Agenda

City Council Regular Meeting

Folsom City Hall | City Council Chambers, First Floor

50 Natoma Street, Folsom, CA 95630

October 28, 2025, 6:30 PM

Welcome to Your City Council Meeting

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

Participation

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

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

Reasonable Accommodations

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

How to Watch

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

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

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

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

Tuesday, October 28, 2025 6:30 PM

Sarah Aquino, Mayor

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

AGENDA

CALL TO ORDER

ROLL CALL:

Councilmembers: Raithel, Rohrbough, Kozlowski, Leary, 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.

SCHEDULED PRESENTATIONS:

1. Recognition of Departing Kikkoman Plant Manager Kiyotaka Nagai

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 14, 2025 City Council Special and Regular Meeting Minutes

3. Ordinance No. 1353- An Ordinance of the City of Folsom Amending Chapter 17.52 of the Folsom Municipal Code for the Historic District Relating to Design Review, Sign Permits, Demolitions, and Accessory Buildings (Second Reading and Adoption)

4. Resolution No. 11483 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-067) with Eagle Aerial Photography Inc. DBA Eagle Aerial Solutions for $226,500 for a Five-Year Period from the Water Operating Fund (Fund 520) to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites

5. Resolution No. 11484 – A Resolution Electing the Population and Inflation Factors and Establishing the Fiscal Year 2025-26 Gann Appropriations Limit

6. Resolution No. 11485 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 21-056) with Dokken Engineering for Environmental and Historic Monitoring and Reporting Services for Open Space in the Folsom Plan Area and use of CFD 18 (Fund 288) for a Not-to-Exceed Amount of $580,000

7. Resolution No. 11486 - A Resolution Authorizing the City Manager to Execute Construction Change Order No. 2 with B&M Civil LLC in the amount of $14,527 for the Glenn Drive and School Street Intersection Improvements Project, Project No. 2409, from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235) and the Community Development Block Grant Fund (Fund 201)

8. Resolution No. 11489 - A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with Bennett Engineering Services, Inc. for the Central Business District Storm Drain Realignment Project Phase 1 in the amount of $142,924 from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235), and Appropriation of Funds

9. Resolution No. 11490 – A Resolution Authorizing the City Manager to Execute an Agreement with LEED Mechanical Inc. for the Replacement of the Existing 9 Roof-Top HVAC Units at the Folsom Public Library, 411 Stafford Street, for a Not-to-Exceed Amount of $305,703 from the Capital Facilities Fund (Fund 602)

10. Resolution No. 11491 – A Resolution Authorizing the City Manager to Execute an Agreement with Capra Environmental Services for Shaded Fuel Break Creation and Ladder Fuel Removal (Project # 8131) and use of Fund 010 (General Fund), Fund 204 (Los Cerros), Fund 215 (Prairie Oaks Ranch No. 2), Fund 210 (Broadstone 1 & 2), Fund 266 (Broadstone No. 3) and Fund 207 (Natoma Station) for a Not-to-Exceed Amount of $213,336.50

PUBLIC HEARING:

11. 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 (Introduction and First Reading)

12. Objective Development and Design Standards for Multi-Unit and Mixed-Use Residential Development for General Plan Mixed-Use and Residential Overlay Areas

    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)

13. Resolution No. 11481 - A Resolution to Replace Resolution No. 11356 and No. 11365 and Adopt a New User Fee Schedule for Community Development Services

NEW BUSINESS:

14. Folsom Plan Area Neighborhood Park #1 Project (Project #PK2601)

    i. Resolution No. 11487 – A Resolution Approving the Folsom Plan Area Neighborhood Park #1 (Located on the Northwest Corner of Mangini Parkway and Empire Ranch Road) Capital Improvement Project, and Appropriation of $706,614 in Funds in the Folsom Plan Area Specific Plan Capital Fund (Fund 472)

    ii. Resolution No.11488 – A Resolution Authorizing the City Manager to Execute a Design Consulting Services Agreement with Wilson Design Studio for the Neighborhood Park #1 Project for a Not-to-Exceed Amount of $450,130 from Funds in the Folsom Plan Area Specific Plan Capital Fund (Fund 472)

15. Resolution No. 11492- A Resolution Authorizing the City Manager to Accept a Selective Traffic Enforcement Program (STEP) Grant offered by the State of California Office of Traffic Safety (OTS) in the Amount of $173,500 to Reduce and Mitigate the Impacts of Impaired Driving, Distracted Driving, Seat Belt Enforcement, Purchase a Police Motorcycle and Appropriation of Funds in the General Grants Fund (Fund 012)

16. Resolution No. 11493 - A Resolution Authorizing the City Manager to Execute Construction Change Order No. 2 with Mozingo Construction in the Amount of $550,000 for the Phase 2 Water Improvements Project (Phase 2A) for Additional Paving Work on Iron Point Road and Appropriation of $450,000 from the Road Maintenance and Rehabilitation Fund (Fund 235)

CITY MANAGER REPORTS

COUNCIL COMMENTS

ADJOURNMENT

**** RE-SCHEDULE OF NEXT MEETING DUE TO HOLIDAY****

The City Council's next regular meeting lands on the Veteran's Day holiday, and therefore will be rescheduled to the next day, Wednesday, November 12.

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.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	Recognition of Departing Kikkoman Plant Manager Kiyotaka Nagai
FROM:	City Clerk's Department

ACTION:

Mayor Sarah Aquino will formally recognize departing Kikkoman Plant Manager Kiyotaka Nagai.

Respectfully submitted,

Christa Freemantle, CMC
City Clerk

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City Council Special Meeting

MINUTES

Tuesday, October 14, 2025 5:30 PM

CALL TO ORDER

The special City Council meeting was called to order at 5:30 pm with Mayor Aquino presiding.

ROLL CALL:

Councilmembers Present:	Barbara Leary, Councilmember Justin Raithel, Vice Mayor Michael Kozlowski, Councilmember Sarah Aquino, Mayor
Councilmembers Absent:	Anna Rohrbough, Councilmember (*arrived at 5:31 pm*)

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Labor Negotiator- Pursuant to Government Code section 54957.6. Agency Negotiator: Vance Piggott. 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: Leary, Raithel, Kozlowski, Aquino
NOES: None
ABSENT: Rohrbough
ABSTAIN: None

RECONVENE

City Attorney Steven Wang announced that there was no final action to report.

ADJOURNMENT

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

SUBMITTED BY:

_____
Christa Freemantle, City Clerk

ATTEST:

_____
Sarah Aquino, Mayor

City Council Regular Meeting

MINUTES

Tuesday, October 14, 2025 6:30 PM

CALL TO ORDER

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

ROLL CALL:

Councilmembers Present:	Barbara Leary, Councilmember Justin Raithel, Vice Mayor Anna Rohrbough, Councilmember Michael Kozlowski, Councilmember 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 Items No. 6 and 12, revised information for Item No. 14, and he confirmed that Item No. 10 is being continued off calendar.

BUSINESS FROM THE FLOOR:

The following speakers spoke under this item:

1. Cathy Dunbar
2. Anushka and Tanvi
3. Sushrut Mishra

SCHEDULED PRESENTATIONS:

1. City of Folsom Resolution of Commendation Honoring Folsom Lake Surf Soccer Club ECNL RL 2011 Boys Regional League National Champions

Mayor Sarah Aquino presented the Resolution of Commendation

2. Presentation of the 12th Annual Folsom Community Service Day Results.

Parks and Recreation Services Manager Tom Hellmann and Chair of the Steering Committee Sandy Econome made a presentation. On behalf of Congressman Kevin Kiley, Peter Gemellaro presented a Congressional Certificate to the Steering Committee for their work.

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.

3. Approval of the September 23, 2025 City Council Special and Regular Meeting Minutes

4. Resolution No. 11470 – A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 24-006) with HydroScience Engineers, Inc. for $37,762 from the Water Operating Fund (Fund 520) for Additional Design and Engineering Services During Construction for the Tower Tank Rehabilitation Project (Project WA2402) and Appropriation of Funds

5. Resolution No. 11472- A Resolution Authorizing the City Manager to Execute a Construction Agreement with Imperial Construction & Engineering, Inc. in the amount of $233,000 Using Green Means Go Grant Funds in the Drainage Capital Improvement Fund (Fund 448) for the Bidwell Street Storm Drain Replacement Project, Project No. 2499

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

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

PUBLIC HEARING:

6. Ordinance No. 1353 - An Ordinance of the City of Folsom Amending Chapter 17.52 of the Folsom Municipal Code for the Historic District Relating to Design Review, Sign Permits, Demolitions, and Accessory Buildings (Introduction and First Reading) and Determination that the Project is Exempt from CEQA

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

Mayor Aquino opened the public hearing at 7:27 pm.

The following speaker addressed the City Council:

- Loretta Hettinger

The public hearing was closed at 7:31 pm.

Motion by Vice Mayor Raithel, second by Councilmember Rohrbough to introduce Ordinance No. 1353 [with modifications to section 17.52.320 with the addition of A and B]. Motion passed by the following roll-call vote:

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

NEW BUSINESS:

7. Water System Flow Control Facilities Rehabilitation Project (WA2302)

i. Resolution No. 11465 - A Resolution Authorizing the City Manager to Execute an Agreement with Abide Builders for $1,463,825 from the Water Operating Fund (Fund 520) for Construction of the Water System Flow Control Facilities Rehabilitation Project (WA2302)

ii. Resolution No. 11466 - A Resolution Authorizing the City Manager to Execute an Agreement with Inferrera Construction Management Group, Inc. for $409,268 from the Water Operating Fund (Fund 520) for Construction Management and Inspection Services for the Water System Flow Control Facilities Rehabilitation Project (WA2302) and Appropriation of Funds

Environmental and Water Resources Director Marcus Yasutake made a presentation.

Motion by Councilmember Kozlowski, second by Councilmember Leary to approve Resolution No. 11465. Motion passed by the following roll-call vote:

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

Motion by Councilmember Kozlowski, second by Vice Mayor Raithel to approve Resolution No. 11466. Motion passed by the following roll-call vote:

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

8. Resolution No. 11467- A Resolution Approving Reimbursement of General Fund Subsidy Toward Affordable Housing by Transferring $615,000 from the Folsom Housing Fund (Fund 238) to the Capital Facilities Fund (Fund 602) Relating to the Discounted Sale of 300 Persifer Street Property to Habitat for Humanity of Greater Sacramento and Appropriation of Funds

Community Development Director Pam Johns made a presentation and responded to questions from the City Council. City Manager Bryan Whitemyer provided further information.

Motion by Vice Mayor Raithel, second by Councilmember Kozlowski to approve Resolution No. 11467. Motion passed by the following roll-call vote:

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

9. Resolution No. 11471- A Resolution Authorizing the City Manager to Execute an Agreement with California Wood Recycling, Inc., DBA Agromin, for an Estimated $45 Million for up to 15 years from the Solid Waste Operating Fund (Fund 540) for Long-Term Organic Waste Diversion Services

Public Works General Services Manager Marie McKeeth made a presentation and responded to questions from the City Council.

Motion by Councilmember Leary, second by Councilmember Rohrbough to approve Resolution No. 11471. Motion passed by the following roll-call vote:

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

10. Request to Make Improvements to the Recently Purchased Building Located at 1 Natoma Street so that Folsom Police Department Staff and Environmental & Water Resources Department Staff Are Able to Occupy the Building

i. Resolution No. 11473– A Resolution Authorizing the City Manager to Execute an Agreement with SKI AIR for $130,680 from the Police Capital Improvement Fund (Fund 428) and the Folsom Plan Area Capital Improvement Fund (Fund 472) to Replace the HVAC System

ii. Resolution No. 11474– A Resolution Authorizing the City Manager to Execute an Agreement with Garland Roofing for $10,450 from the Police Capital Improvement Fund (Fund 428) and the Folsom Plan Area Capital Improvement Fund (Fund 472) for Maintenance and Repair to the Existing Roof

iii. Resolution No. 11475– A Resolution Authorizing the City Manager to Execute an Agreement with Flooring Buyer for $44,569.53 from the Police Capital Improvement Fund (Fund 428) and the Folsom Plan Area Capital Improvement Fund (Fund 472) to Replace Carpet

iv. Resolution No. 11476– A Resolution Authorizing the City Manager to Execute an Agreement with Whitney & Sons for $44,880 from the Police Capital Improvement Fund (Fund 428) and the Folsom Plan Area Capital Improvement Fund (Fund 472) to Paint the Interior

v. Resolution No. 11477– A Resolution Authorizing the City Manager to Execute an Agreement with Whitney & Sons for $93,720 from the Water Operating Fund (Fund 520) and the Sewer Operating Fund (Fund 530) for Construction of Walls and Doors and Appropriation of Funds

vi. Resolution No. 11478– Resolution No.11478– A Resolution Authorizing the City Manager to Execute an Agreement with Jamesville Office Furniture for $57,803.64 from the Police Capital Improvement Fund (Fund 428) and the Folsom Plan Area Capital Improvement Fund (Fund 472) to Install and Furnish the Building with New and Existing Furniture

vii. Resolution No. 11479– A Resolution Authorizing the City Manager to Utilize $33,000 from the Water Operating Fund (Fund 520), the Sewer Operating Fund (Fund 530), the Police Capital Improvement Fund (Fund 428) and the Folsom Plan Area Capital Improvement Fund (Fund 472) for Various IT Infrastructure Needs and Appropriation of Funds

Pulled off calendar to be continued to a future City Council meeting.

11. Resolution No. 11480 – A Resolution Authorizing the City Manager to Execute an Agreement with Mid-Valley IT to provide IT Management Services at a Monthly Cost of $33,900 for a Six Month Period

City Manager Bryan Whitemyer made a presentation and responded to questions from the City Council. Mid-Valley IT representative Tom Leach provided further information.

Motion by Councilmember Rohrbough, second by Vice Mayor Raithel to approve Resolution No. 11480. Motion passed by the following roll-call vote:

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

OLD BUSINESS:

12. Resolution No. 11468 – A Resolution Authorizing the City Manager to Terminate the Agreement with Western Truck Parts and Equipment Company, LLC (Contract No. 046-21 23-002) for $1,112,661.18 from the Solid Waste Operating Fund (Fund 540) for the Purchase of Two Electric Refuse Collection Vehicles

Public Works General Services Manager Marie McKeeth made a presentation and responded to questions from the City Council. Environmental and Water Resources Director Marcus Yasutake provided further information.

Motion by Councilmember Rohrbough, second by Councilmember Leary to approve Resolution No. 11468. Motion passed by the following roll-call vote:

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

13. Resolution No. 11469 – A Resolution Rescinding Resolution No.11389 and Authorizing the City Manager to Execute an Agreement for Design Consulting and Community-Build Construction Assistance Services with Leathers & Associates for the Kid's Play Park- Play Structure Replacement Project (Project PK2501) for $111, 569 in the Parks and Recreation Equipment/Capital Fund (Fund 609)

Parks and Recreation Park Planner and Project Manager for Castle Park Hannah Perez made a presentation and responded to questions from the City Council.

Motion by Councilmember Rohrbough, second by Councilmember Kozlowski to approve Resolution No. 11469. Motion passed by the following roll-call vote:

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

14. Resolution No. 11482 - A Resolution Approving Phase Two General Fund Cost Saving Measures for Fiscal Year 2025-26 and Beyond

City Manager Bryan Whitemyer made a presentation. Community Development Director Pam Johns, Parks and Recreation Director Kelly Gonzalez, Public Works Director Rebecca Neves, and Environmental and Water Resources Director Marcus Yasutake presented further information and responded to questions from the City Council.

The following speakers spoke under this item:

1. Bruce Cline
2. Rich Francis
3. Dean Williams
4. Loretta Hettinger
5. Tania Thomas

Motion by Councilmember Leary, second by Councilmember Rohrbough to approve Resolution No. 11482. Motion passed by the following roll-call vote:

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

CITY MANAGER REPORTS

City Manager Bryan Whitemyer welcomed Interim Fire Chief Jason Solak and congratulated the retiring Fire Chief Ken Cusano for his dedicated service. He also spoke about Folsom Police Sergeant Michael Grueneberg who has been selected as the recipient of the Veterans of Foreign Wars Award and provided updates on several upcoming community events including the Folsom High School homecoming parade road closures, Trunk-or-Treat, and Halloween at the Zoo.

COUNCIL COMMENTS

Councilmember Kozlowski highlighted local businesses including the 10th anniversary of the Arthur Murray Dance Studio and their relocation and a new Ben & Jerry's ice cream store location on Sutter Street.

Vice Mayor Raithel reported on attending the livability summit and encouraged the public to review the latest livability poll. He thanked the Public Works Director Rebecca Neves for prioritizing Folsom's infrastructure projects and Parks and Recreation Director Kelly Gonzalez for the bike park project.

Councilmember Rohrbough had no comments.

Councilmember Leary congratulated the organizers of the Pride event.

Mayor Aquino expressed appreciation for the city's interim leadership over the past year, noting the strong contributions from the Interim City Manager Dan Haverty, Interim Police Chief Randy Ulibarri and now the Interim Fire Chief Jason Solak.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Aquino adjourned the meeting at 9:29 pm in memory of Jessica Urrutia-Andrews, a Folsom resident and former Parks and Recreation Department Specialist, extending heartfelt condolences to her family.

SUBMITTED BY:

_____
Christa Freemantle, City Clerk

ATTEST:

_____
Sarah Aquino, Mayor

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Ordinance No. 1353 - An Ordinance of the City of Folsom Amending Chapter 17.52 of the Folsom Municipal Code for the Historic District Relating to Design Review, Sign Permits, Demolitions, and Accessory Buildings (Second Reading and Adoption)
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Move to conduct the second reading and adopt Ordinance No. 1353 – An Ordinance of the City of Folsom Amending Chapter 17.52 of the Folsom Municipal Code for the Historic District Relating to Design Review, Sign Permits, Demolitions, and Accessory Buildings.

BACKGROUND / ISSUE

On July 14, 1998, the City Council adopted Ordinance No. 890 which, among other things, re-wrote Chapter 17.52 of the FMC and established the current historic district primary areas and subareas in which specialized use and development standards apply. That same year, on October 13, 1998, the City Council adopted the City of Folsom Historic District Design and Development Guidelines (Resolution No. 5757) in order to provide a comprehensive document to assist with the implementation of the regulations and standards contained in Chapter 17.52.

FMC Chapter 17.52 currently requires all new structures, exterior renovations, remodeling, or additions to existing structures to be subject to design review from the Historic District Commission (the Commission/HDC). This chapter also requires that all sign permits and the demolition of any structure within the Historic District be subject to approval by the Commission. Outside of the Historic District, design review of custom homes, two-family residences, residential additions, non-residential development less than 1,000 square feet, and minor exterior modifications to non-residential development is subject to design review by the Community Development Director and only go in front of the Planning Commission if the Director's decision is appealed. Residential additions that do not require a building permit, as well as minor residential

modifications are exempt from design review outside of the Historic District. Sign permits are also subject to Director-level review outside of the Historic District. Demolitions outside of the Historic District do not require Planning Commission approval.

The current process which requires Historic District Commission review even for minor modifications has become expensive and time consuming, with the need for a detailed staff report, manager and City Attorney review of the report, publication and distribution of the report, posting of public notices, and holding the meeting itself with Commissioners, staff, and the Attorney's Office present. Given current staff resources, this process typically takes two or more months, even for small projects. While this process is valuable for large projects, there have been many questions from staff, Commission members, project applicants, and members of the public, as to why this amount of staff time and public resources should be spent on small projects such as minor additions, modifications to non-historic buildings, demolitions of non-historic buildings, and signs.

To help better cover staff costs associated with project applications, City Council approved increases in user fees for all development applications in the Community Development Department, including both Director-level and Commission-level design review, Historic District sign permits, and Historic District demolitions, effective July 1, 2025.

Staff has observed several instances of individuals and businesses not obtaining permits at all for accessory buildings, demolitions and signs within the Historic District. Throughout the years, applicants have stated that the time it takes to get these permits through the process versus the cost of the work itself discourages them from obtaining the proper Planning entitlements. In turn, when Planning entitlements are avoided, the corresponding building and demolition permits are also not obtained, leading to safety as well as aesthetic concerns in the district. Staff believes that the substantial increase in fees for smaller projects that are subject to Commission review, while necessary to cover staff time, may further disincentivize applicants, especially homeowners and small business owners, from going through the process. For example, since July 1 the fee for Design Review in the Historic District is $400 for existing residential structures and $800 for new ones. For commercial structures the cost is now $5,100 for new ones and $2,210 for existing ones. These higher fees were established to cover the cost of the review process.

Statewide, several laws have been passed to address the housing crisis in California, including removing much of the discretion local jurisdictions once had, especially regarding multi-family housing projects and accessory dwelling units (ADUs). The State also requires that all housing projects over one unit only be subject to objective design and development standards. While the City has objective development standards in the Code, we do not currently have objective design standards that we can apply to the Historic District. Staff has often found that while some housing projects are still technically subject to Commission approval, State law has effectively not allowed for denial of such projects, barring some very narrow findings being met.

Furthermore, with the failure of Measure G in the City of Folsom, staff does not anticipate significant expansion of our limited resources to address both current planning projects within the Historic District and long-range planning goals of developing the code updates and objective design standards needed to be in line with State law while retaining the character of the Historic District. As a result, by bringing minor projects to the Director level, staff hopes to free up time

and resources to start work on longer range efforts in the Historic District such as the comprehensive update to Chapter 17.52 and the creation of objective design standards.

On October 14, 2025, the City Council reviewed staff's proposed edits to FMC Chapter 17.52. The City Council asked questions of staff and ultimately voted (5-0-0-0) to introduce and conduct first reading of Ordinance No. 1353 (An Ordinance of the City of Folsom Amending Chapter 17.52 of the Folsom Municipal Code for the Historic District Relating to Design Review, Sign Permits, Demolitions, and Accessory Buildings).

POLICY / RULE

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

There are four policies from the City's 2035 General Plan that relate directly to the Historic District. These policies are:

- LU 1.1.9: Preserve Historic Resources: Recognize the importance of history in the City of Folsom, and preserve historic and cultural resources throughout the city, to the extent feasible.

- LU 6.1.2: Historic Folsom Residential Areas: Preserve and protect the residential character of Historic Folsom's residential areas.

- NCR 5.1.4: Applicable Laws and Regulations: Ensure compliance with City, State, and Federal historic preservation laws, regulations, and codes to protect and assist in the preservation of historic and archeological resources, as listed in the City of Folsom Historic Preservation Master Plan, including the use of the California Historical Building Code as applicable, including, but not limited to, Senate Bill 18, Assembly Bill 52, Appendix G to the CEQA Guidelines, and, where applicable, Section 106 of the National Historic Preservation Act.

- NCR 5.1.6: Historic District Standards: Maintain and implement design and development standards for the Historic District

In addition, the Historic District chapter of the Zoning Code provides the intent behind the chapter:

- 17.52.010 Purpose and intent.
  A. The city council intends to actively promote the purposes of this chapter by (1) creating incentives for residents, property owners and businesses, (2) encouraging cooperation in attaining the purposes set forth in this chapter, and (3) providing a simple, fair and effective system of enforcement of the regulations contained in this chapter.

  B. The purposes of this chapter are:
     1. To preserve and enhance the historic, small-town atmosphere of the historic district as it developed between the years 1850 and 1950;

2. To maintain, restore, and reconstruct historic structures and sites within the historic district;
3. To encourage an active business climate which promotes the development of a diverse range of businesses compatible with the historic district as it developed between the years 1850 and 1950;
4. To retain the residential areas within the historic district;
5. 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;
6. To increase the awareness, understanding, and appreciation of the history of the city; and
7. To preserve and enhance open space areas.

