | Range | Effective Date | Time Base | Step 01 | Step 02 | Step 03 | Step 04 | Step 05 | Step 06 | Step 07 | Step 08 | Step 09 | Step 10 | Step 11 | Step 12 | Step 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Water Management Specialist | M49 | Jul 1, 2025 | Annual | 68,261.39 | 70,309.23 | 72,418.51 | 74,591.07 | 76,828.80 | 79,133.66 | 81,507.67 | 83,952.91 | 86,471.49 | | | | |
| Water Management Specialist | M49 | Jul 1, 2026 | Annual | 70,309.24 | 72,418.52 | 74,591.06 | 76,828.79 | 79,133.66 | 81,507.68 | 83,952.90 | 86,471.49 | 89,065.63 | | | | |
| Water Management Specialist | M49 | Jul 1, 2027 | Annual | 72,418.51 | 74,591.07 | 76,828.80 | 79,133.66 | 81,507.67 | 83,952.91 | 86,471.49 | 89,065.63 | 91,737.60 | | | | |
| Water Quality Technician | M57 | Jul 1, 2025 | Annual | 82,959.51 | 85,448.30 | 88,011.74 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.73 | 105,090.63 | | | | |
| Water Treatment Plant Chief Operator (Shift) | M62 | Jul 1, 2025 | Annual | 93,726.40 | 96,538.19 | 99,434.34 | 102,417.37 | 105,489.89 | 108,654.59 | 111,914.22 | 115,271.65 | 118,729.79 | | | | |
| Water Treatment Plant Chief Operator (Shift) | M62 | Jul 1, 2026 | Annual | 96,538.19 | 99,434.34 | 102,417.37 | 105,489.89 | 108,654.59 | 111,914.22 | 115,271.65 | 118,729.80 | 122,291.69 | | | | |
| Water Treatment Plant Chief Operator (Shift) | M62 | Jul 1, 2027 | Annual | 99,434.33 | 102,417.37 | 105,489.89 | 108,654.59 | 111,914.22 | 115,271.65 | 118,729.80 | 122,291.70 | 125,960.44 | | | | |
| Water Treatment Plant Manager | T95 | Jan 1, 2025 | Annual | 116,936.24 | 120,444.33 | 124,057.66 | 127,779.38 | 131,612.77 | 135,561.15 | 139,627.98 | 143,816.82 | 148,131.33 | | | | |
| Water Treatment Plant Manager | T97 | Jan 1, 2026 | Annual | 126,466.53 | 130,260.53 | 134,168.35 | 138,193.40 | 142,339.20 | 146,609.38 | 151,007.66 | 155,537.89 | 160,204.02 | | | | |
| Water Treatment Plant Manager | T97 | Jan 1, 2027 | Annual | 130,260.53 | 134,168.35 | 138,193.40 | 142,339.20 | 146,609.38 | 151,007.66 | 155,537.89 | 160,204.02 | 165,010.14 | | | | |
| Water Treatment Plant Manager | T97 | Jan 1, 2028 | Annual | 134,168.35 | 138,193.40 | 142,339.20 | 146,609.38 | 151,007.66 | 155,537.89 | 160,204.02 | 165,010.14 | 169,960.45 | | | | |
| Water Treatment Plant Mechanic | M51 | Jul 1, 2025 | Annual | 71,672.30 | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | | | | |
| Water Treatment Plant Mechanic | M51 | Jul 1, 2026 | Annual | 73,822.47 | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.48 | 88,147.89 | 90,792.33 | 93,516.09 | | | | |
| Water Treatment Plant Mechanic | M51 | Jul 1, 2027 | Annual | 76,037.15 | 78,318.26 | 80,667.81 | 83,087.84 | 85,580.47 | 88,147.89 | 90,792.33 | 93,516.10 | 96,321.57 | | | | |
| Water Treatment Plant Operator I | M47 | Jul 1, 2025 | Annual | 65,000.61 | 66,950.62 | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.52 | 77,614.13 | 79,942.55 | 82,340.83 | | | | |