ANALYSIS

Staff is proposing modifications to Chapter 17.52 of the Zoning Code. The full text of these modifications is included within the Ordinance in Attachment 1 (which includes only the new text) and in Attachment 2 (in strikethrough/underline format). A summary of these proposed changes is provided below:

1. **Director-level Design Review:** Allowing Director-level approval of smaller design review applications for exterior renovations, remodeling, or modification to existing buildings, additions under 500 square feet or less than 25 percent of the building floor area, and accessory buildings. Note that under this proposed modification, buildings listed on the City's Cultural Resources Inventory or located on an existing or potentially eligible historic resource, as defined by the California Environmental Quality Act Guidelines section 15064.5 and the City of Folsom Historical Preservation Master Plan would be elevated to Commission-level review.

2. **Exemptions:** Exempting very small projects from design review entirely, including replacement of existing roof materials, replacement of existing windows and doors, changes to exterior building colors, patio covers and trellises, privacy fencing and walls, aboveground spas and hot tubs, and outdoor cooking facilities not visible from the street. In the case of replacements, the materials would need to be aesthetically similar to the original in order to remain exempt.

3. **Increased Noticing:** Increasing the noticing requirement for both Commission-level and Director-level design reviews in the Historic District to include mailers to adjacent property owners and placement of the notices and submittal materials on the City's website

4. **Regular Commission Updates:** Providing a regular summary to the Historic District Commission of Director-level design reviews.

5. **Director-level Sign Permits:** Allowing Director-level approval of sign permits and maintaining a list of recently approved sign permits in the Historic District on the City's website.

6. **Non-Historic Demolitions:** Allowing Director-level approval of non-historic demolitions of buildings originally constructed less than 50 years prior to the application date and/or not found by staff to be a historic resource.

7. **Accessory Building Standards:** Further limiting the height, size, location, and setback requirements for accessory buildings.

8. **Consistency Changes:** Changing the language related to entitlement expirations and extensions within the Historic District to be consistent with the language used outside of the Historic District and not automatically tying all entitlements to building permits when none may be required.

Along with these code changes, staff also proposes reductions in fees for projects that are currently reviewed at a Commission level and would be moved down to a Director level since such projects would take less time to process. These proposed fee modifications will be presented to the City Council at the October 28, 2025 City Council meeting in tandem with the second reading of the proposed code amendment.

The intent of these modifications is to accomplish the following:

1. Reducing the amount of limited staff resources dedicated to smaller-scale projects to create more staff time to focus on larger-scale long-range projects in response to State laws and local need.

2. Incentivizes members of the public to obtain the proper permits for smaller projects by reducing the amount of time and entitlement fees associated with these projects, thereby increasing the number of projects reviewed against design, zoning and building safety standards.

3. Ensures that Director-level projects within the Historic District are subject to the same development standards and design guidelines as they currently are, while retaining an open dialogue with the Commission about these projects to develop a consistent approach to design review.

4. Provides increased public noticing for adjacent property owners and those who have generally requested notification to ensure that they are aware of their chance for participation in the design review process, and

5. Reduces staff, applicant, and Commission confusion regarding entitlement expirations and extensions within the Historic District.

While staff recognizes that this is a change from current practice, these modifications are focused on minor projects. There are no changes proposed to the Commission's responsibilities related to major projects such as new homes, shops or other new primary buildings. Projects that require other entitlements beyond design review as a part of the approval – maps, use permits, variances, planned development permits, etc. will still be exclusively reviewed and approved by the

Commission. Based on staff's review of past minor projects, there have been few, if any, instances where the Commission has voted against a staff recommendation on a minor project.

Design Review

Currently, any exterior modification to any building within the Historic District requires review by the Commission. The proposed design review modifications would instead require Director-level review for smaller projects located on structures or properties that are not listed as historically significant and that do not have as much of an impact on the streetscape. Regardless of whether a project is reviewed at the Director level or Commission level, staff will be reviewing the project against the same development standards and findings listed in the code, and these projects will continue to be subject to the Historic District Design and Development Guidelines and CEQA.

Staff will continue to route design review applications to the relevant interest groups for the Historic District (Heritage Preservation League, Historic Folsom Residents Association, and Folsom Historic District Association) as part of the Director-level design review process. Staff is also proposing to place design review notices, plans, and decision letters on the City's website for increased transparency for the public.

Currently, only a physical public notice facing the front of the subject property is required for design review. With the abundance of alleys in the Historic District, there are often projects, especially two-story structures containing ADUs, that are proposed along the rear of the property. Neighbors on the other side of the alleys, while potentially impacted by these structures, are often not aware of the public meeting to voice their concerns since the notice is only located on the street frontage opposite their property. As such, staff is proposing increased public noticing to property owners adjacent to the proposed project for design reviews to ensure that those most impacted by design review projects have a chance to take part in the public process. Staff is also proposing to email the location of the project notice on the website to all parties that have previously requested notification of entitlement projects.

Finally, staff propose to provide a summary of all Director-level design review approvals to the HDC. This summary will keep the commission informed about smaller projects not subject to their review and allow them to provide input to staff concerning the appropriateness of the approvals and help the Commission and staff ensure a consistent approach to design review moving forward.

Expirations and Extensions

The code is currently written in a way that ties all entitlement expirations and extensions to the application for a building permit. While this makes sense for design review projects, other entitlements such as conditional use permits and variances often do not require a building permit. As such, staff is proposing to instead refer expirations and extensions for these entitlements to their respective sections in the Zoning Code at large. Staff believes that this provides both a more practical trigger for extensions and expirations and keeps the practice consistent throughout the entire city. Staff has also proposed changing the design review approval period from one year to two years to be consistent with design reviews throughout the rest of the city.

Sign Permits

Staff has found that sign permits are subject to relatively objective standards in the code and relevant sign criteria, and that many business owners in the Historic District have avoided the sign permit process altogether and placed their signs up without a permit. Staff believes that a combination of greater enforcement of illegal signs and moving sign permit review down to the Director level would lower the review time and costs for sign permits, which should incentivize applicants to obtain these permits. This would help ensure that signs are both consistent with design and development standards in the code and the Historic District Design and Development Guidelines (DDGs) as well as ensure that they are safely installed since they would also obtain building permits as part of the process. Furthermore, staff has proposed code language that would give the Director the right to elevate sign permit applications to the Commission where any ambiguity exists regarding whether the signage meets the design and development requirements. The Commission would also retain its responsibility for reviewing and approving Uniform Sign Programs for multi-tenant buildings. Staff believes that this gives more challenging sign reviews a public forum for review and encourages applicants to modify questionable signage to clearly conform to the design and development requirements to avoid delays. Finally, staff proposes to maintain a list of all approved sign permits in the Historic District on the City's website. This would help keep the HDC and the public informed of which new signs have gone through the process and helps better identify any known new signs that did not.

Accessory Buildings

The code section related to accessory buildings in the Historic District allows for such buildings to be up to the height and square footage of the primary building on the site. The code also does not explicitly state whether accessory buildings in the Historic District can be built in front of the primary residence. Staff is proposing that the height of accessory buildings (except accessory dwelling units) cannot exceed 15 feet in height, that the square footage of all accessory buildings on a lot not exceed 50 percent of the size of the primary building and 50 percent of the rear yard area, and that accessory buildings cannot be located beyond the front plane of the primary building. These modifications would put development standards for accessory buildings in the Historic District in line with those elsewhere in the city. Furthermore, staff is also proposing to move accessory building review down to a Director level. However, these new development standards will limit the size of these buildings since they will no longer be subject to Commission review.

Staff acknowledges that modifying this code section would make existing accessory buildings that are over the proposed maximum height or square footage legal non-conforming structures. Per FMC Section 17.52.690, structures with legal nonconforming status may continue if the nonconformity is not increased (including intensifying the use of the structure). Furthermore, FMC Section 17.52.690(F) allows the Commission to grant conforming status to an otherwise nonconforming structure if it finds that "the structure or structural feature is of exceptional design value, contributes significantly to the goals and policies of the plan, is not detrimental to its neighborhood, and is appropriate to be a permanent feature of historic Folsom." As such, large accessory buildings that can meet these criteria have an avenue to avoid a nonconforming status, thereby helping preserve some of the more unique accessory structures in the Historic District.

Demolitions

The code currently requires all demolitions within the Historic District to be reviewed and approved by the Commission. Staff's understanding was that the intent of this section was to have buildings constructed during the historic era (pre-1950) to go through this review, as the findings associated with the authorization of demolition are only related to buildings deemed historically significant. Staff is proposing a process that would first require staff to determine if a building was more than 50 years old. If it was clearly not, it would be exempt from further review. If it was, the applicant would be required to apply for a Historic District Demolition and pay the associated fee. Staff would review the relevant databases and resources to see if the building is a potentially eligible historic resource. If it is then the review and approval would be elevated to Commission-level review. If it is not, review and approval of the demolition would be at the Director level. Staff believes that this process accomplishes the intent of retaining historically significant buildings while making the process easier for applicants with buildings that are newer or are determined not to be historically significant. This also makes it easier for such applicants to obtain a Demolition Permit from the Building Division, thereby ensuring that proper safety measures are taken for demolition.

Comparative Analysis

Staff notes that the proposed code changes are not meant to change how projects are analyzed. Outside of the very small projects proposed to be exempt from Design Review, all projects will continue to be subject to the same level of analysis against the same documents, standards, and guidelines as they currently are. While staff is proposing that several project types be reviewed at a Director level, several enhancements to the existing process are also proposed to help increase transparency and limit the visibility of accessory buildings. The table on the following page demonstrates the differences in the existing process and the proposed process for design reviews:

	Current Process	Proposed Director-Level Process	Proposed Commission-Level Process
Time to Design Review Meeting	2-4 months	1-4 weeks	2-4 months
Routing to Interest Groups	Yes	Yes	Yes
Public Notice	Posted on project site and meeting agenda	Posted on project site, mailed to adjacent neighbors, placed on website, emailed to interested parties	Posted on project site, mailed to adjacent neighbors, placed on website and agenda, emailed to interested parties
Commission Involvement	Hearing body	Quality control body for staff. Hearing body if elevated or appealed	Hearing body
Design and Development Standards and Guidelines	17.52 and DDGs	17.52 and DDGs	17.52 and DDGs
Accessory Building Standards	-No larger than the primary building in square footage or height	-Not located in front of primary building -15 feet tall max and no taller than the primary building. -No more than 50% of required rear yard and primary building	-Not located in front of primary building -15 feet tall max and no taller than the primary building. -No more than 50% of required rear yard and primary building

Note that determination of historic significance is not impacted by whether there is a Director-level Design Review and Demolition process. The determination of a building's historic significance was brought into this process to determine what projects need to be elevated to Commission review, but the methodology to determine historic significance will stay the same regardless of whether there are Director-level reviews and historic significance will remain one of the criteria to be considered in a request for approval of a demolition permit regardless of whether the proposed amendments move forward.

Finally, staff acknowledges that there is certainly much room for improvement in both Chapter 17.52 and in enhancing the City's Cultural Resources Inventory. However, the focus of staff's request at this time is to allow for Director-level reviews while maintaining the same level and quality of staff review against existing standards and guidelines and enhancing project noticing. These proposed amendments will help encourage the public to go through the process and will also free up limited staff resources to concentrate on more effective ways to preserve and enhance the Historic District. In order to have the necessary resources, staff believes that allowing for Director-level review is a critical first step in this process.

General Plan and Folsom Municipal Code Consistency
Staff believes that these proposed modifications are consistent with the General Plan policies regarding the Historic District, as well as FMC Section 17.52.010(B) in that they maintain Commission review for projects on historically significant properties and maintain the same design standards and guidelines as are currently being used (FMC Historic District Special Use and Design Standards and Historic District Design and Development Guidelines). Staff also found that the proposed modifications are consistent with the purpose and intent of FMC Section 17.52.010(A) in that they create an incentive for applicants to obtain permits and comply with the standards of the code by lowering review times and costs for smaller projects. Finally, implementation of these proposed modifications will help free up additional staff resources to work on objective design standards for the Historic District, which staff believes is the most effective tool the City can have in preserving the character of the Historic District.

Historic District Commission Meetings
At the August 6, 2025 HDC meeting, staff presented the proposed code changes to the Commission, and the Commissioners heard comments from the public and presented staff with questions about the proposed changes. Ultimately, the Commission unanimously voted to continue the item to the September 3, 2025 HDC meeting in order to have more time to absorb the comments that came in late in the process and provide input to staff regarding some of the proposed changes. All public comments have been provided in Attachment 3. Staff met with residents of the Historic District as well as interested parties and further analyzed the public comments that had been submitted. At the September 3 meeting, staff presented additional explanations about the proposed changes and some additional modifications based on feedback received, and the Commission ultimately voted to recommend approval of the proposed code modifications to the City Council by a vote of 6-1. Since that meeting, staff has also heard additional feedback to add in a provision that chain link fences not be allowed in the Historic District. Staff supports this request and found that it is consistent with the language of the existing Design and Development Guidelines. A such, staff added a reference to the code update to prohibit chain link fences.

FINANCIAL IMPACT

Staff anticipates that the proposed code changes will lead to fewer staff resources being spent on preparing staff reports and meeting materials for HDC meetings, freeing up limited existing staff resources for larger-scale projects. These changes would also result in fewer HDC meetings, which would reduce the amount of compensatory time used by staff attending those meetings. As such, staff anticipates that the proposed changes would have a positive financial impact on City funds.

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. 1353 – An Ordinance of the City of Folsom Amending Chapter 17.52 of the Folsom Municipal Code for the Historic District Relating to Design Review, Sign Permits, Demolitions, and Accessory Buildings
2. Modifications to FMC Chapter 17.52 (Strikethrough/Underline Version)
3. Public Comments Received

Submitted,



_____

PAM JOHNS
Community Development Director

Attachment 1

ORDINANCE NO. 1353

AN ORDINANCE OF THE CITY OF FOLSOM AMENDING CHAPTER 17.52 OF THE FOLSOM MUNICIPAL CODE FOR THE HISTORIC DISTRICT RELATING TO DESIGN REVIEW, SIGN PERMITS, DEMOLITIONS, AND ACCESSORY BUILDINGS

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 17.52 in the Folsom Municipal Code to move design review of small projects to director-level approval, to exempt certain projects from design review, to move sign permit review to director-level approval, to move non-historic demolitions to director-level approval, to further limit the height, size, and setback requirements for accessory buildings, and to modify historic district entitlement expirations and extensions to be consistent with regulations outside of the historic district.

SECTION 2

Section 17.52.130 of the Folsom Municipal Code is hereby amended to read as follows:

17.52.130 Administrative Support

The community development director, previously referred to as the planning, inspections and permitting director, shall be responsible for the administration of this chapter and shall assist the historic district commission in performing its functions. The director shall carry out those additional duties delegated by the historic district commission.

SECTION 3

Sections 17.52.300 through 17.52.390 of the Folsom Municipal Code are hereby amended to read as follows:

17.52.300 Design review.

A. Except as otherwise provided in subsection (B), the design and architecture of the following projects shall be submitted to the historic district commission for review and approval under the provisions of this chapter:

1. All new office, industrial, commercial and residential buildings, excluding accessory buildings as defined in Section 17.02.020 and accessory dwelling units as regulated by Section 17.52.300(D);

2. All exterior renovation, remodeling, modification or addition to existing buildings located on properties listed in the City's Cultural Resources Inventory or located on an existing or potentially eligible historic resource, as defined by the California

Environmental Quality Act Guidelines section 15064.5 or the adopted City of Folsom Historic Preservation Master Plan;

3. All additions to existing buildings over twenty-five percent of the total square footage of the existing building or over 500 square feet, whichever is less, except additions to accessory buildings, as regulated by Section 17.52.300(B)(3) and additions to accessory dwelling units as regulated by Section 17.52.300(D)

4. Projects which are part of a planned development or a tentative map.

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

B. The design and architecture of the following projects shall be submitted to the community development director for review and approval under the provisions of this chapter:

1. All exterior renovation, remodeling, or modification to existing buildings, except those exempted under section 17.52.300(C), and those regulated under 17.52.300(A)(2);

2. All additions to existing buildings under twenty-five percent of the total square footage of the existing building or under 500 square feet, whichever is less, except additions to accessory buildings, as regulated by Section 17.52.300(B)(3) and additions to accessory dwelling units, as regulated by Section 17.52.300(D);

3. All new accessory buildings, including but not limited to garages and sheds, and any addition to such buildings, except those regulated under 17.52.300(A)(2) and 17.52.300(D)(1).

C. The following types of projects are exempt from the design review process under this chapter:

1. Minor modifications including:

a. replacement of existing building and roof materials with similar materials,

b. replacement of existing windows and doors with similar windows and doors,

c. changes to exterior colors on residential buildings,

d. patio covers, gazebos, pergolas and trellises under 200 square feet in size and located outside of the front, side, and street side yards,

e. privacy walls and fencing, excluding chain link, which is not allowed,

f. aboveground spas and hot tubs located outside of the front and street side yards,

g. solar panels,

h. outdoor cooking facilities located outside of the front and street side yards, and

i. other projects that the director deems similar in material, design, and scope to those listed, except projects involving buildings or properties on the City's Cultural Resources Inventory or located on an existing or potentially eligible historic resource, as defined by the California Environmental Quality Act Guidelines section 15064.5 or the adopted City of Folsom Historic Preservation Master Plan, which are subject to historic district commission approval.

D. Final approval authority relating to the design and architecture of accessory dwelling units and additions to such buildings within the historic district boundaries shall be as follows:

1. The historic district commission shall have final approval authority relating to the design and architecture of proposed attached or detached accessory dwelling units not exempt from design review by California Government Code Section 66321 based on height, and any new garage or other attached conditioned or unconditioned space proposed along with such an accessory dwelling unit.

2. The historic district commission shall have final approval authority relating to the design and architecture of proposed additions to existing accessory dwelling units that result in the unit no longer being exempt from design review by California Government Code Section 66321 based on height.

3. The community development director shall have final approval authority relating to the design and architecture of proposed attached or detached accessory dwelling units not exempt from design review by California Government Code Section 66321 based on square footage, and any other attached space proposed along with such an accessory dwelling unit.

4. The community development director shall have final approval authority relating to the design and architecture of proposed additions to existing accessory dwelling units that result in the unit no longer being exempt from design review by California Government Code Section 66321 based on square footage.

17.52.310 Design review submittal requirements.

The applicant shall file the following information with the community development director for design review:

A. Completed and signed application form including name, address, email address, telephone number of the applicant, and agent authorization from the property owner if the applicant is not the property owner;

B. Application fee as established by resolution of the city council;

C. A copy of all entitlements granted for the property by the city, including conditions of approval and the environmental documentation;

D. A copy of all required state and federal permits;

E. Site plan;

F. Building design plans/elevations;

G. Material samples and color board;

H. Project narrative describing the proposed project and how it is consistent with the requirements of Section 17.52 and any applicable design guidelines;

I. Recent photographs of the project site taken within 30 days prior to the submittal which accurately depict the project location; and

J. Other material and information as requested by the commission or community development director.

17.52.320 Notice and posting of site for design review.

The provisions of Section 17.06.070 A and B shall apply within the historic district. In addition, a notice containing the project description and the time and place of the meeting for design review of a proposed project shall be posted on the City website and mailed to property owners directly adjacent to the project site at a time reasonably expected to give at least five days before the commission meeting or director level meeting. As used in this section, “directly adjacent to the project site” also includes properties located directly across an alley, street or public right-of-way from the project site.

17.52.330 Plan evaluation for design review.

In reviewing projects for design review, the historic district commission or community development director 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.

17.52.340 Approval process for design review.

A. The community development director or the historic district commission, in exercising design review authority under this chapter, shall make the decision to approve, conditionally approve or deny the design review application with findings based on the criteria established in Section 17.52.330. A copy of the decision, findings and any applicable conditions shall be provided in writing to the applicant.

B. Projects that are subject to director-level review may be elevated to the historic district commission for review at the discretion of the community development director. The applicant may request to elevate a director-level design review to the historic district commission. The request shall be granted upon payment of the commission-level design review application fee established by resolution of the city council and any other applicable fees.

C. The community development department shall provide a summary to the historic district commission of all design review projects within the historic district approved at the director level. Such review will allow the commission to provide input to the department concerning the appropriateness of the approvals and help the commission and the department develop a consistent approach to design review. The historic district commission may not overturn the decision of the community development department unless an appeal has been filed pursuant to Section 17.52.700.

17.52.350 Design Review expiration and extension of approval.

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

B. The community development director or the historic district commission, in exercising design review authority under this chapter, may extend an approval for an additional 1 year upon receipt of a written request accompanied by a fee, as may be established by resolution of the city council, and other information deemed necessary by the community development director. Requests for approval extension must be received before the original approval expires.

17.52.360 Conditional use permit review.

A. The historic district commission shall have final authority relating to the issuance of conditional use permits for any of the uses or purposes for which such permits are required or permitted by the terms of this title, as well as the expiration and extension of such permits, within the boundaries of the historic district.

B. In acting upon applications for conditional use permits, the historic district commission shall adhere to the procedural requirements set forth in Chapter 17.60, except for matters of appeal, which shall be governed by this chapter.

17.52.370 Variance review.

A. The historic district commission shall have final authority relating to application for variances from any of the provisions of this title, as well as the expiration and extension of such requests, within the boundaries of the historic district.

B. In acting upon applications for variances, the historic district commission shall adhere to the procedural requirements set forth in Chapter 17.62, except for matters of appeal, which shall be governed by this chapter.

17.52.380 Sign permit review.

A. The community development director shall have final approval authority relating to the issuance of sign permits for any signs for which such permits are required by this title, within the boundaries of the historic district.

B. The provisions of Chapter 17.59 are applicable in the historic district as modified by this chapter and any adopted design and development guidelines. In acting upon applications for sign permits, the community development director shall adhere to the procedural requirements set forth in Chapter 17.59, except for matters of appeal, which shall be governed by this chapter.

C. Any sign permit application may be elevated to the historic district commission for review at the director's discretion. The applicant may also request to elevate a director-level sign permit review to the historic district commission upon payment of the commission-level sign permit review application fee established by resolution of the city council. Notice and posting shall be required for all sign permits elevated to the historic district commission, consistent with section 17.52.320.

D. Buildings with multiple tenants shall be required to submit a uniform signage program (USP) for historic district commission approval, as described in Sections 17.52.510 through 17.52.560. Notice and posting shall be required, consistent with section 17.52.320.

17.52.390 Environmental review.

Review by the community development director and historic district commission of applications for conditional use permits, sign permits, variances, design review, and other entitlements is subject to the requirements of the California Environmental Quality Act (CEQA). The historic district commission, in exercising its review authorities under this chapter, is authorized to hold public hearings on negative declarations, mitigated negative declarations, draft environmental impact reports and final environmental impact reports prepared on applications for the above permits or for design review. The community development director and historic district commission shall not approve applications prior to considering the applicable environmental document or exemption and complying with the requirements of CEQA and any city procedures for preparation and processing of environmental documents.

SECTION 4

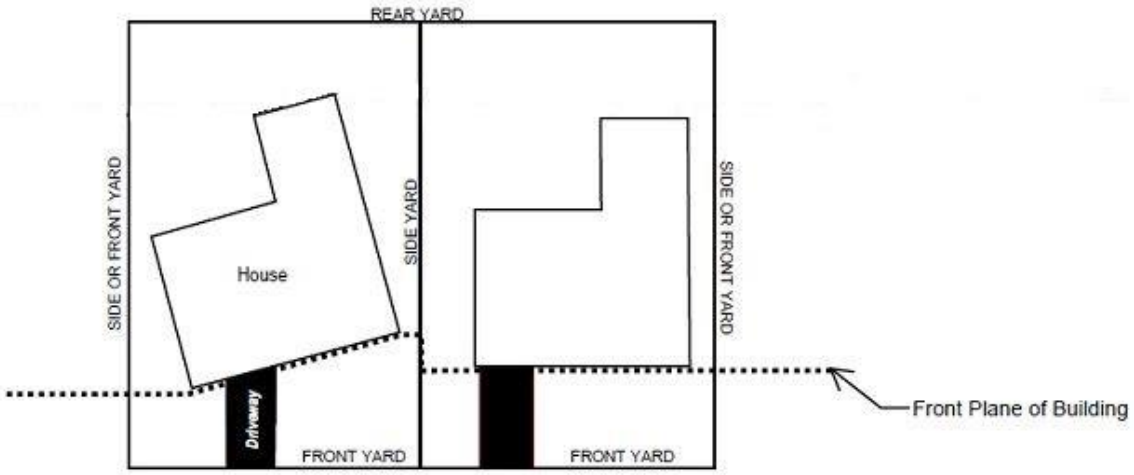
Section 17.52.480 of the Folsom Municipal Code is hereby amended to read as follows:

17.52.480 Accessory buildings.

A. Accessory buildings, as defined in Section 17.02.020, are subject to the following development standards within the historic district (with the exception of accessory dwelling units):

1. Height. Accessory buildings shall not exceed fifteen feet in height, as measured using the methodology in Section 17.02.110. An accessory building shall not be taller than the primary building on the lot as measured from finished grade of each building.

2. Setbacks. Accessory buildings shall be set back a minimum of twenty feet from the front yard lot line, five feet from the rear yard lot line, five feet from the interior side-yard lot line, ten feet from the street side-yard lot line and five feet from all other buildings on the property. In no instance shall any portion of an accessory building be located in front of the front plane of the primary building. In the case of a corner lot abutting upon two streets, no detached accessory building shall be erected, altered or moved so as to occupy any part of the front half of such lot.



3. Size. Detached accessory buildings (with the exception of accessory dwelling units) may occupy a maximum of fifty percent of the area of a required rear yard. The total square footage of all accessory buildings on a single parcel, excluding residential accessory dwelling units, shall not exceed 50 percent of the total square footage of the primary building on the same parcel.

SECTION 5

Section 17.52.660 of the Folsom Municipal Code is hereby amended to read as follows:

17.52.660 Demolition review.

A. The demolition of a building originally constructed less than 50 years before submittal of a demolition permit application that is located in the historic district is exempt from review under this Chapter.

B. Review and approval of a Historic District Demolition application is required before the demolition of a building originally constructed 50 or more years prior to submittal of a demolition permit that is located in the historic district.

1. The applicant shall file the following information with the community development director:

a. Completed and signed application form including name, address, email address, and telephone number of the applicant;

b. An application fee as established by resolution of the city council;

c. All available information related to the age of the structure.

d. Other material and information as requested by the director.

2. Prior to a decision by the community development director to approve a Historic District Demolition application, notice and posting shall be required, consistent with section 17.52.320.

3. The historic district commission shall have final authority relating to the review and approval of Historic District Demolition applications involving existing or potentially eligible historic resources, as defined by the California Environmental Quality Act Guidelines section 15064.5 or the adopted City of Folsom Historic Preservation Master Plan.

a. Upon determination by the community development director that the building proposed for demolition is an existing or potentially eligible historic resource, notice and posting shall be required, consistent with section 17.52.320.

b. Before authorizing the demolition of a building determined by the community development director to be an existing or a potentially eligible historic resource, the historic district commission shall consider the following factors:

i. Whether the public health, safety and/or welfare warrant the demolition;

ii. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;

iii. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property;

iv. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

4. The community development director shall have final authority relating to the review and approval of all Historic District Demolition applications not involving an existing or potentially eligible historic resource, as defined by the California Environmental Quality Act Guidelines section 15064.5 or the adopted City of Folsom Historic Preservation Master Plan.

5. Prior to approval of a Historic District Demolition application, the applicant shall provide documentation of the structure for the historical record. Documentation shall include photographs of all sides of the structure, details of unique or representative construction features, and any history of the structure known to, or reasonably obtainable by, the applicant.

6. If the community development director cannot determine whether the building proposed for demolition was originally constructed more than 50 years prior to application for a demolition permit based on permitting files or other provided information, the proposed demolition will be subject to the Historic District Demolition process described in Section 17.52.660(B).

SECTION 6 SCOPE

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

SECTION 7 SEVERABILITY

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

SECTION 8 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 9 EFFECTIVE DATE

This ordinance shall become effective on January 1, 2026, 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 October 14, 2025 and the second reading occurred at the regular meeting of the City Council on October 28, 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 28th day of October, 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

Modifications to FMC Chapter 17.52 (Strikethrough/Underline Version)

Section 17.52.130 of the Folsom Municipal Code is amended to read as follows:

17.52.130 Administrative Support

The community development director, previously referred to as the planning, inspections and permitting director, shall be responsible for the administration of this chapter and shall assist the historic district commission in performing its functions. The director shall carry out those additional duties delegated by the historic district commission.

Sections 17.52.300 through 17.52.390 of the Folsom Municipal Code are amended to read as follows:

17.52.300 Design review.

A. Except as otherwise provided in subsection (B), the design and architecture of the following projects shall be submitted to the historic district commission for review and approval under the provisions of this chapter:

~~A~~1. All new office, industrial, commercial and residential ~~structures~~buildings, excluding accessory buildings as defined in Section 17.02.020 and accessory dwelling units as regulated by Section 17.52.300(D);

~~and~~

~~B~~2. All exterior renovation~~s~~, remodeling, modification or addition to existing ~~structures~~buildings located on properties listed in the City's Cultural Resources Inventory or located on an existing or potentially eligible historic resource, as defined by the California Environmental Quality Act Guidelines section 15064.5 or the adopted City of Folsom Historic Preservation Master Plan;~~.~~

3. All additions to existing buildings over twenty-five percent of the total square footage of the existing building or over 500 square feet, whichever is less, except additions to accessory buildings, as regulated by Section 17.52.300(B)(3) and additions to accessory dwelling units as regulated by Section 17.52.300(D)

4. Projects which are part of a planned development or a tentative map.

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

B. The design and architecture of the following projects shall be submitted to the community development director for review and approval under the provisions of this chapter:

1. All exterior renovation, remodeling, or modification to existing buildings, except those exempted under section 17.52.300(C), and those regulated under 17.52.300(A)(2);

2. All additions to existing buildings under twenty-five percent of the total square footage of the existing building or under 500 square feet, whichever is less, except additions to accessory buildings, as regulated by Section 17.52.300(B)(3) and additions to accessory dwelling units, as regulated by Section 17.52.300(D);

3. All new accessory buildings, including but not limited to garages and sheds, and any addition to such buildings, except those regulated under 17.52.300(A)(2) and 17.52.300(D)(1).

C. The following types of projects are exempt from the design review process under this chapter:

1. Minor modifications including:

a. replacement of existing building and roof materials with similar materials,

b. replacement of existing windows and doors with similar windows and doors,

c. changes to exterior colors on residential buildings,

d. patio covers, gazebos, pergolas and trellises under 200 square feet in size and located outside of the front, side, and street side yards,

e. privacy walls and fencing, excluding chain link, which is not allowed,

f. aboveground spas and hot tubs located outside of he front and street side yards,

g. solar panels,

h. outdoor cooking facilities located outside of the front and street side yards, and

i. other projects that the director deems similar in material, design, and scope to those listed, except projects involving buildings or properties on the City's Cultural Resources Inventory or located on an existing or potentially eligible historic resource, as defined by the California Environmental Quality Act Guidelines section 15064.5 or the adopted City of Folsom Historic Preservation Master Plan, which are subject to historic district commission approval.

D. Final approval authority relating to the design and architecture of accessory dwelling units and additions to such buildings within the historic district boundaries shall be as follows:

1. The historic district commission shall have final approval authority relating to the design and architecture of proposed attached or detached accessory dwelling units not exempt from design review by California Government Code Section 66321 based on height, and any new garage or other attached conditioned or unconditioned space proposed along with such an accessory dwelling unit.

2. The historic district commission shall have final approval authority relating to the design and architecture of proposed additions to existing accessory dwelling units that result in the unit no longer being exempt from design review by California Government Code Section 66321 based on height.

3. The community development director shall have final approval authority relating to the design and architecture of proposed attached or detached accessory dwelling units not exempt from design review by California Government Code Section 66321 based on square footage, and any other attached space proposed along with such an accessory dwelling unit.

4. The community development director shall have final approval authority relating to the design and architecture of proposed additions to existing accessory dwelling units that result in the unit no longer being exempt from design review by California Government Code Section 66321 based on square footage.

17.52.310 Design review submittal requirements.

The applicant shall file the following information with the ~~planning, inspections and permitting~~community development director for design review:

A. Completed and signed application form including name, address, email address, ~~and~~ telephone number of the applicant, and agent authorization from the property owner if the applicant is not the property owner;

B. Application fee as established by resolution of the city council;

C. A copy of all entitlements granted for the property by the city, including conditions of approval and the environmental documentation;

D. A copy of all required state and federal permits;

E. Site plan;

F. Building design plans/elevations;

G. Material samples and color board;

H. Project narrative describing the proposed project and how it is consistent with the requirements of Section 17.52 and any applicable design guidelines;

I. Recent photographs of the project site taken within 30 days prior to the submittal which accurately depict the project location; and

~~H~~J. Other material and information as requested by the commission or community development director.

17.52.320 Notice and ~~P~~posting of site for design review.

~~Upon application for design review of a project by the historic district commission, the project site shall be posted by the applicant 5 days prior to the commission hea~~firing~~, with a notice 11 inches by 17 inches in size, facing the street frontage, and indicating the project description and the place and time of the hearing. (Ord. 890 § 2 (part), 1998)~~ The provisions of Section 17.06.070 A and B shall apply within the historic district. In addition, a notice containing the project description and the time and place of the meeting for design review of a proposed project shall be posted on the City website and mailed to property owners directly adjacent to the project site at a time reasonably expected to give at least five days before the commission meeting or director level meeting. As used in this section, "directly adjacent to the project site" also includes properties located directly across an alley, street or public right-of-way from the project site.

17.52.330 Plan evaluation for design review.

In reviewing projects for design review, the historic district commission or community development director 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.

17.52.340 Approval process for design review.

A. The community development director or the historic district commission, in exercising design review authority under this chapter, shall make ~~its~~ the decision to approve, conditionally approve or deny the design review application with findings based on the criteria established in Section 17.52.330 ~~of this chapter~~. A copy of the decision, findings and any applicable conditions shall be provided in writing to the applicant.

B. Projects that are subject to director-level review may be elevated to the historic district commission for review at the discretion of the community development director. The applicant may request to elevate a director-level design review to the historic district commission upon payment of the commission-level design review application fee established by resolution of the city council and any other applicable fees.

C. The community development department shall provide a summary to the historic district commission of all design review projects within the historic district approved at the director level. Such review will allow the commission to provide input to the department concerning the appropriateness of the approvals and help the commission and the department develop a consistent approach to design review. The historic district commission may not overturn the decision of the community development department unless an appeal has been filed pursuant to Section 17.52.700.

17.52.350 ~~Expiration~~ Design Review expiration and extension of approval.

A. A~~n~~ design review approval ~~by the historic district commission~~ shall be null and void unless the applicant submits a complete application for a building permit within ~~one~~ two years from the date of approval.

B. The community development director or the historic district commission, in exercising design review authority under this chapter, may extend an approval for an additional 1 year upon receipt of a written request accompanied by a fee, as may be established by resolution of the city council, and other information deemed necessary by the community development director ~~of the department of planning, inspections and permitting~~. Requests

for approval extension must be received before the original approval expires. ~~60 days prior to the expiration of the original approval.~~

17.52.360 Conditional use permit review.

A. The historic district commission shall have final authority relating to the issuance of conditional use permits for any of the uses or purposes for which such permits are required or permitted by the terms of this title, as well as the expiration and extension of such permits, within the boundaries of the historic district.

B. In acting upon applications for conditional use permits, the historic district commission shall adhere to the procedural requirements set forth in Chapter 17.60, except for matters of appeal, which shall be governed by this chapter.

17.52.370 Variance review.

A. The historic district commission shall have final authority relating to application for variances from any of the provisions of this title, as well as the expiration and extension of such requests, within the boundaries of the historic district.

B. In acting upon applications for variances, the historic district commission shall adhere to the procedural requirements set forth in Chapter 17.62, except for matters of appeal, which shall be governed by this chapter.

17.52.380 Sign permit review.

A. The ~~historic district commission~~community development director shall have final approval authority relating to the issuance of sign permits for any signs for which such permits are required by this title, within the boundaries of the historic district.

B. The provisions of Chapter 17.59 are applicable in the historic district as modified ~~in~~ by this chapter and any adopted design and development guidelines. In acting upon applications for sign permits, the ~~historic district commission~~community development director shall adhere to the procedural requirements set forth in Chapter 17.59, except for matters of appeal, which shall be governed by this chapter.

C. Any sign permit application may be elevated to the historic district commission for review at the director's discretion. The applicant may also request to elevate a director-level sign permit review to the historic district commission. The request shall be granted

upon payment of the commission-level sign permit review application fee established by resolution of the city council. Notice and posting shall be required for all sign permits elevated to the historic district commission, consistent with section 17.52.320.

D. Buildings with multiple tenants shall be required to submit a uniform signage program (USP) for historic district commission approval, as described in Sections 17.52.510 through 17.52.560. Notice and posting shall be required, consistent with section 17.52.320.

17.52.390 Environmental review.

Review by the community development director and historic district commission of applications for conditional use permits, sign permits, variances, ~~and~~ design review, and other entitlements is subject to the requirements of the California Environmental Quality Act (CEQA). The historic district commission, in exercising its review authorities under this chapter, is authorized to hold public hearings on negative declarations, mitigated negative declarations, draft environmental impact reports and final environmental impact reports prepared on applications for the above permits or for design review. The community development director and historic district commission shall not approve applications prior to considering the applicable environmental document or exemption and complying with the requirements of CEQA and any city procedures for preparation and processing of environmental documents.

Section 17.52.480 of the Folsom Municipal Code is amended to read as follows:

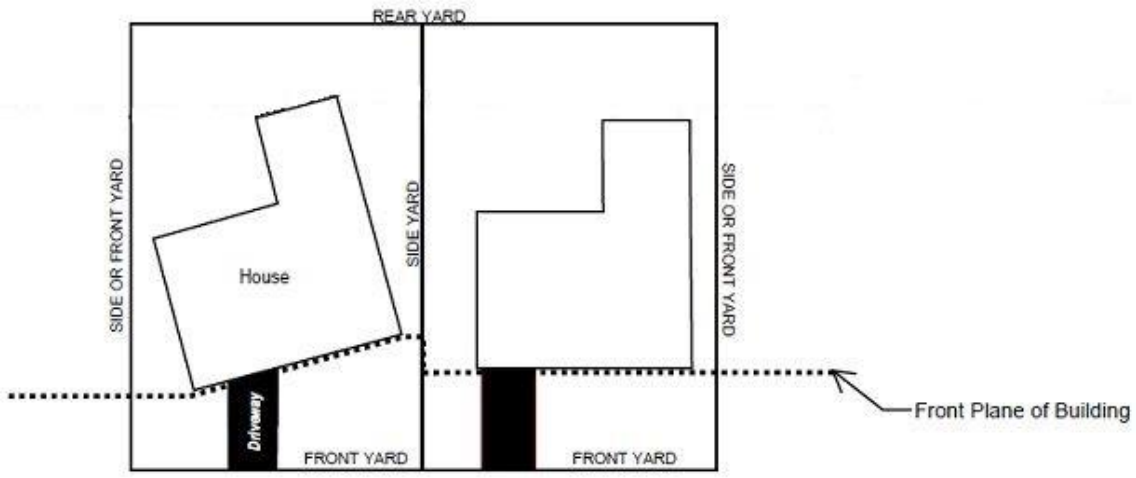
17.52.480 Accessory ~~structures~~buildings.

~~For the purposes of this chapter, an accessory structure is any freestanding roofed structure located on a parcel on which another larger structure (main structure) has been constructed. Accessory structures shall be setback 20 feet from the front property line of the main structure, 5 feet from any other property line, and 6 feet from all other structures on the property. An accessory structure shall not be larger than the main structure in square footage or height. Design review is not required for accessory structures smaller than 60 square feet or which are below required fence height. (Ord. 890 § 2 (part), 1998)~~

A. Accessory buildings, as defined in Section 17.02.020, are subject to the following development standards within the historic district (with the exception of accessory dwelling units):

1. Height. Accessory buildings shall not exceed fifteen feet in height, as measured using the methodology in Section 17.02.110. An accessory building shall not be taller than the primary building on the lot as measured from finished grade of each building.

2. Setbacks. Accessory buildings shall be set back a minimum of twenty feet from the front yard lot line, five feet from the rear yard lot line, five feet from the interior side-yard lot line, ten feet from the street side-yard lot line and five feet from all other buildings on the property. In no instance shall any portion of an accessory building be located in front of the front plane of the primary building. In the case of a corner lot abutting upon two streets, no detached accessory building shall be erected, altered or moved so as to occupy any part of the front half of such lot.



3. Size. Detached accessory buildings (with the exception of accessory dwelling units) may occupy a maximum of fifty percent of the area of a required rear yard. The total square footage of all accessory buildings on a single parcel, excluding residential accessory dwelling units, shall not exceed 50 percent of the total square footage of the primary building on the same parcel.

Section 17.52.660 of the Folsom Municipal Code is amended to read as follows:

17.52.660 Demolition review.

A. The demolition of a building originally constructed less than 50 years before submittal of a demolition permit application that is located in the historic district is exempt from review under this Chapter.

B. Review and approval of a Historic District Demolition application is required before t~~T~~he demolition of a ~~structure~~ building originally constructed 50 or more years prior to submittal of a demolition permit that is located in the historic district. ~~is subject to the review and approval by the historic district commission~~

1. The applicant shall file the following information with the community development director:

a. Completed and signed application form including name, address, email address, and telephone number of the applicant;

b. An application fee as established by resolution of the city council;

c. All available information related to the age of the structure.

d. Other material and information as requested by the director.

2. Prior to a decision by the community development director to approve a Historic District Demolition application, notice and posting shall be required, consistent with section 17.52.320.

3. The historic district commission shall have final authority relating to the review and approval of Historic District Demolition applications involving existing or potentially eligible historic resources, as defined by the California Environmental Quality Act Guidelines section 15064.5 or the adopted City of Folsom Historic Preservation Master Plan.

a. Upon determination by the community development director that the building proposed for demolition is an existing or potentially eligible historic resource, notice and posting shall be required, consistent with section 17.52.320.

b. Before ~~Prior to~~ authorizing the demolition of a ~~structure~~ building determined by the community development director ~~considered~~ to be an existing or ~~historically significant~~a potentially eligible historic resource, the historic district commission shall consider the following factors:

~~A~~i. Whether the public health, safety and/or welfare warrant the demolition;

~~B~~ ii. What accommodations can be provided to the owner of the property to make it feasible for the owner to preserve the property;

~~C~~ iii. Whether the owner of the property is willing to sell the property to a buyer who wishes to preserve the property;

~~D~~ iv. Whether a public entity wishes to acquire the property through exercise of the power of eminent domain in order to preserve the property.

4. The community development director shall have final authority relating to the review and approval of all Historic District Demolition applications not involving an existing or potentially eligible historic resource, as defined by the California Environmental Quality Act Guidelines section 15064.5 or the adopted City of Folsom Historic Preservation Master Plan.

5. Prior to approval of a Historic District Demolition application~~the authorization of demolition~~, the applicant shall provide documentation of the structure for the historical record. Documentation shall include photographs of all sides of the structure, details of unique or representative construction features, and any history of the structure known to, or reasonably obtainable by, the applicant.

6. If the community development director cannot determine whether the building proposed for demolition was originally constructed more than 50 years prior to application for a demolition permit based on permitting files or other provided information, the proposed demolition will be subject to the Historic District Demolition process described in Section 17.52.660(B).

Attachment 3

Josh Kinkade

From: Loretta Hettinger <loretta@shaunv.com>
Sent: Friday, August 1, 2025 8:24 AM
To: Josh Kinkade
Subject: Re: Proposed Folsom Zoning Code Update (Chapter 17.52)

You don't often get email from loretta@shaunv.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning , Josh, thanks for the email. I endorse the concept of simplifying the process for applicants and staff. My concern is that if the City ever finds itself in the position it was when you came on board, having no one qualified to evaluate a historic project, that we could end up with huge mistakes again. Like the building behind Snook's. I think it can be addressed by having a provision that reverts these decisions to the HDC until staff expertise once again is available. Objective design standards won't be enough. There is no substitute for staff expertise in carrying out ANY regulation. If there were, there would be no need for senior staff in any Department! I appreciate this opportunity to include my concern in the record as I'm not sure I will be able to attend the meeting.
Loretta Hettinger

> On Jul 31, 2025, at 2:41 PM, Josh Kinkade <jkinkade@folsom.ca.us> wrote:
>
> Hello,
>
> This email is to inform you that the City of Folsom Community Development Department is proposing modifications to Chapter 17.52 of the Folsom Municipal Code to move smaller projects within the Historic District to director-level review (minor building modifications, sign permits, demolitions of non-historic buildings), to further limit the height, size, and setback requirements for accessory buildings within the Historic District, to increase the public noticing requirement for design reviews in the Historic District, and to modify entitlement expirations and extensions in the Historic District to make them consistent with regulations elsewhere in the city.
>
> The primary intent of these proposed modifications is to reduce staff time related to smaller projects that currently go to the Historic District Commission for review and allow staff to focus on larger projects and creating objective design standards in the Historic District. These modifications are also intended to reduce the amount of time and fees associated with smaller entitlement projects while retaining public notification and participation in the process.
>
> Staff is taking the proposed changes forward to the Historic District Commission for their recommendation at the August 6, 2025 meeting. The public is invited to attend that meeting and/or provide comments on the proposed modifications. The meeting agenda

and packet that includes the staff report associated with the proposed changes ar
located at the following link under the "2025 Meeting Dates, Agendas, and Webcasts" tab: https://www.folsom.ca.us/government/community-development/planning-services/historic-district-commission. Staff will then take the Commission's recommendations forward to City Council for a final vote. If approved, the revisions will go into effect 60 days after approval.

Please let me know if you have any questions about the proposed revisions or the process moving forward.

Thanks,

<image001.png> <image002.png>

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

NOTICE: Planning fees were changed on July 1, 2025. For more information on the user fee updates for Planning, Engineering and Building services, please see the following link: https://www.folsom.ca.us/government/community-development/fees-planning-permit-plan-check-impact

Josh Kinkade

From: Loretta Hettinger <loretta@shaunv.com>
Sent: Tuesday, August 5, 2025 12:20 PM
To: Josh Kinkade
Cc: Desmond Parrington; Pam Johns
Subject: Re: Proposed Folsom Zoning Code Update (Chapter 17.52)

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.

Due to family obligations I couldn't dig into the actual document until now, but I need to let you know immediately that there is a significant problem with Section 17.52.300.A.2. Besides being difficult and time-consuming for applicants to search out the CEQA Guidelines section and the Public Resources Code sections it further refers to, the basic premise of those sections is to protect resources with State significance. It doesn't address resources that are locally significant but may not rise to the level of state or national significance. Very few of our historic resources have been sufficiently researched to even know whether they meet State standards. Worse, citing this CEQA section as the determining factor means that any resource not evaluated for state significance is unprotected. I know that isn't your intent! The standard should include any resource already determined to have national, state or local significance, but it needs to require that any resource that appears to be significant needs either to be researched before approval of changes or treated as if it is significant in deciding whether a change is appropriate. Just because the City has failed to evaluate historic properties does not excuse the City from protecting them. Besides the GP sections you cite in the staff report, failing to protect undocumented but potentially historic resources violates GP Principles, #1, 2 and 17 in particular. I hope the rest of the ordinance isn't alarming. 😆
Loretta Hettinger

> On Aug 1, 2025, at 8:23 AM, Loretta Hettinger <loretta@shaunv.com> wrote:
>
> Good morning , Josh, thanks for the email. I endorse the concept of simplifying the process for applicants and staff. My concern is that if the City ever finds itself in the position it was when you came on board, having no one qualified to evaluate a historic project, that we could end up with huge mistakes again. Like the building behind Snook's. I think it can be addressed by having a provision that reverts these decisions to the HDC until staff expertise once again is available. Objective design standards won't be enough. There is no substitute for staff expertise in carrying out ANY regulation. If there were, there would be no need for senior staff in any Department! I appreciate this opportunity to include my concern in the record as I'm not sure I will be able to attend the meeting.
> Loretta Hettinger
>
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Hello,

This email is to inform you that the City of Folsom Community Development Department is proposing modifications to Chapter 17.52 of the Folsom Municipal Code to move smaller projects within the Historic District to director-level review (minor building modifications, sign permits, demolitions of non-historic buildings), to further limit the height, size, and setback requirements for accessory buildings within the Historic District, to increase the public noticing requirement for design reviews in the Historic District, and to modify entitlement expirations and extensions in the Historic District to make them consistent with regulations elsewhere in the city.