| Water Treatment Plant Operator I | M47 | Jul 1, 2026 | Annual | 66,950.63 | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.53 | 77,614.13 | 79,942.55 | 82,340.83 | 84,811.06 | | | | |
| Water Treatment Plant Operator I | M47 | Jul 1, 2027 | Annual | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.52 | 77,614.13 | 79,942.55 | 82,340.83 | 84,811.05 | 87,355.39 | | | | |
| Water Treatment Plant Operator II | M52 | Jul 1, 2025 | Annual | 75,255.91 | 77,513.60 | 79,839.00 | 82,234.17 | 84,701.20 | 87,242.23 | 89,859.51 | 92,555.29 | 95,331.95 | | | | |
| Water Treatment Plant Operator II | M52 | Jul 1, 2026 | Annual | 77,513.60 | 79,839.01 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | | | | |
| Water Treatment Plant Operator II | M52 | Jul 1, 2027 | Annual | 79,839.00 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | 101,137.67 | | | | |
| Water Treatment Plant Operator III | M57 | Jul 1, 2025 | Annual | 82,959.51 | 85,448.30 | 88,011.74 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.73 | 105,090.63 | | | | |
| Water Treatment Plant Operator III | M57 | Jul 1, 2026 | Annual | 85,448.30 | 88,011.74 | 90,652.10 | 93,371.66 | 96,172.80 | 99,058.00 | 102,029.73 | 105,090.63 | 108,243.34 | | | | |
| Water Treatment Plant Operator III | M57 | Jul 1, 2027 | Annual | 88,011.75 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.74 | 105,090.63 | 108,243.34 | 111,490.64 | | | | |
| Water Treatment Plant Supervisor | T91 | Jan 1, 2025 | Annual | 103,293.12 | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | | | | |
| Water Treatment Plant Supervisor | T91 | Jan 1, 2026 | Annual | 106,391.91 | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | | | | |
| Water Treatment Plant Supervisor | T91 | Jan 1, 2027 | Annual | 109,583.67 | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | | | | |
| Water Treatment Plant Supervisor | T91 | Jan 1, 2028 | Annual | 112,871.18 | 116,257.31 | 119,745.03 | 123,337.39 | 127,037.51 | 130,848.63 | 134,774.09 | 138,817.31 | 142,981.83 | | | | |
| Water Utility Worker I | M47 | Jul 1, 2025 | Annual | 65,000.61 | 66,950.62 | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.52 | 77,614.13 | 79,942.55 | 82,340.83 | | | | |
| Water Utility Worker I | M47 | Jul 1, 2026 | Annual | 66,950.63 | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.53 | 77,614.13 | 79,942.55 | 82,340.83 | 84,811.06 | | | | |
| Water Utility Worker I | M47 | Jul 1, 2027 | Annual | 68,959.15 | 71,027.92 | 73,158.76 | 75,353.52 | 77,614.13 | 79,942.55 | 82,340.83 | 84,811.05 | 87,355.39 | | | | |
| Water Utility Worker II | M52 | Jul 1, 2025 | Annual | 75,255.91 | 77,513.60 | 79,839.00 | 82,234.17 | 84,701.20 | 87,242.23 | 89,859.51 | 92,555.29 | 95,331.95 | | | | |