The primary intent of these proposed modifications is to reduce staff time related to smaller projects that currently go to the Historic District Commission for review and allow staff to focus on larger projects and creating objective design standards in the Historic District. These modifications are also intended to reduce the amount of time and fees associated with smaller entitlement projects while retaining public notification and participation in the process.

Staff is taking the proposed changes forward to the Historic District Commission for their recommendation at the August 6, 2025 meeting. The public is invited to attend that meeting and/or provide comments on the proposed modifications. The meeting agenda and packet that includes the staff report associated with the proposed changes are located at the following link under the “2025 Meeting Dates, Agendas, and Webcasts” tab: https://www.folsom.ca.us/government/community-development/planning-services/historic-district-commission. Staff will then take the Commission’s recommendations forward to City Council for a final vote. If approved, the revisions will go into effect 60 days after approval.

Please let me know if you have any questions about the proposed revisions or the process moving forward.

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<image002.png>

Josh Kinkade

From: Loretta Hettinger <loretta@shaunv.com>
Sent: Tuesday, August 5, 2025 10:38 PM
To: Josh Kinkade
Cc: Desmond Parrington; Pam Johns; Bryan Whitemyer
Subject: HDC Agenda Item #2, amending the Zoning Code

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.

This ordinance is a significant departure from current procedure and deserves thorough discussion by the community. Preserving a small historic town depends on the small projects as well as the large ones. I don't believe there has been enough time for in-depth review of the ordinance's actual written provisions by community members. I know I haven't had enough time. As I commented Friday, I wholeheartedly support the concept as outlined in the staff report, but in my brief review I see problems in implementation that deserve full consideration by staff and the HDC as well as the community, before taking the City Council's time. I hope you will agree. The following comments briefly identify some issues, the largest one being the proper standard for determining historic significance, as I sent you in an earlier email, Josh. My comments are intended to support the goal of simplifying the process for applicants and staff while also ensuring that the ordinance supports the goals for the Historic District in the General Plan and existing regulations.

I have already communicated the need for a provision that reverts design approval to the HDC if the City at some point does not have staff historic expertise. Objective standards do not substitute for expertise of the staff implementing them, in any department or area of the City.

17.52.300.A.2, B.1, et al
Using the CEQA Guidelines (and the Public Resources Code cited therein) as the standard for determining historic significance does not implement the goals for the Historic District in the General Plan and existing regulations. The CEQA standard would require a property to be consistent with California Register standards, leaving no room for a determination of local significance. Very few of Folsom's historic sites have actually been researched and documented to determine their significance to the State or the United States—or locally either, for that matter. Protecting only those few that have been researched does not carry out the General Plan Guiding Principles, particularly Principles 1, 2 and 17. The appropriate standard would be to require a site's historicity to be researched and documented before approval of changes—or, alternatively, to save time, to be treated as if it is historic. Just because the City has failed to evaluate the properties in the Historic District does not excuse the City from protecting them. This CEQA provision is an appropriate standard for the State to use, not Folsom.

17.52.300.C.1
As written, exempting these minor modifications does not comply with the General Plan and existing regulations. Citing a few examples, there needs to be a provision that replacement materials need to be historic or consistent with the building's existing architectural design. Colors need to come from a historic palette or be consistent with the building's architectural design. Modern-designed structures of any sort need to be prohibited or hidden from public view. As written, this section permits anything listed, regardless of size, location or materials. There is the same issue, as cited above, with the CEQA standard. This section needs further careful review.

17.52.310
Application materials should include a narrative that describes how the project meets historic standards. At first it might seem as if this would take extra time for the applicants and therefore not meet the stated goal of the ordinance to save them time. In my experience the saved time that matters to applicants is the speed of an approval. That goal is served by

anything that makes an application easily approvable. An easily approvable project is one that meets s
Requiring an applicant to cite how the project meets historic standards assures that they have considered more than setbacks, height, etc. and their own goals. I would hate to see any future applicant go through what the 603 Sutter Street applicant went through, traceable to his and his architect's lack of understanding of the importance of historic standards.

17.52.320
Design is paramount in determining whether a project is historic or not. Noticing should include the community non-profit history organizations as well as adjacent properties, perhaps even the 300-foot radius.

17.52.330.B
The ordinance needs to make clear that the existing DDG's fit the category of "adopted", a point previously at issue.

17.52.340
The ordinance implies a revision, 17.52.700, to the appeal process. There is no Section 17.52.700.

17.52.360
This section needs to make clear that design review is a part of the HDC's action on a Conditional Use Permit.

17.52.380
I haven't had time to make a close comparison of 17.59 with 17.52 and the DDG's.

17.52.390
This section implies but doesn't say that the Director can only approve categorically exempt projects.

17.52.480
Good clarifications. Does this only apply in residential areas? Are such projects in commercial areas always subject to HDC review? They probably should be since they are usually very visible to the public.

17.52.660.A and B
How would these provisions apply to buildings originally built before 1950 but subsequently modified, perhaps improving their historicity? Also, any proposed demolition should definitely be more widely noticed than 17.52.320 provides. Otherwise Section 17.52.660.B.2.b is infeasible. Also, please clarify that if the Director doesn't find resources that clearly determine the building's newer age, the default should be to treat it as potentially built in or before 1950. The discovery required isn't enough. There are gaps in permit files, and applicants aren't especially motivated to disclose information re a historic date of construction. Mistakes like this are irreparable.

Sent from my iPad

LORETTA HETTINGER'S COMMENTS AT THE PODIUM, HDC MEETING, 8-6-2025

I wholeheartedly support the streamlining goal of the ordinance; these budgetary times demand it. Nothing I say or have written should be construed as criticizing staff. They are under heavy pressure to quickly get projects to a decision, and they don't have enough staff. So they don't have the luxury of pondering the what-ifs. That's why community input is so important, why three non-profits are helping with the task of updating the HD Zoning Code.

My previous comments were hastily assembled and focused on specific wording, but I stand by them. Tonight though I'm taking an overview of whether the ordinance will achieve its objectives. My focus is on making sure that inappropriate designs don't somehow slip through. Whether major, minor or exempt, design is paramount to the success of preserving a historic small town.

The most important problems that need to be fixed before adoption are the definition of what is locally significant, the blank-slate exemptions, the absence of the proposed appeal section, the absence of FHDA comments, particularly on signs, and the limited noticing to be required. The staff green sheet only partially addresses the issues.

1. Re definition of local significance, the ordinance says in 17.52.300.A.2 that the definition of significance is to come from the CEQA Guidelines. The problem is that the Guidelines never define local significance. The Guidelines only address methodology for the City to use in creating a local survey and register, not the criteria they should or should not use. The Guidelines provide a valuable checklist of topic area to consider, but they only define what is significant to the State. Candy is right. For all its weaknesses, the Historic Preservation Master Plan should be the go-to document in the ordinance. The staff green sheet adds the HPMP to the demolition sections, but it needs to replace the CEQA Guidelines in the above-noted sections. The Guidelines can provide assistance but not a definition.

2. Re the exemptions, the green sheet partially addresses the concerns but does not ensure that all installations visible to the public are historically appropriate. Think of a plastic play structure in a side yard on Figueroa.

3. An appeal section is critical to the new ordinance, given the new Director role and the current all-too-narrow list of allowable appellants. The section has a number, but it is missing.

4. FHDA needs to weigh in on the ordinance, especially the sign provisions.

5. Re noticing, until there is a survey to identify contributing historic resources, the community is the best source of input re design issues, unlike in the rest of the City. The narrow timeframe and list of persons to be noticed is a quick way for mistakes to slip through. Interested parties who don't live next door or drive down the street would have to go on the City website every day! At minimum everyone the City sends an HDC agenda notice to should also receive this noticing. Consider also having the notice include the Director's tentative decision, to focus comity comments and save at least little staff time

Josh Kinkade

From: Desmond Parrington
Sent: Tuesday, August 5, 2025 11:54 AM
To: Josh Kinkade
Cc: Steven Wang; Pam Johns; Sari Dierking
Subject: FW: Request for Reconsideration of the HDC's Role

Hi Josh:

Please include this with your staff report on the Chapter 17.52 changes.

-Desmond

Desmond Parrington, AICP
Planning Manager

City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813

www.folsom.ca.us

From: Bob Delp <bdelp@live.com>
Sent: Tuesday, August 5, 2025 11:48 AM
To: Bryan Whitemyer <bwhitemyer@folsom.ca.us>; Sarah Aquino <saquino@folsom.ca.us>; Mike Kozlowski <mkozlowski@folsom.ca.us>; Justin Raithel <jraithel@folsom.ca.us>; Barbara Leary <bleary@folsom.ca.us>; Anna Rohrbough <annar@folsom.ca.us>; Pam Johns <pjohns@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>
Subject: Request for Reconsideration of the HDC's Role

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.

Tomorrow night, the Historic District Commission (HDC) is scheduled to consider staff-proposed revisions to FMC chapter 17.52. This message is to urge the City Manager and Community Development Director to postpone this discussion and for the City Manager, Community Development Director, and City Council to first reassess the role and need for the HDC. Revisions could then be made to chapter 17.52 reflecting Council direction on a potential change in the role, or elimination, of the HDC. I recall at least one current council member previously questioning the bifurcated roles of the HDC and Planning Commission, and I urge the City leadership that the time is right to reassess the functions of these two commissions.

Folsom's Historic District is a truly important and unique part of the City that warrants special land use planning provisions and protection. Many FMC chapter 17.52 provisions reflect important processes and considerations for design review and land use in the Historic District, and I am not arguing that these

provisions be eliminated. However, the HDC is not fundamental to oversight of land use within the Historic District and adds costs, complexity, and inefficiencies to the City's land use administration.

The Community Development Department (CDD) and an informed Planning Commission could efficiently and effectively exercise appropriate design review and other land use authority within the Historic District functioning in much the same way they do for the rest of the City. The Planning Commission already meets regularly and has – or should/could have – a comprehensive understanding of planning matters throughout the City, including the Historic District. The currently bifurcated planning oversight provided by the Planning Commission for matters outside the Historic District and by the HDC for matters within the Historic District is inefficient and adds unnecessary complexity in planning processes and public participation. (For example, in recent years both the River District Master Plan process and the Home Occupation Ordinance amendment process required involvement of the Planning Commission and the HDC.)

Unlike the HDC, the Planning Commission is expressly established by the City Charter and is not restricted to being advisory only to the Council. The Planning Commission is the appropriate body to have oversight, review, and final approval authority (appealable to the City Council) for planning matters throughout the City, including the Historic District. Moreover, the Planning Commission is comprised of seven members, five of whom are each designated by an individual City Council member providing balanced representation of the City's elected officials. This contrasts with the unbalanced representation on the HDC whose composition is determined by the Mayor with confirmation needed by only two other councilmembers.

Elimination of the HDC would require some upfront effort with modifications to FMC chapter 17.52, but would offer long-term efficiencies and other benefits to the City while still affording protection of the Historic District as a treasured City feature.

Thank you for considering my input.

Bob Delp
916-812-8122
bdelp@live.com

Josh Kinkade

From: Karen Sanabria
Sent: Wednesday, August 6, 2025 10:32 AM
Subject: FW: Comments on 8-6-25 Agenda Item 2 - FMC 17.52 Revisions

Please see the below comment letter we just received from Bob Delp.

Thanks
Karen

From: Bob Delp <bdelp@live.com>
Sent: Wednesday, August 6, 2025 10:29 AM
To: Karen Sanabria <ksanabria@folsom.ca.us>
Cc: Pam Johns <pjohns@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>
Subject: Comments on 8-6-25 Agenda Item 2 - FMC 17.52 Revisions

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Karen: Please distribute this email to HDC commissioners for consideration of Item 2 on tonight's HDC meeting agenda. Thank you. -Bob Delp

HDC Commissioners:

I am providing the following comments/suggestions regarding staff's recommended FMC chapter 17.52 revisions contained in the August 6, 2025, staff report with a request that the HDC consider my comments in providing your input to staff at tonight's meeting.

1. Section 17.52.020 "Historic district commission" - This section is not addressed in staff's recommended revisions and is the 17.52 section that establishes composition of the HDC. Please consider revisions to this section to provide that each City councilmember appoints one HDC commissioner and to provide for the Council to appoint two additional members both of whom are on the Planning Commission. The existing methodology and categories (e.g., business owners, residents, etc. appointed by the Mayor) are unnecessary and preclude each councilmember from having an appointee. My proposed changes would result in a methodology for establishing the HDC more inline with the methodology used for establishing the Planning Commission.

2. In two instances, staff's revisions include revise "planning, inspections, and permitting director" to "community development director." Those changes make sense, but there are at least nine other references in 17.52 to "planning, inspections, and permitting director" that for consistency should also be revised. See 17.52.130, 17.52.510(E)(6), 17.52.550, 17.52.670 [3 instances], 17.52.690, 17.52.700(A), and 17.52.700(B). Additionally, throughout chapter 17.52, references to the "planning,

inspections, and permitting department" should be changed to "community development department".

3. 17.52.300(C) Exemptions for Certain Projects. Staff's proposed language seeks to deem certain types of projects exempt from the design review process under this chapter. Certain types of projects are listed but without any specifications related to their size, design, or location on a property. In particular, patio covers, gazebos, pergolas and trellises, privacy fencing and walls are listed without any provisions associated with size, location, or design. If these features - regardless of size, location, or design - are exempt, they could be constructed substantially inconsistent with design goals in the Historic District and should not be exempted outright. More consideration and better definition of the types of projects to be exempted from design review is needed and blanket exemptions should be avoided.

4. 17.52.320 re: Notice and Posting for Design Review. Improved provisions for public noticing for City reviews and approvals in the Historic District are needed, and staff's proposed revisions are insufficient in particularly with regard to staff-level review/approvals for which a consistent process of public noticing and input opportunities are critical to ensuring opportunity for public involvement in the decision-making process. Additionally, any staff-level decisions should be supported by sufficient documentation of staff's analysis and that documentation should be made available for public review and input before any staff-level decision is made. Staff's proposed revisions do not accomplish this.

5. 17.52.480(A)(1) re: Accessory Building Height. Staff's recommended phrase "an average of" should be deleted. The remaining language would be clear and "an average of" is subject to varied interpretation. Also, the second sentence should be revised to require that the height of an accessory building "shall not be taller than*, and the top of an accessory building shall not exceed the elevation of,* the rooftop of the primary building". The top of an accessory building should always be below the horizontal plane of the top of the primary building.

6. 17.52.480(A)(2) re: Setbacks for Accessory Buildings. The setback distance should also specify distance from edge of alley.

7. 17.52.480(A)(3) - re: Size of Accessory Buildings. At item "a", unless the intent is that accessory structures can only be located in a rear yard, the reference to "rear yard" should be deleted. Also, item "b" should be deleted and any exception to the size limit should require processing of a variance with the applicant providing the necessary explanation/rationale for the variance and with approval of the variance only if the required findings can be made.

8. 17.52.540, "Historic residential primary area special use and design standards" is not a staff's recommendations, but has provisions pertaining to garage setbacks that I recommend be reconsidered and modified. 17.52.540(F) specifies that "...Garages shall be set back a minimum of 20 feet from the public right-of-way." Alleys are public rights-of-way; however, staff, the HDC, and City Attorney have previously interpreted this code section to not apply to garages accessed from alleyways and instead have applied a 5-ft setback for alley-accessed garages. Alleys in the Historic District are becoming increasingly used as primary access for dwellings, including ADUs. Parallel parking on an alley-fronting driveway pad can provide an important addition to parking options for a property owner, but a 5-ft setback does not sufficiently provide for that. Additionally, as more and more garages and ADUs are developed along and with alley access, alleys are becoming increasingly congested and garbage collection and emergency vehicle access, as well as resident vehicle access, is becoming increasingly constrained. I recommend that a minimum 10-foot setback between garages and edge of alley be established. I would suggest then that 17.52.540(F) be revised to state something like, "...with the exception of alleys for which a minimum of 10 feet from the edge of alley shall be provided."

9. 17.52.660(A) - re: Exemptions for Post-1950 Demos. Instead of flat-out "exempting" post-1950 structures from 17.52, post-1950 structures should still be required to obtained demolition approval but the code could include a statement that such approval shall not be withheld if substantial evidence is provided demonstrating 1) the structure was built after 1950 and 2) that the structure does not otherwise have historical significance. Section 17.52.660(4) (as renumbered per staff's revisions) should apply to all demolitions in the Historic District.

10. 17.52.660(B)(1)(b) re: Fees for Demo Approvals. Consider eliminating fees associated with demolition review to minimize potential incentives for a property owner to avoid obtaining approvals for building demos in the Historic District.

11. 17.52.700 re: Appeals. Although not addressed in staff's recommendations, 17.52.700 should be revised, consistent with the appeal processes established in 17.06.110 for appeals outside of the Historic District, to provide that *any person dissatisfied with any action* of the director of the community development department or HDC can appeal directly to the City Council. An avenue for all residents of the City to their elected officials on the City Council should be provided, and the existing 17.52.700 requirements for appellants could be read to improperly restrict rights to appeal. City representatives have argued that the HDC functions much like the Planning Commission, but the differing appeal provisions are in stark contrast.

12. I object to any amendments to 17.52 that perpetuate and/or expand HDC final authority which is incompatible with City Charter section 4.07 (e.g., staff's proposed 17.52.300(D)(1) and (2) and 17.52.660(B)(2)). Additionally, I request that all existing sections of 17.52 that assert "final authority" to the HDC be revised to provide that the HDC shall instead make advisory recommendations to the City Council for the City Council's confirmation or that the HDC shall make advisory recommendations to

the Community Development Director who shall then make final decisions that are ap
City Council.

Thank you for considering my input.
Bob Delp
916-812-8122
bdelp@live.com

Josh Kinkade

From: Michael Reynolds <mjrhfra@gmail.com>
Sent: Tuesday, August 5, 2025 11:23 AM
To: Josh Kinkade
Cc: Desmond Parrington; Carrie Lane; Bob Walter; Laura Fisher; Paul Keast
Subject: Re: Proposed Folsom Zoning Code Update (Chapter 17.52)

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Josh, here is the feedback collected from the HFRA board. I believe the staff report address some of these, but wanted to share the complete list so you can understand our perspective. Overall the board supports improving efficiency, but want to make sure the processes around the change are sound (we tried to consider unintended consequences).

- What are the new guidelines / windows in terms of additional noticing and feedback and what process will the city use to ensure better awareness.
- What is the definition of "small projects"
- How will the city define and identify "historic structures"? Other municipalities have built a cultural resource list.
- Are commercial buildings included or is this just for residential projects?
- What process will the city use to ensure adherence to the DDG for projects that get staff review?
- What is the exceptions process / decision criteria to the zoning code (variances) at staff level? - will variances have to go the HDC for review?
- Is there a full list of what types of modifications can have director level approvals (minor building modifications, sign permits, demolitions of non-historic buildings), to further limit the height, size, and setback requirements) - is this list comprehensive?
- Kickout variables that would elevate to HDC? Is there any appeal process for a staff decision to get broader HDC review?

On Thu, Jul 31, 2025 at 2:42 PM Josh Kinkade <jkinkade@folsom.ca.us> wrote:

> Hello,
>
> This email is to inform you that the City of Folsom Community Development Department is proposing modifications to Chapter 17.52 of the Folsom Municipal Code to move smaller projects within the Historic District to director-level review (minor building modifications, sign permits, demolitions of non-historic buildings), to further limit the height, size, and setback requirements for accessory buildings within the Historic District, to increase the public noticing requirement for design reviews in the Historic District, and to modify entitlement expirations and extensions in the Historic District to make them consistent with regulations elsewhere in the city.

The primary intent of these proposed modifications is to reduce staff time related to sma that currently go to the Historic District Commission for review and allow staff to focus on larger projects and creating objective design standards in the Historic District. These modifications are also intended to reduce the amount of time and fees associated with smaller entitlement projects while retaining public notification and participation in the process.

Staff is taking the proposed changes forward to the Historic District Commission for their recommendation at the August 6, 2025 meeting. The public is invited to attend that meeting and/or provide comments on the proposed modifications. The meeting agenda and packet that includes the staff report associated with the proposed changes are located at the following link under the "2025 Meeting Dates, Agendas, and Webcasts" tab: https://www.folsom.ca.us/government/community-development/planning-services/historic-district-commission. Staff will then take the Commission's recommendations forward to City Council for a final vote. If approved, the revisions will go into effect 60 days after approval.

Please let me know if you have any questions about the proposed revisions or the process moving forward.

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

NOTICE: Planning fees were changed on July 1, 2025. For more information on the user fee updates for Planning, Engineering and Building services, please see the following link: https://www.folsom.ca.us/government/community-development/fees-planning-permit-plan-check-impact

Josh Kinkade

From: Michael Reynolds <mjrhfra@gmail.com>
Sent: Wednesday, August 6, 2025 8:19 AM
To: Josh Kinkade
Cc: Desmond Parrington; Carrie Lane; Bob Walter; Laura Fisher; Paul Keast
Subject: Re: Proposed Folsom Zoning Code Update (Chapter 17.52)

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Josh, in section 17.52.300.A2, the proposed wording is City Cultural Resource List OR CEQA. Lorretta noted that CEQA is only for State register and does not comprehend local historical significance. If the City's Cultural Resource inventory is not comprehensive, then this would leave a gap in the "Historic Significance" definition. This proposal may need more time for scrutiny so it may need to come back to HDC again before moving forward for final approval.

Josh Kinkade

From: folsomcandy@sbcglobal.net
Sent: Sunday, August 3, 2025 12:54 PM
To: Josh Kinkade
Cc: Pam Johns; 'Kathy Cole'
Subject: RE: Proposed Folsom Zoning Code Update (Chapter 17.52)

You don't often get email from folsomcandy@sbcglobal.net. Learn why this is important

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Josh, I totally agree that many items should not require commission review. My concern is that not all houses/structures that might be significant are listed by address on the cultural resources list. Many times the significance does not come to light until a design review is needed. I am assuming the revised section 17.52.300 (A2) helps address my concern.

These revisions point out the importance of having up to date design guidelines and the importance for all staff to be familiar with the criteria of determining a "historically significant structure". Understanding of the Historic Preservation Master Plan is essential.

I am excited that some of the much needed updates to the ordinance approved in 1998 are being addressed. Well done!

Candy Miller

From: Josh Kinkade <jkinkade@folsom.ca.us>
Sent: Thursday, July 31, 2025 2:30 PM
To: Josh Kinkade <jkinkade@folsom.ca.us>
Subject: Proposed Folsom Zoning Code Update (Chapter 17.52)

Hello,

This email is to inform you that the City of Folsom Community Development Department is proposing modifications to Chapter 17.52 of the Folsom Municipal Code to move smaller projects within the Historic District to director-level review (minor building modifications, sign permits, demolitions of non-historic buildings), to further limit the height, size, and setback requirements for accessory buildings within the Historic District, to increase the public noticing requirement for design reviews in the Historic District, and to modify entitlement expirations and extensions in the Historic District to make them consistent with regulations elsewhere in the city.

The primary intent of these proposed modifications is to reduce staff time related to smaller projects that currently go to the Historic District Commission for review and allow staff to focus on larger projects and creating objective design standards in the Historic District. These modifications are also intended to reduce the amount of time and fees associated with smaller entitlement projects while retaining public notification and participation in the process.

Staff is taking the proposed changes forward to the Historic District Commission for their recommendation at the August 6, 2025 meeting. The public is invited to attend that meeting and/or provide comments on the proposed modifications. The meeting agenda and packet that includes the staff report associated with the proposed changes are located at the following link under the "2025 Meeting Dates, Agendas, and Webcasts" tab: https://www.folsom.ca.us/government/community-development/planning-services/historic-district-commission. Staff will then take the Commission's recommendations forward to City Council for a final vote. If approved, the revisions will go into effect 60 days after approval.

Please let me know if you have any questions about the proposed revisions or the process moving forward.

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

NOTICE: Planning fees were changed on July 1, 2025. For more information on the user fee updates for Planning, Engineering and Building services, please see the following link: https://www.folsom.ca.us/government/community-development/fees-planning-permit-plan-check-impact

Josh Kinkade

From: folsomcandy@sbcglobal.net
Sent: Tuesday, August 5, 2025 6:16 PM
To: Josh Kinkade; Pam Johns; kcolepolicy@gmail.com
Subject: RE: Proposed Folsom Zoning Code Update (Chapter 17.52)

You don't often get email from folsomcandy@sbcglobal.net. Learn why this is important

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Josh, A couple additional things.
After further rereading, I think the City's Historic Preservation Master Plan should be the guiding document, not the CEQA section. There are probably several historical sites that have local significance but do not meet state or federal requirements.

Also, in 17.52.300 C1 (exempt from review), I strongly feel "that not visible from the street" must be added. We need to protect the integrity of our Historic District when people are just driving down our streets to look at our historic homes.

Candy Miller

ORDINANCE REVISION

17.52.300 Design review

The design and architecture of the following projects shall be submitted to the historic district commission for review and approval under the provisions of this chapter.

All new office, industrial, commercial and residential buildings, including accessory buildings as defined in Section 17.02.020.

The design and architecture of proposed attached or detached accessory dwelling units not exempted from design review by California Government Code Section 66321 and any new garage or other attached conditioned or unconditioned space proposed along with such an accessory dwelling unit.

The design and architecture of proposed projects that include additions to existing accessory dwelling units that result in the unit no longer being exempt from design review by California Government Code Section 66321

(Desmond/Josh, can references to FMC 17.105 be substituted for Government Code Section 66321 in the two above instances? FMC is more accessible to applicants.)

All exterior renovation, remodeling, modification or addition to existing structures.

Projects which include, or have potential to affect, resources listed or determined eligible for the National Register of Historic Places, the California Register of Historical Resources, California State Historical Landmarks, or the City of Folsom Cultural Resources Inventory, or resources determined historic by private organizations such as the Daughters of the American Revolution, the Native Sons of the Golden West, or similar. Until a comprehensive, professional historic survey is completed and certified by the City Council, sites listed on the City of Folsom Preliminary Cultural Resources Inventory shall be protected as if listed on the City of Folsom Cultural Resources Inventory unless determined ineligible for listing in accordance with the provisions and procedures of the City of Folsom Historic Preservation Master Plan.

Projects which are part of a planned development or a tentative map

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

17.52.310 Project review submittal requirements

The applicant shall file the following information with the community development director for project review, including design review:

Completed and signed application form including name, address, email address, and telephone number of the applicant, and agent authorization from the property owner if the applicant is not the property owner; and

Application fee as established by resolution of the city council; and

A project narrative which describes how the project meets or does not meet the standards of FMC 17.52 and the historic district design and development guidelines. The narrative shall include all available discovery of the property's history, describing sources consulted to ascertain property's history and including whether the property has been identified as eligible for any historic listing as identified in section ___ above; and

A copy of all entitlements granted for the property by the city, including conditions of approval and the environmental documentation; and

Copies of all required state and federal permits; and

Site plan; and

Building design plans/elevations; and

Material samples and color board, using colors from a historic palette appropriate to the subarea; and

Recent photographs of the project site taken within 30 days prior to the submittal, which accurately depict the project site and location; and

Other material and information as requested by the commission or community development director.

17.52.320 Notice and posting of site

The purpose of broad notification in the historic district is to elicit all available information regarding the site's history and the potential effects on properties in the vicinity and on the goals of the historic district. Noticing of projects before the historic district commission shall be given in accordance with the Folsom Municipal Code and any state law governing project noticing. In addition, for design review, moving or demolition of a structure, or other matters subject to historic district commission review, the project notice shall be posted on the project site and on the city's website a minimum of ten days prior to any public hearing. If there is to be no public hearing, the notice shall be given in the same manner, with the addition of the proposed approval or denial language, a minimum of ten days prior to a potential effective date of an approval.

The site posting shall be with a notice, eleven inches by seventeen inches in size or larger, and visible to the public, indicating the time and place of the meeting or staff review and the means to access application materials and any proposed approval language. In addition to all information included on the site posting, the city website posting shall include all application materials and proposed approval or denial language. Besides the project site and website posting, the same notice shall be mailed to property owners directly adjacent to the project site, including those located directly across an alley, street or public right-of-way from the project site. The same notice shall also be sent to all persons or organizations which have requested to receive notice of historic district commission meetings, in the same manner that such notice is customarily given. Community organizations with a particular focus on Folsom's history and/or historic district which have requested notice of historic district projects or design review shall be given copies of application materials, or directed where to access them, as soon as practical after receipt of the application. Revisions and additions to application materials shall be provided as well, as soon as practicable.

17.52.330 Plan evaluation

In reviewing project plans, including design review, the historic district commission and staff shall apply the following criteria:

Project compliance with the general plan and any applicable zoning ordinances; and

Conformance with any city-wide design guidelines, specifically applicable to the historic district, and historic district design and development guidelines adopted by the city council in 1998 or as subsequently revised by the city council; and

Conformance with any project-specific design standards approved through the planned development permit process or similar review process; and

Appropriateness of building materials, textures, colors and size to the context of surrounding sites, such as civic or open space or the interface between differing land uses. (Desmond/Josh, except for examples like I cited here, I feel surrounding and neighborhood consistency is covered by previous requirements listed.)

17.52.340 Approval process

The historic district commission shall make its decision to approve, conditionally approve or deny the application with findings based on the criteria established in Section 17.52.330 of this chapter. A copy of the decision, findings and any applicable conditions shall be provided in writing to the applicant.

Projects that are subject to director-level decision may be elevated to the historic district commission for action at the discretion of the community development director or upon request of the applicant.

The community development director shall provide a summary of all design review projects within the historic district which are approved at the director level and request direction from the commission to be applied in future staff approvals. (Desmond/j
Josh, the provision here re not overturning staff decision is redundant, already stated in 17.52.395, but it could be moved here.)

17.52.350 Expiration and extension of approval

An approval by the historic district commission shall be null and void unless the applicant submits a complete application for a building permit within one year from the date of final approval.

The historic district commission may extend an approval for an additional one year upon receipt of a written request, accompanied by a fee as may be established by resolution of the city council, and other information deemed necessary by the community development director. A request for approval extension must be received before the original approval expires.

17.52.360 Conditional use permit review

(Desmond/Josh, no need to change this existing Code section. Expiration and extension is covered in 17.52.350. You don't want to inappropriately limit that section to design review and then tuck in this provision here and in proposed 17.52.370. To do it that way leaves other entitlement decisions hanging re expiration and extension if they aren't design review, CUP, or variance.)

17.52.370 Variance review

(Desmond/Josh, same comment as on 17.52.360 above)

17.52.380 Sign permit review

(Desmond/Josh, pending input from FHDA, I don't want to tackle sign regulation. I may get input from Lisbet, who is very knowledgeable about signs and their regulation, but her time is very constrained by grandparent and other duties. Preliminarily, I feel this Code section should remain as is, with any staff approval under the FMC 17.52.395 umbrella. For sure, uniform sign criteria ought to be reviewed by commission, not staff. I'm leery of using 17.59 for anything beyond what the Code says now! I'll return to the sign topic as I write regarding the 395 delegation. I'm alarmed about modern electronic signs, such as one that excited some at FHDA, to support the ice rink. I do think that one has been headed off. Some of my other comments have applicability, such as giving applicant option to elevate to commission, covered under 17.52.340 above.)

17.52.390 Environmental review

(Desmond/Josh, no need to change this section since it will be covered under 395 delegation.)

17.52.395 Delegation of design review

The historic district commission may delegate its authority to review compliance with this chapter and any adopted design and development guidelines to the community development director under the following conditions:

The city council has adopted specific design and development guidelines for the historic district; and

Approval of the design of the project is the only matter within the jurisdiction of the historic district commission; and

Notice and posting are in accordance with requirements of FMC 17.52.320; and

The city attorney has advised that a categorical exemption is the appropriate determination of environmental significance; and

The community development director has prepared, and the historic district commission has approved, a comprehensive and detailed explanation of the types of decisions appropriate for director action.

The community development director may only approve a project where it believes that the project clearly conforms to standards set forth in this chapter and the design and development guidelines. If the community development director determines that the project does not clearly

conform to such regulations, approval of the design of the project shall be referred to the historic district commission.

The community development director shall review the design of all approved projects with the historic district commission at its regular monthly meeting. Such review will allow the commission to provide input to the director concerning the appropriateness of the approval and help the commission and the director develop a consistent approach to design review.

If the community development director approves the design of a project under such delegated authority, the historic district commission may not overturn the decision of the director unless an appeal is filed pursuant to Section 17.52.700.

17.52.400 Design standards

The design standards specified in Sections 17.52.410 through 17.52.590 shall be applicable to all new structures and alterations to existing structures within the historic district. Design review is required for all new structures and alterations to existing structures, unless otherwise specified in this chapter. Features exempted under these sections require design review if proposed design contains materials and colors otherwise prohibited in this chapter.

(Desmond/Josh, I think exemptions will be best handled in the delegation document.)

17.52.480 Accessory buildings

(Desmond/Josh, this section seems to be aimed at residential areas, but it doesn't say so. Therefore, I've added a little to apply to commercial areas as well. This needs more thought.)

Accessory buildings, as defined in Section 17.02.020 are subject to the following development standards within the historic district (with the exception of accessory dwelling units regulated differently in the historic district under Section 17.105):

Height. Detached accessory buildings shall not exceed fifteen feet in height, nor may they be higher than the roof of the main building.

(Desmond/Josh, this needs more consideration of how to measure on slopes and what parts of the building count in the measurement. This height issue is larger than accessory buildings and needs to be addressed for all buildings. Stretching the Code to allow buildings that already are significantly larger than adjacent structures shouldn't be allowed, ex. 603 Sutter St. Also, if there is a need to specify "detached" in the Size section, it should also be specified in the other sections; I left it out.)

Setbacks. Detached accessory buildings shall be set back a minimum of twenty feet from the front yard lot line, five feet from the rear yard lot line, five feet from the interior side-yard lot line, ten feet from the street side-yard lot line and five feet from all other buildings on the property. In no instance shall any portion of an accessory building be located in front of the front plane of the primary building.

(Desmond/Josh, how does staff intend to determine the front plane of a building if it is not a straight line? The drawing illustrates a non-linear rear plane, but the language does not specify use of the same principle for a front plane nor does it specify how setbacks to the rear plane are measured. I don't want to second-guess staff's intention re numerical standards.)

Size. Detached accessory buildings may occupy a maximum of fifty percent of the area of a required rear yard. The total square footage of all accessory buildings on a single parcel shall not exceed fifty percent of the total square footage of the primary building on the same parcel or the total square footage of the primary building(s) on parcels developed as a unified project.

Exceptions.

This issue is already covered in 17.52.400.D and should be deleted here. The currently proposed language lacks criteria and would undermine all regulations.

17.52.660 Demolition

The demolition of a building located in the historic district is subject to the review and approval of the historic district commission.

Application for demolition shall include the same information required in FMC 17.52.310, excluding materials and color board

In determining whether to authorize demolition of a structure or not, the historic district commission shall consider the following factors:

Whether the public health, safety and/or welfare warrant the demolition;

Whether the building was constructed between 1850 and 1950;

Whether the building, regardless of age, contributes to the success of the goals and regulations of the historic district, including the City of Folsom Historic Preservation Master Plan;

If determined to be contributing, whether the owner of the building is willing to sell it or donate it to a buyer who wishes to preserve it, either by purchasing the property where it is located or by moving it to a location where it will be preserved, preferably within the historic district or elsewhere within Folsom; and

Whether a public entity wishes to acquire the property through exercise of the power of eminent domain or can provide other means to preserve the building.

Prior to authorized demolition, the applicant shall provide to the community development director documentation of the building for the historical record. Documentation shall include photographs of all exterior and interior sides of the building, details of unique or representative construction features, and any history of the structure beyond that considered above, including lore which may or may not be substantiated in the record.

17.52.700 Appeal

(Desmond/Josh, this section is the same as existing except that any person can appeal.)

Any person dissatisfied with any determination of the community development director may appeal to the historic district commission. Any person dissatisfied with any determination of the historic district commission may appeal to the city council. Any such appeal shall be in writing, shall state the specific reason for the appeal and grounds asserted for relief, and shall be filed

with the community development director not later than ten calendar days after the date of the action being appealed. The appeal must be accompanied by an appeal fee as established by resolution of the city council. If an appeal is not filed within the time or in the manner prescribed above, the right to review of the action against which the appeal is made shall be deemed to have been waived.

17.52.710 Appeal hearings

(Desmond/Josh, I think the community would want the same noticing as originally given for the project. This is sensitive.)

Appeal hearings shall be conducted no later than the next regularly scheduled meeting following 30 calendar days after the date of filing an appeal. Written notice of the time, date and place of the hearing shall be served on the appeal body, the applicant or permittee, and the appellant at least ten calendar days preceding the date of the hearing . Additionally a notice specifying the date, time and place of the hearing shall be posted on the subject property at least ten calendar days preceding the date of the hearing.

17.52.720 Actions on appeal

The appeal body shall review the entire proceeding relating to the act or decision being appealed, de novo, and may make any order it deems just and equitable, including granting of a permit. Any hearing may be continued from time to time. At the conclusion of the hearing, the appeal body shall prepare a written decision which either grants or denies the appeal, and contains findings of fact and conclusions. The decision shall be served on the applicant or permittee and the appellant. The decision shall become final upon the date of filing and service.

HISTORIC DISTRICT COMMISSION POLICY DELEGATING DESIGN APPROVAL AUTHORITY TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEPTEMBER, 2025

(Desmond/Josh, until a historic survey is done, how can staff determine whether a building proposed for modification is contributing or non-contributing? Right now it seems you're just using age. Per the DDGs, there should be an evaluation of a proposal to determine if it is continuing the building's existing style or, if not, whether it moves the structure to greater conformity with historic style. Do you really want that latter responsibility? We're all still grieving how the building behind Snook's was ruined, and I would hate that to happen now, to staff who care. There is a bungalow on Persifer that looks as if it were built 100 years ago, but it was not built before 1950. Taking its age into consideration wouldn't be enough. As noted above, the DDG's allow continuing a building's existing style, and they don't worry about anything not in public view. To protect staff's time, I'm willing to advocate that anything that continues a building's existing style, materials, color, etc. or is not in public view can be approved at staff level. That means that moving an existing building (that isn't already deemed historic) into a historic style would have to wait until the next remodel when staff has more resources unless the applicant is willing to take it to the HDC, a temporary sacrifice of the long-term goal, sadly, but allowable under the DDG's. It puts us into basically a holding pattern. Staff would still need to make the determination on style, materials, colors, etc., a task that seems to me to qualify as objective. Once a historic survey is completed, this policy can be further revised!)

_____-

To ease the time burden for City staff and bring greater clarity for applicants, while maintaining the high standards of Folsom Municipal Code 17.52 and City Council-adopted Historic District Design and Development Guidelines, the following policy is adopted by the Historic District Commission, pursuant to the provisions of Folsom Municipal Code 17.52.395. The Historic District Commission's intent in this policy is to delegate design approval authority for certain projects to the Community Development Director.

Applicants reading this policy, who may be familiar with historic preservation as practiced in other jurisdictions, need to be aware that Folsom's intention is somewhat different. Most historic preservation efforts focus on conserving buildings and areas that provide outstanding architectural examples of a historic time period. Folsom's outstanding contribution to historic preservation is preservation of an entire small town whose buildings and other structures reflect the design styles used in Folsom and similar Mother Lode towns between 1850 and 1950, whether actually constructed in this time period or constructed in later times in the styles of that period. Staff and applicants are charged with carrying out this intention.

Unless the City's severe budget constraints ease sufficiently to allow more resources to be devoted to the Community Development Department, the long-term goal for all buildings in the Historic District to contribute to the goal of maintaining a historic small town may be delayed. Today some buildings in the District do not match the styles extant between 1850 and 1950, but the City regulations permit existing styles to be continued. Design of installations not in public view is not regulated.

Nothing in this policy is to be construed to discourage an applicant from bringing to the Historic District Commission a project which brings a building into conformance with the architectural styles of the period designated for the site in Section 17.52 of the Folsom Municipal Code. On the contrary, projects that support the long-term goal are strongly encouraged.

Exemptions

After review of the design and materials for appropriateness as follows, the Director may declare the following types of projects as not requiring public notice and as exempt from further design review:

Proposed minor modifications to a building, such as roof replacement, window or door replacement or color changes, if the Director determines that the modifications continue the existing architectural style of the building, use materials appropriate to the architectural style, and use colors in the historic palette. Materials used need not be identical to those being replaced but must avoid modern appearance.

Proposed patio covers, gazebos, pergolas, trellises, fencing, walls, above ground spas and hot tubs, solar panels, outdoor cooking facilities and other installations the Director deems similar, if the project utilizes historic materials or historic reproductions or if it is concealed from public view by location or by appropriate screening such as landscaping.

In determining whether a proposed project is exempt from further review the Director may require from the applicant any of the application materials listed for projects to be reviewed by the Historic District Commission that the Director deems necessary.

Design Review

Design review submittal requirements

Application materials for Director review are the same as for Historic District Commission review. From time to time, the Director may find that information required in the application is already available in the City's parcel-based GIS.

Notice and posting of site for design review

Notice and posting of the site for Director review are as specified in FMC 17.52.320.

(Desmond/Josh, the draft I sent gives no direction re process if objections to the Director's approval are received. So here's a proposal: If no objections to the Director's proposed decision are received within ten days of posting, the decision shall become effective on the eleventh day. If objections are received within the ten-day period, the Director shall within an additional ten days determine whether to refer the action to the Historic District Commission, change some or all provisions of the approval, or retain the original approval provisions. After making this determination, the Director shall post the determination on the property and on the City's website, with no further noticing unless referred to the Historic District Commission. Persons or organizations receiving the original notice are advised to follow the project on the City website and/or site location for status information. If the Director makes changes to the approval, the effective date shall be on the eleventh day after posting the changed decision. This whole noticing process for Director approval may not seem simple enough, but it is straightforward in answering objections that they never knew about the project. I'm not sure I or anyone else is comfortable with just the ten days to get the community's input, but it seems like a compromise with staff. Requiring existing design to be the determining factor for a staff decision helps to prevent loss of a site's potential historic contribution when a historic survey is prepared.)

Plan evaluation for design review

The Community Development Director is authorized to approve the following types of projects if the Director finds that the project continues the main building's existing architectural style, materials, location and other physical characteristics, that the site is not potentially eligible for listing on the City's Cultural Resource Inventory, and that the project is not in conflict with the regulations of the Folsom Municipal Code and the adopted Historic District Design and Development Guidelines. Findings shall be supported by evidence in the Director's written approval that is transmitted to the Historic District Commission.

All new accessory buildings, including but not limited to garages and sheds, and any additions to such buildings, that 1) continue the main building's materials, scope, colors and architectural style, 2) are not located in public view, or 3) are screened from public view by landscaping or other appropriate means. An addition to an existing accessory building that does not already continue the main building's materials, scope, colors and architectural style may be allowed if the existing building is modified as well, to continue the main building's materials, scope, colors and architectural style.

The design and architecture of proposed attached or detached accessory dwelling units not exempted from design review by California Government Code Section 66321 [FMC 17.105?] and any new garage or other attached conditioned or unconditioned space proposed along with such an accessory dwelling unit, provided that the unit continues the main building's materials, scope, colors and architectural style; is not located in public view; or is screened by landscaping or other appropriate means.

The design and architecture of proposed projects that include additions to existing accessory dwelling units that result in the unit no longer being exempt from design review by California Government Code Section 66321 [FMC 17.105?], provided that the unit continues the main building's materials, scope, colors and architectural style; is not located in public view; or is screened by landscaping or other appropriate means.

All exterior renovations, remodeling, or modifications to the rear or interior side of existing residential buildings, provided that the changes continue the building's materials, scope, colors and architectural style and that privacy for adjacent residences is provided.

17.52.340 Approval process for design review

The Director's final decision shall be transmitted to and discussed with the Historic District Commission as specified in FMC 17.52.340.

Sign permit review

(Desmond/Josh, I haven't received any comments from FHDA or Lisbet.)

Environmental review

The Director may approve only projects which the City Attorney advises are eligible for categorical exemption. The City Attorney shall provide a written opinion for inclusion in the Director's written approval, citing the categorical exemption(s) proposed to be used in the Director's approval. From time to time use of a categorical exemption may be referred by the Director or City Attorney back to the Historic District Commission for determination.

Demolition review

Preservation and restoration of structures which were built in the Historic District's designated time period is of highest priority.

(Desmond/Josh, I am coming to the opinion that demolition needs longer notification than Director approvals. Continuing a project's existing design is likely to be correctable if a mistake is made. Demolition is not correctable. I'm too exhausted to continue working on any of this tonight, but I will continue to analyze all these issues when exhaustion abates.)

Desmond Parrington

From: Loretta Hettinger <loretta@shaunv.com>
Sent: Tuesday, August 5, 2025 10:38 PM
To: Josh Kinkade
Cc: Desmond Parrington; Pam Johns; Bryan Whitemyer
Subject: HDC Agenda Item #2, amending the Zoning Code

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This ordinance is a significant departure from current procedure and deserves thorough discussion by the community. Preserving a small historic town depends on the small projects as well as the large ones. I don't believe there has been enough time for in-depth review of the ordinance's actual written provisions by community members. I know I haven't had enough time. As I commented Friday, I wholeheartedly support the concept as outlined in the staff report, but in my brief review I see problems in implementation that deserve full consideration by staff and the HDC as well as the community, before taking the City Council's time. I hope you will agree. The following comments briefly identify some issues, the largest one being the proper standard for determining historic significance, as I sent you in an earlier email, Josh. My comments are intended to support the goal of simplifying the process for applicants and staff while also ensuring that the ordinance supports the goals for the Historic District in the General Plan and existing regulations.

I have already communicated the need for a provision that reverts design approval to the HDC if the City at some point does not have staff historic expertise. Objective standards do not substitute for expertise of the staff implementing them, in any department or area of the City.

17.52.300.A.2, B.1, et al
Using the CEQA Guidelines (and the Public Resources Code cited therein) as the standard for determining historic significance does not implement the goals for the Historic District in the General Plan and existing regulations. The CEQA standard would require a property to be consistent with California Register standards, leaving no room for a determination of local significance. Very few of Folsom's historic sites have actually been researched and documented to determine their significance to the State or the United States—or locally either, for that matter. Protecting only those few that have been researched does not carry out the General Plan Guiding Principles, particularly Principles 1, 2 and 17. The appropriate standard would be to require a site's historicity to be researched and documented before approval of changes—or, alternatively, to save time, to be treated as if it is historic. Just because the City has failed to evaluate the properties in the Historic District does not excuse the City from protecting them. This CEQA provision is an appropriate standard for the State to use, not Folsom.