| Water Utility Worker II | M52 | Jul 1, 2026 | Annual | 77,513.60 | 79,839.01 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | | | | |
| Water Utility Worker II | M52 | Jul 1, 2027 | Annual | 79,839.00 | 82,234.18 | 84,701.20 | 87,242.24 | 89,859.51 | 92,555.29 | 95,331.95 | 98,191.91 | 101,137.67 | | | | |
| Water Utility Worker III | M57 | Jul 1, 2025 | Annual | 82,959.51 | 85,448.30 | 88,011.74 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.73 | 105,090.63 | | | | |
| Water Utility Worker III | M57 | Jul 1, 2026 | Annual | 85,448.30 | 88,011.74 | 90,652.10 | 93,371.66 | 96,172.80 | 99,058.00 | 102,029.73 | 105,090.63 | 108,243.34 | | | | |
| Water Utility Worker III | M57 | Jul 1, 2027 | Annual | 88,011.75 | 90,652.09 | 93,371.66 | 96,172.81 | 99,057.99 | 102,029.74 | 105,090.63 | 108,243.34 | 111,490.64 | | | | |
| Zoo Manager | T94 | Jan 1, 2025 | Annual | 114,084.13 | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | | | | |
| Zoo Manager | T94 | Jan 1, 2026 | Annual | 117,506.66 | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | | | | |
| Zoo Manager | T94 | Jan 1, 2027 | Annual | 121,031.86 | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | | | | |
| Zoo Manager | T94 | Jan 1, 2028 | Annual | 124,662.81 | 128,402.70 | 132,254.78 | 136,222.42 | 140,309.10 | 144,518.37 | 148,853.92 | 153,319.54 | 157,919.12 | | | | |
| Zoo Supervisor | T86 | Jan 1, 2025 | Annual | 98,374.40 | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | | | | |
| Zoo Supervisor | T86 | Jan 1, 2026 | Annual | 101,325.63 | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | | | | |
| Zoo Supervisor | T86 | Jan 1, 2027 | Annual | 104,365.40 | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | | | | |
| Zoo Supervisor | T86 | Jan 1, 2028 | Annual | 107,496.36 | 110,721.25 | 114,042.89 | 117,464.18 | 120,988.10 | 124,617.74 | 128,356.28 | 132,206.97 | 136,173.17 | | | | |
| Zookeeper I | M37 | Jul 1, 2025 | Annual | 50,927.84 | 52,455.68 | 54,029.34 | 55,650.23 | 57,319.73 | 59,039.33 | 60,810.51 | 62,634.82 | 64,513.86 | | | | |
| Zookeeper I | M37 | Jul 1, 2026 | Annual | 52,455.67 | 54,029.34 | 55,650.23 | 57,319.73 | 59,039.32 | 60,810.50 | 62,634.82 | 64,513.86 | 66,449.28 | | | | |
| Zookeeper I | M37 | Jul 1, 2027 | Annual | 54,029.34 | 55,650.22 | 57,319.73 | 59,039.32 | 60,810.50 | 62,634.81 | 64,513.86 | 66,449.27 | 68,442.75 | | | | |
| Zookeeper II | M43 | Jul 1, 2025 | Annual | 58,972.50 | 60,741.67 | 62,563.92 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.24 | 72,528.73 | 74,704.59 | | | | |
| Zookeeper II | M43 | Jul 1, 2026 | Annual | 60,741.68 | 62,563.92 | 64,440.84 | 66,374.06 | 68,365.30 | 70,416.25 | 72,528.74 | 74,704.60 | 76,945.74 | | | | |
| Zookeeper II | M43 | Jul 1, 2027 | Annual | 62,563.93 | 64,440.84 | 66,374.07 | 68,365.28 | 70,416.25 | 72,528.73 | 74,704.60 | 76,945.74 | 79,254.11 | | | | |