17.52.300.C.1
As written, exempting these minor modifications does not comply with the General Plan and existing regulations. Citing a few examples, there needs to be a provision that replacement materials need to be historic or consistent with the building's existing architectural design. Colors need to come from a historic palette or be consistent with the building's architectural design. Modern-designed structures of any sort need to be prohibited or hidden from public view. As written, this section permits anything listed, regardless of size, location or materials. There is the same issue, as cited above, with the CEQA standard. This section needs further careful review.

17.52.310
Application materials should include a narrative that describes how the project meets historic standards. At first it might seem as if this would take extra time for the applicants and therefore not meet the stated goal of the ordinance to save them time. In my experience the saved time that matters to applicants is the speed of an approval. That goal is served by

anything that makes an application easily approvable. An easily approvable project is one that meets s
Requiring an applicant to cite how the project meets historic standards assures that they have considered more than setbacks, height, etc. and their own goals. I would hate to see any future applicant go through what the 603 Sutter Street applicant went through, traceable to his and his architect's lack of understanding of the importance of historic standards.

17.52.320
Design is paramount in determining whether a project is historic or not. Noticing should include the community non-profit history organizations as well as adjacent properties, perhaps even the 300-foot radius.

17.52.330.B
The ordinance needs to make clear that the existing DDG's fit the category of "adopted", a point previously at issue.

17.52.340
The ordinance implies a revision, 17.52.700, to the appeal process. There is no Section 17.52.700.

17.52.360
This section needs to make clear that design review is a part of the HDC's action on a Conditional Use Permit.

17.52.380
I haven't had time to make a close comparison of 17.59 with 17.52 and the DDG's.

17.52.390
This section implies but doesn't say that the Director can only approve categorically exempt projects.

17.52.480
Good clarifications. Does this only apply in residential areas? Are such projects in commercial areas always subject to HDC review? They probably should be since they are usually very visible to the public.

17.52.660.A and B
How would these provisions apply to buildings originally built before 1950 but subsequently modified, perhaps improving their historicity? Also, any proposed demolition should definitely be more widely noticed than 17.52.320 provides. Otherwise Section 17.52.660.B.2.b is infeasible. Also, please clarify that if the Director doesn't find resources that clearly determine the building's newer age, the default should be to treat it as potentially built in or before 1950. The discovery required isn't enough. There are gaps in permit files, and applicants aren't especially motivated to disclose information re a historic date of construction. Mistakes like this are irreparable.

Sent from my iPad

Reflections on Historic District Law and Preservation Efforts

Balancing Preservation and Property Rights

Introduction

Public officials frequently encounter difficult decisions, particularly when these decisions challenge their core values. In reviewing the proposed amendments to the Historic District law, I am confronted by my strong belief in private property rights and my commitment to preserving local history. My comments seek to reconcile both perspectives.

Background

Fresh from college, I purchased a neglected house in Folsom. Around that time, the Folsom Historical Society (FHS) was founded by community members determined to save key historic sites, including the old city jail, the Wells Fargo building, and the Cohn Mansion. While the jail and Wells Fargo building were ultimately lost, my ongoing restoration of the Cohn Mansion became my personal entry into Folsom's preservation efforts.

Historic Committee and Commission

To protect Sutter Street's historic buildings, the City passed an ordinance and created the Historic Committee, which oversaw projects affecting the area's historic character. The ordinance's original aim was for structures to reflect the gold rush era, though few buildings dated from that period.

In 1966, I was appointed to the Historic Committee, and a year later was elected President of the Folsom Historical Society. Over the years concerns were raised about the district's regulations. The City Council in the 1990s formed a committee to develop a Historic District Specific Plan, update ordinances, and create design guidelines. I served on this committee, meeting every other week, for four years. With valuable assistance from city staff, we drafted comprehensive ordinances and guidelines. These were presented to the City Council in 1998. By then I was on the Council, but I had to abstain from voting on the Specific Plan due to owning property in the district. With a split vote, the specific plan did not pass; however, updates to the historic district ordinance and the design guidelines

were adopted, and a new Historic District Commission was established to oversee a larger residential area.

Historic Preservation Master Plan

While the Specific Plan Committee focused on the historic district, some of us saw the importance of identifying historic assets throughout the city. The City Council established a separate committee for this purpose, and as Mayor, I appointed its members. The committee produced the Historic Preservation Master Plan, intended to create an inventory of buildings, places, and resources deserving of recognition. The plan outlined how resources would be added and provided examples of possible candidates, anticipating that owners would seek listing to access funding or application of the historic building codes.

However, to my knowledge, the Master Plan was never formally adopted or put into law. The committee's report was presented to the Council, but no additional action followed—no list of resources was compiled, nor have there been applications for inclusion. Thus, while the committee made good recommendations, no progress has been made to carry them out

Purposes of Proposed Change

My perspective has evolved as both a property owner and caretaker of local history. I have witnessed the challenges that arise when preservation ideals intersect with practical concerns—namely, significant costs, difficult procedures, and the slow pace of regulatory review. These realities highlight the need to balance heritage protection with enabling owners to improve their buildings.

Recent discussions about revising the Historic District law have underscored the importance of streamlining city processes, making them supportive, not obstructive, of efforts to enhance Folsom's architectural legacy. Simplifying approvals, clarifying requirements, and reducing bureaucracy can promote both preservation and revitalization, encouraging more people to care for historic assets.

Effective preservation requires more than regulation; it relies on open communication and collaboration among officials, property owners, and the public. By fostering respect and flexibility, historic preservation can become a vibrant part of community life.

I support changes that are seeking to make simpler and more cost-effective decisions for the city. As a property owner, I appreciate steps that make project approval easier, faster, and at less expense. On several occasions, I abandoned plans for exterior upgrades due to

the difficulties of obtaining approval—not only from the Historic Commission, but also from director approvals, which require extensive plans and drawings. For small property owners, such requirements can seem to demand hiring architects and engineers, which should be reserved for new construction. We should encourage property improvements, not discourage them. I support the proposed changes, offering some recommendations for further improvement.

Reference to the Historic Preservation Master Plan

It is important to note that while proposed changes mention the "City's Cultural Resources Inventory," such an inventory does not exist. The Master Plan includes a list of possible resources but requires procedures to be followed before a resource is included. Although my house appears on the Master Plan report cover, it is not officially listed, and no inventory has been created. The plan's main goal was to identify resources outside the historic district. Only a few residential buildings within the district—the Muir House, the railroad superintendent's house, and my home—were mentioned. Other notable homes were not included, and the inventory was not intended for district purposes. All commercial buildings along Sutter Street were listed as potential resources, but none is officially designated. Thus, referencing this inventory is misleading; it identifies sites that might be included if applications were submitted, but no applications have been submitted, and no list has been compiled. Amendments should omit references to the report and establish alternative ways to clarify responsibilities between staff and the Historic Commission.

There is a suggestion that the Historic Commission should identify all resources for inclusion, but this would be a substantial undertaking requiring staff involvement and may not be feasible during a budget crisis.

When describing historic projects to be referred to the Commission, the recommended wording for Section 17.52.300B2 is: "...except projects on the City's Cultural Resources Inventory or located on an existing or potential eligible historic resource as defined by the California Environmental Quality Act Guidelines Section 15064.5 or the Historic Preservation Master Plan, which are subject to Historic District Commission approval."

I recommend substituting: "except projects that are eligible historic resources as defined by the California Environmental Quality Act Guidelines or are on a City of Folsom inventory of historic resources or potentially eligible for that list under the procedures provided in the Historic Preservation Master Plan."

Transparency and Communication

Much of the discussion about these proposed changes revolves around authority—whether the commission or staff should have the final say on small projects, signs, accessory structures, and demolition. The best way to avoid power struggles is to ensure complete transparency and allow all interested parties to have their voices heard.

Notice

I support expanding mailed notice to more neighboring properties, using physical mail. Although staff have indicated that organizations in the Historic District will also be notified, the rule does not require this. Posting notices online does not guarantee transparency, as few people regularly check the city's website. I propose that the department maintain a list of individuals and organizations who wish to be notified about proposed projects in the historic district. Notices sent to neighbors should also be emailed to everyone on this list, including all Historic Commission members.

I suggest amending the notice section as follows (proposed changes in bold italics):

> The provisions of Section 17.06.070 shall apply within the historic district. In addition, a notice containing the project description and the time and place of the meeting for design review shall be posted on the City website and mailed to property owners directly adjacent to the project site at least five days before the commission or director meeting.
> "Directly adjacent to the project site" includes properties across an alley, street, or public right-of-way.
> ***The community development director shall maintain a list of people and organizations who wish to be notified about proposed projects in the historic district. When notice is sent to neighbors, it will also be emailed to everyone on the list, including all Historic Commission members.***

This change will enhance transparency with minimal cost or effort for staff.

Elevation to the Historic District Commission

The proposed amendments to the historic district ordinances only provide two ways for a matter to be elevated from the director level review to the Historic District Commission. The Director can elevate the matter at his or her discretion. The applicant can also request

the matter be elevated, but only upon payment of the fee established by the Council. I would propose a third way to elevate the matter to the commission. It should be elevated if three members of the commission request that the matter be elevated. The members of the commission will receive notice of the director's level review and if three of them believe that the matter should not be resolved at the director's level, they can file a request to elevate. This scenario is not expected to occur frequently; however, it would serve to preserve a degree of authority within the commission. I suggest that the proposed Section 17.52.340(B) be amended to read:

Projects that are subject to director-level review may be elevated to the historic district commission for review at the discretion of the community development director ***or at the request of three members of the historic district commission.*** The applicant may request to elevate a director level design review to the historic district commission. The request shall be granted upon payment of the commission-level design review application fee established by resolution of the city council and any other applicable fees.

Similar amendments should be made to 17.52.380(C) relating to sign permits, 17.52. and the provisions relating to accessory structures and demolition.

I have attempted to suggest ways to improve the process and at the same time foster communication by all interested parties. I hope this might help. Glenn Fait

Josh Kinkade

From: Michael Reynolds <mjrhfra@gmail.com>
Sent: Wednesday, September 3, 2025 3:29 PM
To: Desmond Parrington; Pam Johns; Josh Kinkade
Cc: Carrie Lane; Bob Walter; mike sellitti; Karla Davis; kaleelledge@icloud.com
Subject: From HFRA Board: Sept 3rd HDC topic - zoning code update

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.

Desmond, for tonight's topic, the HFRA board submits the following comments:

- HFRA board fully supports the comments submitted in Glen Fait's letter dated Sept 2 on Laws and Preservation.
- Key issues
    - Before implementing the streamlined process, the city needs to ensure a Culture Resource Inventory of all properties within the 98 blocks that encompass the HD has been completed.
    - HFRA board supports Fail-safe of HDC 3-commissioners being able to move a staff approved item up to the HDC for review
    - The following types of projects are subject to an over-the-counter approval by the community development director for the purpose of assuring applicants that their proposed design and materials are consistent with FMC 17.52 and the adopted historic design and development guidelines, as interpreted by the historic district commission - Having reviewed the DDG for residential, HFRA board believes the DDG are adequate guidance for projects eligible for over-the counter approval as long as the CDC enforces them as they are currently written. Variance requests by default would require a review by the HDC.

Mike Reynolds
HFRA President

Loretta Hettinger's Comments Presented to the HDC at the 9-3-25 Meeting

The delegation of approvals to staff is a major change, a bold experiment that has great potential to ease the bureaucracy for applicants and staff. I appreciate the changes staff made in response to the comments previously received from the community. Four main issues still need to be resolved. I want to support staff's goal that the ordinance be forwarded to the CC tonight, but three minutes won't adequately lay out the why's of issues and proposed solutions. Please ask me questions.

The four issues are:

How to accurately determine what projects must be heard by the Historic District Commission instead of being delegated to staff

How to amend the delegation to staff to solve unforeseen problems

How property owners will learn what materials and designs are appropriate in the Historic District.

How the appeal process can be equitable throughout the City

Determining what projects must be heard by the Commission

The current staff proposal gives the Community Development Director the responsibility for determining whether a proposed project site must be heard by the Historic District Commission, based on whether it is historic or not. The Director's tools are not adequate since the largest percentage of properties in the Historic District have not been evaluated for historicity. The tools are the two lists in the Historic Preservation Master Plan and any evaluations deposited by history professionals who have prepared EIRs and Negative Declarations in repositories such as Sac State, very few of which cover anything in the Historic District. The CEQA Guidelines support designation of locally significant sites, providing that the jurisdictions follow the evaluation methodology in the Guidelines. That methodology and that in the Historic Preservation Master Plan are not checklists but topic areas to be researched to determine historicity. Based on HPL's and others' experience, the research takes months. Staff can't possibly devote that kind of time!

There is a solution, a process that doesn't require staff to research history. The Code and the DDG's provide that a site's existing style can be continued indefinitely. Staff is well qualified to determine whether a proposal continues the existing style. Delegating approval of that type of application would result in an easy way for applicants to proceed. If they want a quick, inexpensive route to approval, they can continue their existing style and submit to staff. If they want to upgrade their site to meet the goals of the Historic District, they can choose the longer route to the Commission, which allows the same support of history that the current process does, time for the community to become aware and bring forward whatever knowledge of the site they may have.

How to amend delegation to resolve unforeseen problems

A change this major, adopted so quickly, is likely to have glitches. The current staff proposal places delegation in the body of the ordinance. Amending an ordinance is a very long process, Delegations via a policy adopted by the Historic District Commission could conceivably occur in one meeting. Staff concern about using 17.52.395 as the policy vehicle is that it is too

narrow to cover all the delegation staff is seeking. This proposal revises its language to encompass all staff's desired delegation.

How property owners can learn about appropriate design and materials in the Historic District

Exempting the minor projects listed in the staff ordinance does not provide an avenue for property owners to learn what design and materials are appropriate in the Historic District. I have proposed a one-day process requiring them to confer with staff. It could be as simple as providing them when they come in with a handout to guide their choices. The concern is that owners could unknowingly construct something not appropriate. People have paid a premium to live in the Historic District, and they care about what is constructed, on their own property or on their neighbor's property.

Inclusion of equitable appeal language

Citizens affected by a decision of the Planning Commission or the Historic District Commission should have equal access to appeal a decision.

the matter be elevated, but only upon payment of the fee established by the Council. I would propose a third way to elevate the matter to the commission. It should be elevated if three members of the commission request that the matter be elevated. The members of the commission will receive notice of the director's level review and if three of them believe that the matter should not be resolved at the director's level, they can file a request to elevate. This scenario is not expected to occur frequently; however, it would serve to preserve a degree of authority within the commission. I suggest that the proposed Section 17.52.340(B) be amended to read:

Projects that are subject to director-level review may be elevated to the historic district commission for review at the discretion of the community development director ***or at the request of three members of the historic district commission.*** The applicant may request to elevate a director level design review to the historic district commission. The request shall be granted upon payment of the commission-level design review application fee established by resolution of the city council and any other applicable fees.

Similar amendments should be made to 17.52.380(C) relating to sign permits, 17.52. and the provisions relating to accessory structures and demolition.

I have attempted to suggest ways to improve the process and at the same time foster communication by all interested parties. I hope this might help. Glenn Fait

Josh Kinkade

From: LJ Laurent <ljlaurent@att.net>
Sent: Friday, August 1, 2025 9:26 AM
To: Karen Sanabria; Josh Kinkade; Justin Raithel; Barbara Leary; Mike Kozlowski; Anna Rohrbough; Sarah Aquino; Bryan Whitemyer
Cc: wade.crowfoot@resources.ca.gov; Kevin D. Thielen; smarshall@usbr.gov; Warren Truitt; Mary Beth Metcalf; Betsy; Stephens Sara; sarariverwatch@gmail.com
Subject: Re: SPECIFY Title 17 Alterations.....Historic District Commission Meeting Agenda | 8-6-25

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.

To: all sent this 7 31 2025 email with regard to the insufficient Notice sent to my mailbox by "Community Development".
From: Laurette Laurent
August 1, 2025

Re:
I received a reply from J. Kinkade which I found this morning. Please ask him for a copy, as his email will not explain to you the relevant issues ignored by Community Development. Below is a portion of his response.

From:jkinkade@folsom.ca.us
To:LJ Laurent
Thu, Jul 31 at 4:52 PM
Please try the following
link: https://www.folsom.ca.us/home/showpublisheddocument/22157/638895548243314463

I was able to open the link I provided from my phone, so I don't think there's an issue with the link itself. HDC packet is also attached if the link is still not working for you.

COMMENTS on response which ignores the original problem:

1. Sent 7 31 25 link led to this city site: Historic District Commission | Folsom, CA

Historic District Commission | Folsom, CA

Please NOTE: this link contained zero information about the Noticed CASE # NOT SPECIFIED:
Proof is repeating the Kinkade link to a generic description site for: HD Commission https://www.folsom.ca.us/government/community-development/planning-services/historic-district-commission, which contains nothing about a Full/legal description of the Proposed Change to Folsom Muni Code.

To be certain I was correct about this possible IMPACTS on American River, I searched online and found the following quotes from "AI."

SEARCHED "are folsom city laws exempt from California or federal oversight of projects impacting federal American River"

SEARCH RESULTS are, verbatim:

Generally, Folsom city laws are *not* exempt from California oversight when impacting the American River, including federally protected portions.

Here's why:

- **California's Broad Environmental Regulations:** California has extensive environmental regulations, notably the California Environmental Quality Act (CEQA) and the Porter-Cologne Water Quality Control Act.
- **CEQA Mandates Environmental Review:** CEQA requires state and local agencies, including cities like Folsom, to identify and mitigate the environmental impacts of their actions, including development projects, through the preparation of Environmental Impact Reports (EIRs) or Negative Declarations. Folsom acknowledges this responsibility, as evidenced by its use of CEQA for its River District Master Plan.
- **Porter-Cologne Act and Water Boards:** The Porter-Cologne Act gives the California State Water Resources Control Board and its Regional Water Boards broad authority to protect water quality in all surface and groundwaters within the state, regardless of federal jurisdiction.
- **Federal Oversight and the Clean Water Act:** The federal government also has oversight through the Clean Water Act (CWA) and other relevant regulations, particularly concerning navigable waters and federally protected areas like sections of the American River designated as Wild and Scenic. While recent Supreme Court decisions have narrowed the federal jurisdiction over wetlands under the CWA, California's state-level protections remain strong.
- **Overlap and Potential for State/Federal Action:** Projects impacting the American River in Folsom may require approvals from both state and federal agencies depending on their scope and location within the river system and its adjacent areas. The City of Folsom, for example, is required to obtain coverage under the State Water Resources Control Board's General Construction Stormwater Permit for projects disturbing one acre or more.
-

-

In summary, while Folsom has local authority to enact ordinances and plan for its River District, its actions affecting the American River are subject to a layered system of oversight from the state of California and the federal

government, ensuring environmental protections are considered and implemented.

FURTHER COMMENTS/CONCERNS:

How can a planner justify his actions, in view of the actual higher and Controlling Laws?

Specifically: **Pursuant to CEQA Guidelines Section 15061(b)(3), also known as the "general rule" exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.**

QUESTIONS REMAIN:
1. I asked How can such a sweeping alteration to existing law governing DEVELOPMENT, DEMOLITION, so-called "accessory buildings" be altered WITHOUT SPECIFICITY which meets Legal Requirements for elevation land/Parcels high above the adjoining American River Federal Assets?

2. Perhaps some downstream or higher agency ought to review the PROTECTIONS to the American River.

3. How can Folsom make such vague "law revisions" WITHOUT consulting local USBR legal authorities?

4. On a finer point of federal law it was revealed that a group of which I am a long-time member has AUTHORITY and OVERSIGHT to protect all of the American River.

5. On the most critical issue of Folsom NOT returning to using LAR as an adjunct to greater densification, greater growth, and the DOWNSTREAM official finding that further Densification of Land Uses along the Folsom Blvd. SSS pipeline and
the silly addition of a 2nd small pipe AT THE HIGH POINTS near Glenn St. to Bidwell, it is my hope USBR, SARA Save the American River Assn. and its expert members, and other LAR Advocates will consider that perhaps this city is slipping back into its old way. What old way? Considering the American River below the oldest and worst-served portion of city is not a place where ANY CHANGES should be considered, any regulations or "Folsom Municipal Code" section --- could be or should be altered without a FULL VETTING of all Plans, Engineer-Approved drawings, and with FULL cooperation with USBR Engineers. I'd also suggest this city council solicit a formal Contact with Save the American River Assn. SARA. Without SARA, I would have successfully sued Folsom on raw sewage spills, SSOs, into the LAR below, but SARA has always been the ultimate in Lower American River Protection and Advocacy.

Below is entire Kinkade text:

Josh Kinkade
From:jkinkade@folsom.ca.us
To:Josh Kinkade
Thu, Jul 31 at 2:40 PM
Hello,

This email is to inform you that the City of Folsom Community Development Dep
proposing modifications to Chapter 17.52 of the Folsom Municipal Code to move smaller projects within the Historic District to director-level review (minor building modifications, sign permits, demolitions of non-historic buildings), to further limit the height, size, and setback requirements for accessory buildings within the Historic District, to increase the public noticing requirement for design reviews in the Historic District, and to modify entitlement expirations and extensions in the Historic District to make them consistent with regulations elsewhere in the city.

The primary intent of these proposed modifications is to reduce staff time related to smaller projects that currently go to the Historic District Commission for review and allow staff to focus on larger projects and creating objective design standards in the Historic District. These modifications are also intended to reduce the amount of time and fees associated with smaller entitlement projects while retaining public notification and participation in the process.

Staff is taking the proposed changes forward to the Historic District Commission for their recommendation at the August 6, 2025 meeting. The public is invited to attend that meeting and/or provide comments on the proposed modifications. The meeting agenda and packet that includes the staff report associated with the proposed changes are located at the following link under the "2025 Meeting Dates, Agendas, and Webcasts" tab: https://www.folsom.ca.us/government/community-development/planning-services/historic-district-commission. Staff will then take the Commission's recommendations forward to City Council for a final vote. If approved, the revisions will go into effect 60 days after approval.

Please let me know if you have any questions about the proposed revisions or the process moving forward.

Thanks,

Finally, to explain this further, included are the research results, and I am copying this email to USBR for Review.
As a member of the USBR American River Group, and past private-enforcer of US Clean Water Act, actions by this city without a single Notice or consultation and alert to USBR, seems a huge mistake. I am requesting USBR to view, share with ARG, and other protectors of the American River LAR, the final portion of this email, at bottom. It is a sum of USBR Responsibilities.

Whether I am right or wrong, I remain a voice protecting American River from this city.

The SSS pipe addition in Folsom Blvd. was placed at the HIGH POINT of the Folsom Blvd. SSS system/section, which includes "h.d.c." area.
I reside on a Folsom SSS RED LINE segment, which connects directly to the Folsom Blvd. never-enlarged SSS main/trunk lines. It remains a disgrace that Folsom added SSS pipe along the E side of Folsom Blvd, but ONLY at the High elevation point. Nothing was done to improve capacity OVER, Adjacent, or directly impacting the LAR in "historic district."

It is my sincere hope our newer city council members including one with pipe engineering experience, will take a hard look at this issue of protecting the LAR from the city's cavalier manner of making huge LAR-impacting decisions without considering this essential American River Water.

Perhaps the city's "hd commission" requires an ad hoc member and oversight by a CA Licensed Civil Engineer familiar somewhat with Hydrology and Pipeline conveyances, and impacts of rainwater

runoffs polluted with not only dust, debris, but one other problem. It was I who sued c[illegible] enforcer of CWA -- for the unacceptable of SSO Sanitary Sewer Overspills which impacted American River. I moved to a Folsom subdivision Abutting the LAR land & waters. I remain committed to protecting this essential feature of national importance, and local survival.

Here's a breakdown of **USBR's responsibilities related to the American River in Folsom:**

- **Operation of Folsom Dam and Reservoir:** USBR operates Folsom Dam, which forms Folsom Reservoir. This multi-purpose project is crucial for flood control for the Sacramento area, having prevented significant damages in the past.
- **Water Management:** As part of the Central Valley Project, Folsom Dam and Reservoir are vital for water storage and delivery for various uses, including irrigation and municipal supply. The Central California Area Office based at Folsom Dam manages water resources in a large region.
- **Coordination and Stakeholder Engagement:** USBR leads the American River Group (ARG), a team coordinating fishery and operational requirements for the lower American River. This group discusses various aspects of river management.
- **Flood Risk Reduction Projects:** USBR collaborates with other agencies on projects like the Folsom Dam Raise Project and the Folsom Dam Safety/Flood Damage Reduction Project to improve flood risk reduction and dam safety.
- **Environmental Stewardship:** USBR's activities include conserving fish and wildlife and improving water quality, with the ARG focusing on fishery requirements.
- **Recreation Management:** USBR manages recreation areas and has agreements with California State Parks for Folsom Lake and Lake Natoma.

Finally, if this city considers itself separate/above the higher Federal Laws protecting this vital water, the lower American River, with NO consideration NOR involvement of a person familiar with Folsom SSO sanitary sewer Overspills, inadequate improvement of SSS conveyance pipes in this most critical, very old, and underserved section of the city, please be aware the "Folsom city Watchdog" is still concerned, aware, and UNconvinced Folsom has a truly INDEPENDENT City Engineer.

The final Folsom City Engineer Bob Blaser, was my major expert witness in a private enforcement lawsuit. A former mayor "sidelined" Bob and removed his total independence --- all in order to ensure this former mayor's new development buddy got the best deals, and ensure NO ONE but the Folsom Sewage Watchdog would fight to protect the lower American River.

Folsom actually BOLTED SHUT the Folsom SSS manholes where SSOs occurred, were likely to occur, and where the actual wet weather SSS pipe/manhole level within SSS manholes in this oldest part of city were unacceptable. In fact, there was a development along Folsom Blvd. South of the bridge whose CEQA finding even commented upon and Noted the locations in the wider city where the SSS Capacity was a factor which impacted more land use densification. I sent the actual findings to the city council and many entities who needed to know where and How Many Folsom SSS segments were RED LINE pipes.

I reside in a subdivision where the very first Folsom SSS manhole cover BOLTED SHUT operation was done.
True, it's been drier and hotter with time, but who -- what Independent City Engineer -- can or will Certify, Seal and sign a document claiming the LAR is adequately protected from more Folsom SSOs.

Yes, there are real problems with pretending this city can have more than one set of Standards, especially when it comes to WATER vs. city raw sewage. [and 3 CA prisons raw sewage as well.]
What is with the below pretense that a city in this state can have TWO distinct sets of Standards applied??
Clearly 17.52 purports to existence of TWO sets of rules/laws for development.
But NO ONE protects the American River Before densification continues apace.

"Chapter 17.52: Historic District of the Folsom Municipal Code relating to design review, sign permit review, demolition review, and the review of accessory buildings"

TAKE A LONG LOOK at this chapter 17.52.
LEGALLY, it is revolting this city continues to purport there are SEPARATE and distinct DEVELOPMENT and IMPROVEMENT RIGHTS with a single city of Folsom CA.

In Folsom's Historic District, the Design Review process, overseen by the Historic District Commission, ensures new construction and significant alterations to existing structures adhere to the district's historic character. This review process is part of the Folsom Municipal Code and is crucial for maintaining the historic and cultural integrity of the area.

Here's a more detailed breakdown:

- **Commission Involvement:**

  The Historic District Commission is responsible for reviewing designs and architectural plans within the Historic District.

- **Scope of Review:**

  This includes new buildings, additions, renovations, and even significant changes to existing structures.

- **Purpose:**

  The review aims to ensure that new development is compatible with the established historic character of the district, which generally encompasses the period from 1850 to 1950.

- **Code Reference:**

  The process is governed by the Folsom Municipal Code, specifically sections related to the Historic District.

- **Public Input:**

The Historic District Commission also reviews applications for conditional use [illegible] variances, and land divisions within the district.

- **Sign Regulations:**

  Any new or significantly modified signs in the Historic District, particularly in the Sutter Street Subarea, require Design Review approval.

- **Appeals:**

  Decisions made by the Historic District Commission can be appealed to the City Council.

  Beyond the Code:

- **While the Folsom Municipal Code generally dictates design standards, the Historic District Commission can grant exceptions to those standards when unique circumstances require it to comply with the overall purpose of preserving the historic character.**

There's the rub. Pretend if the buildings LOOK old, maybe no one will notice the raw sewage conveyance pipes and all other ACCESS, emergency routes, city Standards --- can possibly be waived. A Sutter St. businessowner entered elected politics with sway over this oldest part of city. And still FMC does not still include the provisions which protected the Independence of Folsom City Engineer.

SEE FOR YOURSELF: envision the considerations in case of emergency, evacuation, uncontrollable &/or inaccessible fire in some really old wood structures.
After-thought, has Folsom ever seen a "project" which is admittedly supposed to be controlled by CEQA? Is that because city no longer has **a truly independent City Engineer**?? Don't long-term Contracts protect Lic. Civil Engineers acting as city engineer in charge?
Folsom Old historic Sutter- 2 tiny escape routes



Folsom Old historic Sutter- 2 tiny escape routes

On Thursday, July 31, 2025 at 01:59:24 PM PDT, LJ Laurent <ljlaurent@att.net> wrote:

To: Folsom city council members
cc: higher elected officials since it may directly impact federal assets, rules, procedural processes
From: Laurette Laurent
July 31, 2015

Re: Is this an Alteration to Folsom Municipal Code, Procedures, or higher laws which govern the method of altering existing laws?

Context: do we all have a Right to Know what New vs Old laws, procedures, etc. may have on all of us, and higher entity assets?
Please respect this so-called 17.52 Historic District section of code includes HUGE PORTIONS of abutments to and Impacts on Federal Assets.
Specifically, this "historic district" as defined by city abuts ABOVE, and DRAINS into Federal American River Waters.
Every aspect of alleged historic district changes MUST deal with the Abutment, and much higher elevation, than the American River -- a federal asset of extreme importance.

What is the city justification for proposing
"Chapter 17.52: Historic District of the Folsom Municipal Code relating to design review, sign permit review, demolition review, and the review of accessory buildings"
ALL within the drainage area and impact areas which impact the American River down below
WITHOUT even providing the LANGUAGE of the Law Change?

I don't care what CEQA citation is made, because how does everyone know this is not in support of some Unknown project or city plan which has a Direct Impact on the American River below and abutting this "District."

ISSUE:
The received Agenda does not contain any specific legal sections of Code, new proposed language, etc.
for consideration at this meeting.

IS this REALLY an ALTERATION to Chapter 17.52?

IF YES, how can it possibly be regarded as being governed by the "common sense" or "general rule" exemption.
If Yes, it appears to be an ALTERATION to Existing Law as promulgated & enforced.

Therefore, the legal question arises, what is the NOT SPECIFIED Exemption when citizens are NOT INFORMED of the New Language which it is alleged has "no possibility" of important impacts.

> Specifically: **Pursuant to CEQA Guidelines Section 15061(b)(3), also known as the "general rule" exemption, CEQA exempts activities that can be seen with certainty to have no possibility for causing a significant effect on the environment.**
>
> CEQA pursuant to Section 15061(b)(3) "Review for Exemption"

Specifically: Folsom HD Agenda Item DOES NOT STATE the wording of both Past and proposed, or just arbitrarily-imposed language as cited in this Folsom HD Agenda Item 2. Zoning Code alleged update -- which another way of saying "altering existing law."

2. Zoning Code Update – Revisions to Chapter 17.52: Historic District and Determination that the Project is Exempt from CEQA

A request from the City of Folsom Community Development Department to amend Chapter 17.52: Historic District of the Folsom Municipal Code

relating to **design review, sign permit review, demolition revie**
review of accessory buildings.
Staff requests that the Historic District Commission make a recommendation to the City Council on the proposed changes to

Chapter 17.52. Staff has determined that the **proposed revisions** are exempt from CEQA pursuant to Section 15061(b)(3) “Review for Exemption” of the CEQA Guidelines.

(Project Planner: Josh Kinkade / Applicant: City of Folsom Community Development Department)

RELATED LEGAL ISSUE:

Folsom has already a PENDING NOTICE to HIRE a LEGAL ANALYST.

Included herein.

WHY is this insufficient LEGAL DEFINITION and Alteration to Existing City LAWS regarding CEQA -- LAND USE --- being considered PRIOR to hiring and informing residents, renters, potential buyers of Folsom-regulated land uses ---
the FULL OPPORTUNITY to have the benefit of this allegedly Incoming LEGAL ANALYST????

WHY would city council persons actually do such an UNEXPLAINED LAW CHANGE just Prior to bringing a highly paid "Legal Analyst" onto city staff?

Why is this happening when so many long-time employees are leaving city jobs?
HOW many APPLICATIONS have been received for new Legal Analyst position?

EMPOWERMENT, or Right of any HD Group, owner, or city associated person to Interpret the exact INTENT of this bit of HD Legislation --- where is any local person allowed to decide HOW an NOT-STATED alteration to this below citation -- allowed to act when this city land abuts and DRAINS into a Federal asset, the American River.
IT IS IMPOSSIBLE to restrain all land use or city council Decisions IMPACTS from impacting the American River below.
Below is cited rights of HD group. It makes NO mention of granting this HD the Rights, Powers, and Full Authority of a legally-constituted "Plan Commission." This has been a sore point since Day 1 of this alleged sub-district.
Now it is clear, there is no legal citation supporting the Authority of this group, the Right of this "advisory" group, to make decisions of Legal Wording which are not within its Jurisdiction, Power, nor does it confer upon such a subgroup "HD" alleged "Commission" the legal authority to exercise authority over the American River via land uses, land use Consequences due to such issues as flooding, erosion from city activities, pollution, earthquake consequences from much high land above events.

Is this the result of no one policing properly --- what do "design guidelines" actually mean in view of such inadequate legislating wording, and a state Prohibition on having more than ONE single "plan commission."

Furthermore, this is the Critical Error of allowing "multiple" plan commissions or groups who LACK sufficient Legal Guidance and Legal Authority to alter anything right next to and below a critical Federal asset.

ISSUE:

Does anyone but me recognize that the actual city wording might not even prevent a "
"construction project" or "landscaping project" from allowing, permitting or IGNORING the detrimental impacts on the American River below.

Does anyone but me recognize this city is hiring a new, highly expensive "Legal Analyst" to our usually silent on such matters "city attorney" --- and worse than that look at the Muni code wording:

The planning, inspections and permitting director shall be responsible for the administration of this chapter and shall assist the historic district commission in performing its functions. **The director shall carry out those additional duties delegated by the historic district commission.** (Ord. 890 § 2 (part), 1998)

GET IT? If this alleged h.d.c. is permitted to make such decisions and take such actions, or IGNORE higher Laws, than the consequences are highly questionable legally, morally, and environmentally.
Staff requests that the Historic District Commission make a recommendation to the City Council on the proposed changes to Chapter 17.52.

ON GOING ISSUE: Now we have a second, highly questionable "plan commission" for a tiny, sensitive area above a federal river, trying to make decisions which are NOT SPECIFIED in the Legal Notice emailed to me.

Please do GOOGLE this term: **can folsom ca make different land use Laws for its "historic district"**

But read the city announcement: if this is NOT a Change to land use laws, then what is??? In fact it seeks changes to multiple laws without reviewing Conformity to higher laws -- such as state laws.

A request from the City of Folsom Community Development Department **to amend Chapter 17.52**: Historic District of the Folsom Municipal Code relating to design review, sign permit review, demolition review, and the review of accessory buildings. Staff requests that the Historic District Commission make a recommendation to the City Council on the **proposed changes to Chapter 17.52.**

> Very funny! google says "**Distinction from Spot Zoning:** It's important to differentiate this from illegal "spot zoning," which involves amending a zoning ordinance for a single parcel that has a different land use characterization than the surrounding district."

Does anyone recognize this **precise wording**,
does put the alleged h.d.c. -- a "commission" on a footing/basis to make huge, huge, changes to land use[s] which impact a federal river below?
Suddenly it is crystal clear the 17.52 is being used to make unknown, unregulated, not-examined, questionable changes to the land draining DIRECTLY onto the American River.

Worse yet, focus on the miserable word choices & omissions & higher Enabling Legislation --- to consider the folly of the alleged Duties of h.d. "commission."
"STAFF REQUESTS" ----
Give me a break.
Isn't it time for whoever is added to the "city attorney" as a "legal analyst" come with some PROVEN EXPERTISE in Land Use Law???

How is the Real World to know when/if the h.d. "commission" which it is NOT legally is making or allowing/ignoring changes which directly harm the American River???

The emailed ANNOUNCEMENT/AGENDA does NOT even specify what is being considered, enacted, revised legally, or applied wrongfully.
It appears this is a Proposal for h.d.c. to consider anything put before it in specific terms of

Design
Signs
Demolition
Accessory Buildings
"PROPOSED law Changes" which are NOT INCLUDED.

- **Historic District Commission:** Folsom also has a Historic District Commission specifically tasked with reviewing **design and architecture** within the Historic District to ensure it aligns with the area's historic and cultural character.

Directly Related issue: Has anyone lately realized the Parcel Numbers for every square inch of so-called h.d.c. "land" have never been defined/UPDATED, nor the ancient business district parcels rechecked for total compliance with purported "purposes" of the h.d.c.?
It has been decades since a full review of "historic district" parcels, "streets", alleys, and fire access Compliance --- have been examined. What has brought about the realization a Legal Analyst is required?
What has current, long-sitting "city attorney" been doing?
I had personal dealings with him long ago; things must have continued to deteriorate, n'est pa?
Most reasonable jurisdictions have outside attorneys.....

Of course, I've never had any reasonable responses from another city employee, Desmond Parrington, the purported "planning manager." In fact I recall only one single communicative response from him since 2001.
Wondered for decades what he has done, is doing....

Won't learn much now because of this:
guess we all need to do some "updating" and "securing" once in a while.
Wondered why so many of my close city contacts left lately.....

Link: Planning Services | Folsom, CA

Planning Services | Folsom, CA

Fraud Alert

The City of Folsom has been made aware of a fraudulent email scheme targeting both current and former Planning customers. The scam involves sending fake invoices using the names of

City Officials and the official City of Folsom logo, instructing recipients to wire mon
current reports of this scam utilize an email address of "planning.folsom.ca@usa.com."

Customers are urged to be cautious and not respond to these emails or send any payments. Anyone who receives a suspicious email of this nature should forward it to planningEPC@folsom.ca.us for review.

.

LIAISON

Desmond Parrington
Planning Manager
916-461-6233
Email

Hint: Chapter 2.11 DEPARTMENTAL ORGANIZATION STRUCTURE

Chapter 2.11 DEPARTMENTAL ORGANIZATION STRUCTURE

This h.d.c. was the invention of a past & perhaps ongoing set of vested interest parties.
Clearly someone decided Folsom required a "legal analyst."
I suggest city council members review in great detail the gaps in the past city land use decision-making in this h.d.c. It is about time a FULL Legal Compliance expert with full credentials be placed where they can address some apparent "slips" by past legal advisement within cityhall.

SKIP DOWN to **this experts duties** at bottom.

17.52.120 Duties of the historic district commission.

The historic district commission shall have the following duties and responsibilities:

A. Oversee the implementation of the provisions of this chapter;

B. Develop and recommend design guidelines to the city council for the historic district;

C. **Prepare and maintain a survey of the historic structures within the historic district;**

D. Provide assistance to residents, property owners and business owners in relation to the provisions of this chapter;

E. Provide advisory review, upon the request of another city commission, committee, any city department, or as **directed by the city council**, of projects or programs affecting or relating to the historic district;

F. **Recommend to the city council amendments to adopted city plans or codes in furthering the purposes of this chapter**;

G. Review the design and architecture of any new structure, or alteration to any existing structures within the historic district, as further defined in this chapter;

H. Determine the **historical significance** of structures as further defined in this chapter;

I. Review applications for sign permits, **conditional use permits, variances, land divisions and mergers within the historic district;**

J. Make recommendations to the city council regarding programs and incentives to encourage and to support the preservation, maintenance, and rehabilitation of historic structures; and

K. Carry out such **other duties** relating to the historic district as may be assigned by the city council. (Ord. 890 § 2 (part), 1998)

City of Folsom

Legal Analyst

SALARY

$5,416.67 - $7,740.70 Monthly

$65,000.00 - $92,888.40 Annually

LOCATION

Folsom, CA

JOB TYPE

Full Time Permanent

JOB NUMBER

25-00039

DEPARTMENT

City Attorney's Office

OPENING DATE

06/26/2025

CLOSING DATE

7/20/2025 11:59 PM Pacific

_____

DUTIES OF THIS NEW LEGAL ANALYST:

- **Provide legal analysis for the City Attorney and Assistant City Attorney.**
- Assist in the drafting, analysis, and review of routine legal documents, contracts, and agreements, letters, memos, reports, ordinances, resolutions, and court litigation documents under attorney supervision.
- Execute filings and e-filing in the state courts; ensure accurate and timely filing of legal documents.
- Assist attorneys in preparing for court and administrative hearings, depositions, court proceedings, and other legal meetings; coordinate and schedule meetings and appointments for attorneys.
- Prepare correspondence and legal memoranda for, or as directed by, the City Attorney or other attorneys.
- Review contracts for compliance with City and legal requirements.
- Answer phone calls and emails for the City Attorney's Office.
- Manage budgetary and fiscal activities within the department.
- Answer and respond to phone calls, emails, and in-person inquiries from the public, outside counsel, and City staff.
- Act as a liaison between the City Attorney, City staff, outside counsel, and/or the public as needed to gather information or respond to inquiries.
- Perform legal research of case law and statutory law.
- Utilize computer research databases and Internet resources.
- Perform substantive research and investigation to identify and analyze relevant information, locate potential witnesses, and provide paralegal support for litigation cases including but not limited to preparation and/or coordination of discovery responses.
- Assist with the gathering of discovery documents.
- Maintain law library and electronic filing system.
- Oversee, monitor and prepare responses to Public Records Act requests.
- Oversee and/or prepare responses to subpoenas for City records, as well as coordinating witness testimony in civil and criminal cases.
- May perform administrative and/or fiscal-related duties including but not limited to preparing and processing check requests, invoices, spreadsheets, budget documents, attorney dues, seminar and conference registrations; gathering and verifying receipts; processing credit card statements; completing travel and meeting expense forms and make related travel and hotel arrangements.
- Perform investigation and coordination on issues regarding claims against the City.
- Perform related duties as assigned.

Job Bulletin

On Thursday, July 31, 2025 at 10:30:28 AM PDT, Karen Sanabria <ksanabria@folsom.ca.us> wrote:

Hello,

Please find attached the Agenda for the upcoming Historic District Commission meeting on August 6, 2025.

Thank you,

Karen Sanabria

CITY OF FOLSOM
DISTINCTIVE BY NATURE

Karen Sanabria
Community Development

City of Folsom
50 Natoma Street, Folsom, CA 95630
ksanabria@folsom.ca.us
916-461-6203

www.folsom.ca.us

Josh Kinkade

From: Karen Sanabria
Sent: Thursday, August 28, 2025 8:29 AM
Subject: FW: CHALLENGE to "HDC" claim of CEQA Exemptions and total Disregard of CA Sunshine Laws, Brown Act

Hello Commissioners,

Please see below the comment letter for Item #2 on the HDC Agenda.

Thank you,
Karen Sanabria

From: Lj Laurent <ln3rwol@gmail.com>
Sent: Wednesday, August 27, 2025 4:50 PM
To: Justin Raithel <jraithel@folsom.ca.us>; Barbara Leary <bleary@folsom.ca.us>
Cc: Karen Sanabria <ksanabria@folsom.ca.us>; Bryan Whitemyer <bwhitemyer@folsom.ca.us>; City Clerk Dept <CityClerkDept@folsom.ca.us>; Ken Cusano <kcusano@folsom.ca.us>
Subject: CHALLENGE to "HDC" claim of CEQA Exemptions and total Disregard of CA Sunshine Laws, Brown Act

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.

To: Justin Raithel, Barbara Leary
cc's, City Manager, City Clerk
bcc's
From: Laurie Laurent
August 27, 2025

Re: Issue & concerns, raised due to insufficient Compliance: fodder for my investigations

Context: Public Information indicates there is a CONTINUED meeting or HEARING on Revisions to Chap. 17.52.
Specific Law Sections and existing VS proposed language DO NOT APPEAR ONLINE.
While it refers to "continued discussion" of Change to 17.52, there is NO PLACE where this appear online, nor did I, nor any neighbor, receive a Public Notice, which includes the Impacted Parcel Numbers, the Scope of proposed change, Precise Wording of existing vs proposed language.
Public Record: there is, online, mention of the Prior HDC "meeting", but WHERE are the RECORDS of meeting?

NOTICE OF CEQA EXEMPTION: QUESTION, without PUBLISHING and POSTING PUBLIC NOTICES, how do residents know IF this was discussed, Where are MINUTES? Who proposed exactly WHAT, and how can city operate what actually and effectively is an improper "second plan commission" -- without FULL and open Records and operations, and Public Notices, as well as Proof of Publication?

CHALLENGES for you to consider **right now**,

based upon the LAST/Past meeting minutes NOT being conveyed to us/me, as requested Request". Suddenly, everything is different, in the DARK.

Where is PROOF of PUBLICATION for past FIRST MEETING?

Where is PROOF of NOTICE to those on record as being listed as "concerned" party wishing all HDC Notices, Publications, Minutes, Records, and PROOF of PUBLICATION is actually the FIRST PAGE of the "petitioners" Application for Change to existing LAW?

PROOF MY FORMAL Request to be on Circulation List was legally ignored, removed, or otherwise NOT HONORED.

My work should be more memorable than just dropping me off the Notice List..... One would think most historic people know my advocacy for Proper Procedure, and Legal Compliance on ALL COUNTS of higher laws, as well as city law.

"Agendas, Packets, Minutes, and Webcasts can be found on the city's website. If you would like to be added to the agenda distribution list, please e-mail the Commission Clerk, Karen Sanabria."

ITEM in question, at 2nd meeting of totally UNKNOWN nature, discussion, and Results......
Staff appears to think the entire Legal Process is exempt from CEQA, Brown Act, and other Sunshine Laws.

Do you realize this indicates someone -- maybe staff --- or maybe not --- has had this UNKNOWN REVISION to LAW, brought before the highly suspect "Folsom's Second Plan Commission."

Does anyone even know a City Engineer should Sign, Seal, and summarize Findings, and Comment on the Impacts, with hard Engineering Data on Infrastructure, water, drainage, SSS pipes, traffic and much more. Don't even dare to suggest this has to do with "affordable housing" brand new & questionable exemptions -- because THIS area has Direct impacts on Federal Waters/land. Whoever composed and has given you their Signature on it, please share it under this -- MY PRA Request to know who is responsible for this. It appears this employee's ruling is highly faulty and NOT in compliance with even latest CEQA updates. Is that why the Language proving their case -- is totally missing???

Do you believe calling it "ministerial" qualifies for an alleged CEQA exemption 2025 -- which is Highly Restrictive in itself. WHAT ARE CHANGES? Who decided on exemptions??

2. Zoning Code Update – Revisions to Chapter 17.52: Historic District and Determination that the Project is Exempt from CEQA A request from the City of Folsom Community Development Department to amend Chapter 17.52: Historic District of the Folsom Municipal Code relating to design review, sign permit review, demolition review, and the review of accessory buildings. Staff requests that the Historic District Commission make a recommendation to the City Council on the proposed changes to Chapter 17.52. Staff has determined that the proposed revisions are exempt from CEQA pursuant to Section 15061(b)(3) “Review for Exemption” of the CEQA Guidelines. (Project Planner: Josh Kinkade / Applicant: City of Folsom Community Development Department)

ONLINE INTERPRETATION after SCAN of all city Records is this:

Regarding the revisions to Chapter 17.52: Historic District, and the determination that the project is exempt from CEQA, continued from the August 6, 2025, meeting, here is an analysis based on California's zoning and environmental regulations.