**Exhibit B**

# City of Folsom Executive Management Team

## Salary Tables Effective July 1, 2025 through June 30, 2028

Salary Table effective July 1, 2025

| Salary Range | Classification | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 |
|---|---|---|---|---|---|---|---|
| EMT 300 | City Manager | $ 22,745 | $ 23,655 | $ 24,601 | $ 25,585 | $ 26,608 | $ 27,673 |
| EMT 295 | City Attorney | $ 21,023 | $ 21,864 | $ 22,738 | $ 23,648 | $ 24,594 | $ 25,578 |
| EMT 292 | Chief of Police | $ 20,685 | $ 21,513 | $ 22,373 | $ 23,268 | $ 24,199 | $ 25,167 |
| EMT 291 | Fire Chief | $ 20,440 | $ 21,257 | $ 22,107 | $ 22,992 | $ 23,911 | $ 24,868 |
| EMT 285 | Utilities Director | $ 17,506 | $ 18,206 | $ 18,934 | $ 19,691 | $ 20,479 | $ 21,298 |
| EMT 281 | Finance Director | $ 16,317 | $ 16,970 | $ 17,649 | $ 18,355 | $ 19,089 | $ 19,853 |
| EMT 280 | CDD Director | $ 16,232 | $ 16,881 | $ 17,556 | $ 18,259 | $ 18,989 | $ 19,749 |
| EMT 279 | Public Works Director | $ 16,156 | $ 16,802 | $ 17,474 | $ 18,173 | $ 18,900 | $ 19,656 |
| EMT 275 | P&R Director | $ 14,868 | $ 15,462 | $ 16,081 | $ 16,724 | $ 17,393 | $ 18,089 |
| EMT 270 | HR Director | $ 13,642 | $ 14,188 | $ 14,756 | $ 15,346 | $ 15,960 | $ 16,598 |
| EMT 268 | Communications Director | $ 13,088 | $ 13,611 | $ 14,156 | $ 14,722 | $ 15,311 | $ 15,923 |
| EMT 267 | City Clerk | $ 12,982 | $ 13,501 | $ 14,042 | $ 14,603 | $ 15,187 | $ 15,795 |
| EMT 258 | Library Director | $ 11,063 | $ 11,506 | $ 11,966 | $ 12,445 | $ 12,943 | $ 13,460 |

Salary Table effective July 1, 2026

| Salary Range | Classification | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 |
|---|---|---|---|---|---|---|---|
| EMT 300 | City Manager | $ 23,427 | $ 24,364 | $ 25,339 | $ 26,352 | $ 27,407 | $ 28,503 |
| EMT 295 | City Attorney | $ 21,654 | $ 22,520 | $ 23,421 | $ 24,357 | $ 25,332 | $ 26,345 |
| EMT 292 | Chief of Police | $ 21,306 | $ 22,158 | $ 23,044 | $ 23,966 | $ 24,925 | $ 25,922 |
| EMT 291 | Fire Chief | $ 21,053 | $ 21,895 | $ 22,771 | $ 23,682 | $ 24,629 | $ 25,614 |
| EMT 285 | Utilities Director | $ 18,031 | $ 18,752 | $ 19,502 | $ 20,282 | $ 21,093 | $ 21,937 |
| EMT 281 | Finance Director | $ 16,807 | $ 17,479 | $ 18,178 | $ 18,905 | $ 19,662 | $ 20,448 |
| EMT 280 | CDD Director | $ 16,719 | $ 17,388 | $ 18,083 | $ 18,806 | $ 19,559 | $ 20,341 |
| EMT 279 | Public Works Director | $ 16,640 | $ 17,306 | $ 17,998 | $ 18,718 | $ 19,467 | $ 20,246 |
| EMT 275 | P&R Director | $ 15,314 | $ 15,926 | $ 16,563 | $ 17,226 | $ 17,915 | $ 18,632 |
| EMT 270 | HR Director | $ 14,052 | $ 14,614 | $ 15,198 | $ 15,806 | $ 16,438 | $ 17,096 |
| EMT 268 | Communications Director | $ 13,480 | $ 14,019 | $ 14,580 | $ 15,163 | $ 15,770 | $ 16,401 |
| EMT 267 | City Clerk | $ 13,372 | $ 13,907 | $ 14,463 | $ 15,041 | $ 15,643 | $ 16,269 |
| EMT 258 | Library Director | $ 11,395 | $ 11,851 | $ 12,325 | $ 12,818 | $ 13,331 | $ 13,864 |

Salary Table effective Salary Table effective July 1, 2027

| Salary Range | Classification | Step 1 | Step 2 | Step 3 | Step 4 | Step 5 | Step 6 |
|---|---|---|---|---|---|---|---|
| EMT 300 | City Manager | $ 24,130 | $ 25,095 | $ 26,099 | $ 27,143 | $ 28,229 | $ 29,358 |
| EMT 295 | City Attorney | $ 22,303 | $ 23,195 | $ 24,123 | $ 25,088 | $ 26,092 | $ 27,135 |
| EMT 292 | Chief of Police | $ 21,945 | $ 22,823 | $ 23,736 | $ 24,685 | $ 25,672 | $ 26,699 |
| EMT 291 | Fire Chief | $ 21,684 | $ 22,552 | $ 23,454 | $ 24,392 | $ 25,368 | $ 26,382 |
| EMT 285 | Utilities Director | $ 18,572 | $ 19,314 | $ 20,087 | $ 20,891 | $ 21,726 | $ 22,595 |
| EMT 281 | Finance Director | $ 17,311 | $ 18,004 | $ 18,724 | $ 19,473 | $ 20,252 | $ 21,062 |
| EMT 280 | CDD Director | $ 17,220 | $ 17,909 | $ 18,626 | $ 19,371 | $ 20,146 | $ 20,951 |
| EMT 279 | Public Works Director | $ 17,140 | $ 17,825 | $ 18,538 | $ 19,280 | $ 20,051 | $ 20,853 |
| EMT 275 | P&R Director | $ 15,773 | $ 16,404 | $ 17,060 | $ 17,743 | $ 18,452 | $ 19,191 |
| EMT 270 | HR Director | $ 14,473 | $ 15,052 | $ 15,654 | $ 16,280 | $ 16,932 | $ 17,609 |
| EMT 268 | Communications Director | $ 13,885 | $ 14,440 | $ 15,018 | $ 15,618 | $ 16,243 | $ 16,893 |
| EMT 267 | City Clerk | $ 13,773 | $ 14,324 | $ 14,897 | $ 15,493 | $ 16,112 | $ 16,757 |
| EMT 258 | Library Director | $ 11,737 | $ 12,207 | $ 12,695 | $ 13,203 | $ 13,731 | $ 14,280 |

| Salary Range | Classification | Salary Step Assignment Effective July 1, 2025 |
|---|---|---|
| EMT 300 | City Manager | Step 5 |
| EMT 295 | City Attorney | Step 5 |
| EMT 292 | Chief of Police | Step 5 |
| EMT 291 | Fire Chief | Step 5 |
| EMT 285 | Utilities Director | Step 5 |
| EMT 281 | Finance Director | Step 5 |
| EMT 280 | CDD Director | Step 5 |
| EMT 279 | Public Works Director | Step 5 |
| EMT 275 | P&R Director | Step 5 |
| EMT 270 | HR Director | Step 5 |
| EMT 268 | Communications Director | Step 5 |
| EMT 267 | City Clerk | Step 5 |
| EMT 258 | Library Director | Step 5 |

**Exhibit B**

City of Folsom Contract Employees

Salary Tables Effective July 1, 2025 through June 30, 2028

| Salary Table Effective July 1, 2025 | | | | | | |
|---|---|---|---|---|---|---|
| **Classification** | **Step 1** | **Step 2** | **Step 3** | **Step 4** | **Step 5** | **Step 6** |
| Administrative Support Specialist | $ 6,366 | $ 6,621 | $ 6,885 | $ 7,161 | $ 7,447 | $ 7,745 |
| Assistant City Attorney | $ 15,724 | $ 16,353 | $ 17,007 | $ 17,688 | $ 18,395 | $ 19,131 |
| Assistant City Manager | $ 17,849 | $ 18,563 | $ 19,305 | $ 20,078 | $ 20,881 | $ 21,716 |
| Legal Analyst | $ 6,553 | $ 6,815 | $ 7,088 | $ 7,371 | $ 7,666 | $ 7,973 |

| Salary Table Effective July 1, 2026 | | | | | | |
|---|---|---|---|---|---|---|
| **Classification** | **Step 1** | **Step 2** | **Step 3** | **Step 4** | **Step 5** | **Step 6** |
| Administrative Support Specialist | $ 6,557 | $ 6,819 | $ 7,092 | $ 7,376 | $ 7,671 | $ 7,978 |
| Assistant City Attorney | $ 16,196 | $ 16,844 | $ 17,518 | $ 18,218 | $ 18,947 | $ 19,705 |
| Assistant City Manager | $ 18,384 | $ 19,120 | $ 19,884 | $ 20,680 | $ 21,507 | $ 22,367 |
| Legal Analyst | $ 6,750 | $ 7,020 | $ 7,301 | $ 7,593 | $ 7,896 | $ 8,212 |

| Salary Table Effective July 1, 2027 | | | | | | |
|---|---|---|---|---|---|---|
| **Classification** | **Step 1** | **Step 2** | **Step 3** | **Step 4** | **Step 5** | **Step 6** |
| Administrative Support Specialist | $ 6,754 | $ 7,024 | $ 7,305 | $ 7,597 | $ 7,901 | $ 8,217 |
| Assistant City Attorney | $ 16,682 | $ 17,349 | $ 18,043 | $ 18,765 | $ 19,516 | $ 20,296 |
| Assistant City Manager | $ 18,936 | $ 19,693 | $ 20,481 | $ 21,300 | $ 22,152 | $ 23,038 |
| Legal Analyst | $ 6,952 | $ 7,230 | $ 7,520 | $ 7,820 | $ 8,133 | $ 8,458 |

# Folsom City Council
## Staff Report

| | |
|---|---|
| **MEETING DATE:** | 12/9/2025 |
| **SECTION:** | Selection of Mayor and Vice Mayor for 2026 |
| **SUBJECT:** | Selection of Mayor and Vice Mayor |
| **FROM:** | City Clerk's Department |

## CITY COUNCIL ACTION

Staff recommends that the City Council select a Mayor and Vice Mayor to serve during the 2026 calendar year.

## BACKGROUND

Pursuant to the City's Charter and the Folsom Municipal Code, the City Council selects a Mayor and Vice Mayor. This selection traditionally occurs in December of each year, with the selected Mayor and Vice Mayor serving in their respective roles for the next calendar year. Both the Mayor and Vice Mayor serve at the pleasure of the City Council.

## POLICY/RULE

Folsom City Charter Sections 2.03 and 2.05 govern the selection and authority of the Mayor and Vice Mayor. Section 2.03 provides that the City Council shall select one of its members to serve as Mayor. Section 2.05 provides that the City Council shall select one of its members to serve as Vice Mayor, who shall act as Mayor during the Mayor's absence. Folsom Municipal Code section 2.06.020 further establishes that the City Council shall select a Mayor and Vice Mayor from its membership by nomination and election by majority vote of all members of the City Council annually.

## ANALYSIS

The Mayor serves as the ceremonial head of the City and presiding officer of the City Council. In this capacity, the Mayor provides strategic direction and serves as the principal

spokesperson for municipal government. The Mayor's leadership encompasses procedural functions, policy development, community representation, and intergovernmental relations.

**Mayor's Roles and Responsibilities**

**Council Leadership**
Presides at City Council meetings, ensuring orderly conduct of business and facilitating productive deliberation among Council members.

**Executive Coordination**
Meets regularly with the City Manager to provide policy guidance, communicate Council priorities, monitor implementation of Council policies, and ensure alignment between legislative direction and administrative execution.

**Policy Development**
Recommends City policy initiatives, legislation, and programs for consideration and approval by the City Council.

**Community Representation**
Serves as the City's primary ceremonial representative at public events, community functions, and civic occasions.

**Intergovernmental Relations**
Represents the City's interests in relations with federal, state, regional, and local governmental entities, either personally or through designated representatives with Council concurrence.

**Committee Oversight**
Establishes and dissolves limited-term ad hoc committees as needed, subject to City Council approval.

**Public Communication**
Serves as the primary spokesperson for City Council actions and municipal initiatives.

**Vice Mayor's Roles and Responsibilities**

The Vice Mayor's primary responsibility is to perform all duties of the Mayor during the Mayor's absence. The Vice Mayor also assists the Mayor with ceremonial functions and community representation as appropriate.

Submitted,

Christa Freemantle, CMC
City Clerk