CEQA exemption for historic district zoning changes

The project involves revising a zoning code, a legislative action, and has been deemed exempt from the California Environmental Quality Act (CEQA). This is **likely** based on one or more of the following exemptions:

- **Ministerial projects:** The CEQA statute exempts ministerial projects, where the public official does not exercise discretion in carrying out or approving the project. A change to the zoning code, however, is a legislative action and is generally **not considered ministerial.**
- **Common sense exemption:** The "common sense" exemption applies when it can be **seen with certainty** that an activity will not have a significant effect on the environment. This is a plausible path for a zoning code revision, particularly if the changes are seen as minor or corrective.
- **Statutory exemptions:** New state legislation has created additional exemptions related to zoning and housing. For example, recent laws allow for rezoning actions to be exempt from CEQA if they implement actions in an adopted housing element. If the historic district zoning revisions align with the city's housing element, this could be the applicable exemption.

Folsom Municipal Code, Chapter 17.52

The revisions relate to Chapter 17.52 of the Folsom Municipal Code, which governs the city's Historic District. The existing chapter defines the district's boundaries and sets standards for property development within its subareas, with the intent of preserving the city's historic "small-town atmosphere". Any revisions would likely be intended to update or clarify these standards while maintaining the historic character of the area.

Potential issues with the CEQA exemption

The decision to exempt the revisions from CEQA could be legally challenged, particularly if opponents argue that the changes could have a significant environmental effect. Grounds for challenge include:

- **Substantial adverse change to a historic resource:** A categorical CEQA exemption cannot be used for a project that may cause a substantial adverse

change to a historical resource, such as a building or district. This is a key exception to the common CEQA exemptions.

- **Cumulative impacts:** Opponents could also argue that the changes, when viewed in combination with other past or future projects in the historic district, could have a significant cumulative impact.
- **Unusual circumstances:** If there are "unusual circumstances" that create the reasonable possibility of significant environmental effects, the exemption may not be valid.
- Summary

The Historic District zoning revisions have been deemed exempt from CEQA, but the **legality of this determination could be challenged.**

Topic	Analysis
Zoning Code Update	The proposed revisions to Folsom Municipal Code Chapter 17.52, concerning the Historic District, will need to be approved and enacted by the Folsom City Council after a public hearing and deliberation.
Historic District	The revisions are intended to refine the regulations for Folsom's Historic District, likely to resolve conflicts or inconsistencies while still preserving the district's character.
CEQA Exemption	The determination that the project is exempt from CEQA may be based on a common sense exemption, or a statutory exemption related to housing and zoning.
Potential Challenge	The CEQA exemption could be legally challenged, particularly if opponents can demonstrate that the zoning changes may result in a substantial adverse change to historic resources within the district.

The continued discussion from the August 6, 2025, meeting suggests that there may have been unresolved issues or public comments related to the revisions and the CEQA determination. Additional information would be needed to provide a more specific analysis of the particular issues at hand.

If only city still sent me the requested HDC minutes, agenda, related Proofs.....
Not a good "look" staff. Why isn't City Engineer mandated by council to REVIEW every single such alteration to law, and its Significance -- especially since the "HD section" of Folsom CA FMC is highly Suspect on the face of it. CA does not permit two "plan commissions"

except under extremely limited legal definitions and Circumstance. If Folsom intends to [illegible] draining directly into American River can have "different" Legal Standards, they need to be MORE RESTRICTIVE -- and not a "backdoor" for avoiding laws.

Remember EVERY alleged "city street" serving 19th century cow paths and lanes, is SUBSTANDARD. Try finding Fire Insurance for those conditions. Or avoiding total Liability for ignoring this ancient, tinder dry area.
Consider again the Liability and utter Folly of one man getting a Light Rail Road Right of Way -- where clearly SAC RT trains constitute an OBSTACLE for Fire Fighting and other Emergency Responses.
Everything about the warrenlike mess in that old area, is NOT up to Standards.

VIDEOS -- nothing corrected. Liability exposure is huge.

https://www.youtube.com/watch?v=qDiJgYLyeco

TREE ORDINANCE Violations never punished. Law never enforced.
https://www.youtube.com/watch?v=9g_g_sPYJZU
For your Attention immediately: the invasive ivy is choking the remaining section of a heritage Oak. City did NOT Fine him for illegal Mature ancient Oak removal.

https://www.youtube.com/watch?v=pIMGJnTGFMk a real mess in HD area -- with killer, no-exit potential.

Retaliation for activism in LNS Subdivision https://www.youtube.com/watch?v=bxnGqdlst4o
Of course he's still a problem. He has FPD officer abutting his ancient, noise-ordinance violating equipment. How can babies sleep with such awful Ignored violations?

https://www.youtube.com/watch?v=Q5dAkvqI4Pw city bought $3 million articulated engine just because SUTTER ST. is so dangerous and tinder-dry.

City of Folsom City Council
50 Natoma Street
Folsom, CA 95630
via email to: cfreemantle@folsom.ca.us for distribution to City Council

SUBJECT: Comments to City Council re: October 14, 2025, Agenda Item No. 6 – Ord. No. 1353 Amending FMC Chapter 17.52

Dear City Councilmembers:

This letter is 1) to express my opposition to the proposed amendments to Folsom Municipal Code ("FMC") Chapter 17.52 as presented in and attached to the staff report for Agenda Item No. 6 of your October 14, 2025, meeting materials ("10/14/25 Staff Report"), 2) to urge the Council to implement full cost recovery for application reviews, 3) to oppose the City's use of staff's recommended exemption from environmental review under the California Environmental Quality Act ("CEQA"), and, 4) notwithstanding the preceding, to provide specific suggestions for the Council's consideration should the Council entertain revisions to FMC 17.52 similar to those proposed by staff.

I reside in Folsom's Historic District and own property in the Historic District that is subject to provisions of FMC Chapter 17.52. While residents and property owners in the Historic District are subject to certain restrictions and limitations pursuant to FMC 17.52, we – along with Folsom residents outside the Historic District and the public in general – also benefit from provisions of FMC 17.52 that seek to preserve and promote the historical character and quality within both commercial and residential areas of the Historic District.

My comments here are provided with the intent to assist the City Council in rational decision making with regard to regulating and protecting the historical character of the Historic District in a manner that is both effective and efficient.

With staff's proposed revisions, FMC Chapter 17.52 would become substantially more complex and subject to even more varied interpretation than the existing chapter. I suggest that one of the worst mistakes regulators can make when they want to modify regulations is failing to take a wholistic approach to ensure that the modified regulations do not result in increased complexity and unknown and/or unintended consequences. Without first looking at FMC Chapter 17.52 in its entirety and without considering the implications and relationship with other FMC provisions outside of Chapter 17.52, the proposed piecemeal revisions before you now should be rejected.

1. Historic District Commission Role

On August 5, 2025, I emailed the Council requesting the Council reconsider the role of the Historic District Commission ("HDC"). That email is included as **Attachment 1** of this letter and I encourage the Council to consider and act on the recommendations therein as a priority over the currently proposed FMC 17.52 modifications. If a true goal of the Community Development Department's efforts to modify FMC 17.52 is to reduce City costs, then I suggest that eliminating or modifying the role of the HDC would have substantial cost reductions without any necessary detriment to the quality of the Historic District.

Additionally, the Council should recognize that any revisions to FMC 17.52 that modify or expand the purported *final authority* of the HDC[1] would exacerbate the existing FMC 17.52 conflict with City Charter section 4.07.

2. Full Cost Recovery of 2011 Resolution 8801

I continue to urge the City Council to direct the City Manager and Community Development Director to implement a full cost recovery program for processing development applications consistent with the process described in the March 2, 2011, staff report and adopted by the Folsom City Council in 2011 through Resolution 8801 (see **Attachment 2** of this letter). Through such a process, applicants within the Historic District would pay the actual cost for processing their individual applications – neither subsidizing nor being subsidized by other applicants and without being subsidized by the City's General Fund. In 2011, the Community Development Department and City Council assessed and wisely decided that a full cost recovery system for planning fees "would protect [] General Fund monies from subsidizing private development applications." Yet, the system requested by the Community Development Director and approved by the Council in 2011 still has not been implemented. Instead, the City has adopted fees purportedly based on average costs of processing certain types of applications. This system is inherently unfair due to variabilities in specific types of development and reviews, is obviously insufficient in fully recovering the costs of City project application reviews, and continues to *subsidize private development applications* which was the sound rationale that led to the Council's adoption of Resolution 8801 in 2011 but which has never been implemented.

3. The California Environmental Quality Act

Adoption of modifications to FMC 17.52 is a discretionary action constituting a "project" and does not qualify for an exemption from the California Environmental Quality Act ("CEQA"). The 10/14/25 Staff Report (at pg. 10) asserts that "the proposed code amendment is *process related and administrative in nature* and therefore will not have a significant effect on the environment" and that the proposed code amendment is therefore exempt from CEQA under CEQA Guidelines Section 15061(b)(3).

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA if,

> The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposed revisions to FMC 17.52 would effectively *eliminate* important existing design review provisions established to protect the historical character of the Historic District. Among the proposed revisions is a list of "minor modifications" that would be exempt from design review (see proposed new section 17.52.300(C)(1)). The exempt features would include, among other things,

> d. patio covers, gazebos, pergolas and trellises under 200 square feet in size and located outside of the front, side, and street side yards,

[1] E.g., proposed revisions to 17.52.360 and 17.52.370 addition of "as well as the expiration and extension of such permits" to the HDC's final authority; acting as the appeal hearing body for proposed new design review authority of the Community Development Director.

e. privacy walls and fencing, excluding chain link, which is not allowed,

f. aboveground spas and hot tubs located outside of he [*sic*] front and street side yards,

g. solar panels,

h. outdoor cooking facilities located outside of the front and street side yards.

An express design review exemption of these features would not only eliminate any City review or public comment opportunity, but also would eliminate any obligation for individuals undertaking such property modifications to design such features in a manner consistent with the express purposes of FMC 17.52 that would otherwise be required without the proposed design review exemption. Express purposes of FMC 17.52 include, "[t]o 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." (FMC 17.52.110(B)(5).)

Exempting, for example, "privacy walls and fencing" from any design review requirements, would be reasonably expected to be detrimental to the historical character of the Historic District. Even attractively designed privacy walls or fencing could be substantially inconsistent with, and diminish the historical character of, the Historic District. The development of unregulated out-of-character walls and fences would have the potential to result – in individual instances and cumulatively over time - a significant adverse impact on the historical character of the Historic District.

Contrary to staff's recommended CEQA Guidelines 15061(b)(3) exemption, *common sense* does not lead to the conclusion that eliminating design review and design requirements for such features would have **no possibility** of having a significant effect on the environment. Yet, *no possibility* is required if the CEQA Guidelines 15061(B)(3) exemption is to apply. Here, it does not.

In fact, *common sense* leads to the opposite conclusion – exempting certain types of projects from any design review process and from any design requirements can be reasonably anticipated to result in significant impacts on the historical character of the Historic District where historical character of the locally important Historic District resource is a significant impact on the environment. Additionally, development of certain features that would be exempt from design review under the proposed exemptions within the viewshed of designated historic resources could result in significant adverse effects to those historic resources/properties.[2]

The CEQA Guidelines 15061(B)(3) exemption can be applied only, "[w]here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." Whether a particular activity qualifies for the common sense exemption presents an issue of fact and the agency invoking the exemption has the burden of demonstrating the exemption applies.[3] Thus, the obligation is on the City to provide substantial evidence for how the proposed FMC 17.52 amendments – in particular, the list of proposed design review exemptions – would not have **no possibility** of a significant impact.

[2] e.g., sites/properties listed on the City of Folsom Cultural Resources Inventory (see **Attachment 3** of this letter), properties on the National Register of Historic Places such as the Cohn House at 305 Scott Street in the Historic District.

[3] See *Muzzy Ranch Co. v. Solano County Airport Land Use Com.* (2007) 41 Cal.4th 372 citing *Davidon Homes v. City of San Jose* 54 Cal.App.4th 106 at p. 114, et al.

Staff's assertion that "the proposed code amendment is *process related and administrative in nature* and therefore will not have a significant effect on the environment" fails to consider the implications of exempting certain projects from design review and the City has provided no other analysis or evidence for how the proposed revisions would have **no possibility** of a significant environmental impact.

The Staff Report states that, "[o]utside of the *very small projects* proposed to be exempt from Design Review, all projects will continue to be subject to the same level of analysis against the same documents, standards, and guidelines as they currently are." Yet, although some of the proposed FMC 17.52 design review exemptions include maximum sizes to qualify for the exemptions, many do not. The Staff Report seemingly acknowledges that certain size projects should not be exempt, yet, provides no basis for the recommended sizes or how or why those sizes might be acceptably exempt whereas larger projects of a similar type would not. Additionally, certain categories of projects that would be exempt from design review are proposed with no size or design criteria at all (e.g., privacy walls and fencing[4], solar panels, outdoor cooking facilities). Such carte blanche exemptions are in stark contrast to the FMC 17.52 purposes of maintaining historic quality of the Historic District, should not be adopted, and do not qualify for a CEQA exemption.

4. Specific Recommendations

Notwithstanding the comments above, should the Council proceed with amending FMC 17.52 in some manner similar to the current proposal, I offer the following recommendations.

a. Section 17.52.020 re: Historic District Commission Composition

FMC Section 17.52.020 is not addressed in the recommended revisions and is the 17.52 section that establishes composition of the HDC. In the absence of eliminating the HDC altogether, please consider revisions to this section to provide that each City councilmember appoints one HDC commissioner and to provide for the Council to appoint two additional members both of whom are on the Planning Commission. The existing methodology and categories (e.g., business owners, residents, etc. appointed by the Mayor) are unnecessary and preclude each councilmember from having an appointee. My proposed changes would result in a methodology for establishing the HDC more inline with the methodology used for establishing the Planning Commission.

b. References to "planning, inspections, and permitting director"

In two instances, the proposed revisions change "planning, inspections, and permitting director" to "community development director." Those changes make sense, but there are at least nine other references in 17.52 to "planning, inspections, and permitting

[4] With the single exception that staff – apparently subsequent to HDC consideration and direction - now proposes to *prohibit* chain link fencing in the Historic District by including in proposed new section 17.52.300(C)(1)(e) the phrase "excluding chain link, which is not allowed." The Staff Report explains, "Since [the HDC September 3, 2025] meeting, staff has also heard additional feedback to add in a provision that chain link fences not be allowed in the Historic District. Staff supports this request and found that it is consistent with the language of the existing Design and Development Guidelines. A such, staff added a reference to the code update **to prohibit chain link fences**." The Staff Report offers no explanation for how this prohibition would affect *existing* chain link fencing within the Historic District, including that which provides a supporting base for ivy or other vegetation any may not even be readily visible (e.g., 614 Mormon Street). Although I agree that there may be many instances in which chain link fencing (as well as other types of fencing) – due to height, length, location, and other factors – should not be permitted in the Historic District, I object to the blanket prohibition on chain link fencing tucked into the new exemptions section of the proposed FMC 17.52 revisions.

director" that for consistency should also be revised.[5] Additionally, throughout chapter 17.52, references to the "planning, inspections, and permitting department" should be changed to "community development department".

Additionally, the proposed language in section 17.52.130 states, "The community development director, *previously referred to as the planning, inspections and permitting director*,…" Without changing *all* instances of "planning, inspections, and permitting director" to "community development director" the proposed language is inconsistent since "previously referred to" is inaccurate as in many cases the director is still referred to as the planning, inspections, and permitting director."

Please be comprehensive and update all occurrences.

c. 17.52.320 re: Notice and Posting for Design Review

Improved provisions for public noticing for City reviews and approvals in the Historic District are needed, and the proposed revisions are insufficient in particular with regard to director-level review/approvals for which a consistent process of public noticing and input opportunities are critical to ensuring opportunity for public involvement in the decision-making process. Additionally, any staff-level decisions should be supported by sufficient documentation of staff's analysis and that documentation should be made available for public review and input *before* any staff-level decision is made. The proposed revisions do not accomplish this and community director assurances of a process that is not expressly established in the FMC are insufficient.

d. 17.52.540 re: Historic residential primary area special use and design standards

Section 17.52.540 is not addressed in staff's recommendations, but has provisions pertaining to garage setbacks that I urge the Council to reconsider and modify. FMC 17.52.540(F) specifies that "...Garages shall be set back a minimum of 20 feet from the public right-of-way." Alleys are public rights-of-way; however, staff, the HDC, and City Attorney have previously and incorrectly interpreted this code section to *not* apply to garages accessed from alleyways and instead have applied a 5-ft setback for alley-accessed garages.

Alleys in the Historic District are becoming increasingly used as primary access for dwellings, including ADUs. Parallel parking on an alley-fronting driveway pad can provide an important addition to parking options for a property owner, but a 5-ft setback does not sufficiently provide for that. Additionally, as more and more garages and ADUs are developed along and with alley access, alleys are becoming increasingly congested and garbage collection and emergency vehicle access, as well as resident vehicle access, is becoming increasingly constrained.

If FMC 17.52.540(F) remains unaltered, the City should interpret its unambiguous language as requiring garages to be set back a minimum of 20 feet from *all* public rights-of-way*, including alleys*. However, I think it would be appropriate and recommend that FMC 17.52.540(F) consider amending FMC 17.52.540(F) to require a minimum 10-foot setback between garages and edge of alley. To accomplish this, I suggest that FMC 17.52.540(F) be revised to state something like, "...with the exception of alleys for which

[5] See 17.52.130, 17.52.510(E)(6), 17.52.550, 17.52.670 [3 instances], 17.52.690, 17.52.700(A), and 17.52.700(B).

a minimum of 10 feet from the property line along the alley right-of-way shall be provided."

e. 17.52.660(A) - re: Exemptions for Post-1950 Demos.

Instead of flat-out "exempting" structures less than 50 years in age, such demolitions should still be required to obtain demolition approval but the code could include a statement that such approval shall not be withheld if substantial evidence is provided demonstrating 1) the structure was built less than 50 years from when the demolition permit is submitted and 2) that the structure does not otherwise have historical significance.

f. 17.52.660(B)(1)(b) re: Fees for Demo Approvals

Although I strongly support full cost recovery of application processing in most instances, I suggest that the Council consider eliminating fees associated with demolition review in the Historic District to minimize potential incentives for a property owner to avoid obtaining approvals for building demolitions.

g. 17.52.700 re: Appeals

Although not addressed in staff's recommendations, FMC 17.52.700 should be revised to be consistent with the appeal processes established in 17.06.110 for appeals outside of the Historic District, to provide that *any person dissatisfied with any action* of the director of the community development department or HDC can appeal directly to the City Council. An avenue for all residents of the City to their elected officials on the City Council should be provided, and the existing FMC 17.52.700 requirements for appellants could be read (and has been read by at least one sitting council member based on his June 13, 2023, vote to deny my standing to appeal an HDC demolition approval) to severely restrict rights to appeal. City representatives have argued that the HDC functions much like the Planning Commission, but the differing appeal provisions are one of several stark contrasts.

CONCLUSION

Thank you for considering my comments.

Sincerely,



Bob Delp
Historic District - Folsom, CA 95630 - bdelp@live.com - 916-812-8122

Attachments:

Attachment 1. August 5, 2025, Bob Delp email to City Council Subject: Request for Reconsideration of the HDC's Role

Attachment 2. March 2, 2011, Staff Report and Resolution No. 8801 Directing Staff to Implement a Program for Full Cost Planning Service Fees

Attachment 3. September 2, 2025, Desmond Parrington email to Glenn Fait including Cultural Resources Inventory

Attachment 1

August 5, 2025, Bob Delp email to City Council
Subject: Request for Reconsideration of the HDC's Role

From: Bob Delp <bdelp@live.com>
Sent: Tuesday, August 5, 2025 11:47 AM
To: bwhitemyer@folsom.ca.us <bwhitemyer@folsom.ca.us>; Sarah Aquino <saquino@folsom.ca.us>; Mike Kozlowski <mkozlowski@folsom.ca.us>; Justin Raithel <jraithel@folsom.ca.us>; Barbara Leary <bleary@folsom.ca.us>; Anna Rohrbough <annar@folsom.ca.us>; Pam Johns <pjohns@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>
Subject: Request for Reconsideration of the HDC's Role

Tomorrow night, the Historic District Commission (HDC) is scheduled to consider staff-proposed revisions to FMC chapter 17.52. This message is to urge the City Manager and Community Development Director to postpone this discussion and for the City Manager, Community Development Director, and City Council to first reassess the role and need for the HDC. Revisions could then be made to chapter 17.52 reflecting Council direction on a potential change in the role, or elimination, of the HDC. I recall at least one current council member previously questioning the bifurcated roles of the HDC and Planning Commission, and I urge the City leadership that the time is right to reassess the functions of these two commissions.

Folsom's Historic District is a truly important and unique part of the City that warrants special land use planning provisions and protection. Many FMC chapter 17.52 provisions reflect important processes and considerations for design review and land use in the Historic District, and I am not arguing that these provisions be eliminated. However, the HDC is not fundamental to oversight of land use within the Historic District and adds costs, complexity, and inefficiencies to the City's land use administration.

The Community Development Department (CDD) and an informed Planning Commission could efficiently and effectively exercise appropriate design review and other land use authority within the Historic District functioning in much the same way they do for the rest of the City. The Planning Commission already meets regularly and has – or should/could have – a comprehensive understanding of planning matters throughout the City, including the Historic District. The currently bifurcated planning oversight provided by the Planning Commission for matters outside the Historic District and by the HDC for matters within the Historic District is inefficient and adds unnecessary complexity in planning processes and public participation. (For example, in recent years both the River District Master Plan process and the Home Occupation Ordinance amendment process required involvement of the Planning Commission and the HDC.)

Unlike the HDC, the Planning Commission is expressly established by the City Charter and is not restricted to being advisory only to the Council. The Planning Commission is the appropriate body to have oversight, review, and final approval authority (appealable to the City Council) for planning matters throughout the City, including the Historic District. Moreover, the Planning Commission is comprised of seven members, five of whom are each designated by an individual City Council member providing balanced representation of the City's elected officials. This contrasts with the unbalanced representation on the HDC whose composition is determined by the Mayor with confirmation needed by only two other councilmembers.

Elimination of the HDC would require some upfront effort with modifications to FMC chapter 17.52, but would offer long-term efficiencies and other benefits to the City while still affording protection of the Historic District as a treasured City feature.

Thank you for considering my input.

Bob Delp
916-812-8122 / bdelp@live.com

Attachment 2

March 2, 2011, Staff Report and Resolution No. 8801 Directing Staff to Implement a Program for Full Cost Planning Service Fees

PUBLIC HEARING
Agenda Item No.: 8a
CC Mtg.: 03/08/2011

DATE: March 2, 2011

TO: Mayor and City Council Members

FROM: David E. Miller, AICP, Community Development Director

SUBJECT: **RESOLUTION NO. 8801 - A RESOLUTION MODIFYING RESOLUTION NO. 8301 TO CONVERT NOTED PLANNING FEES TO DEPOSITS AND DIRECTING STAFF TO IMPLEMENT A PROGRAM FOR FULL COST PLANNING SERVICE FEES**

BACKGROUND /ISSUE

The Planning Department Service Fees were last updated in October 2008. The fees generally reflect the average cost to provide development application processing services. However, the range of complexity in development applications can vary widely and some projects can remain "active" or "in process" for years because projects are substantially revised and resubmitted (sometimes with years passing in between) in an attempt by applicants to obtain City approval. Staff sometimes must effectively begin processing all over with each resubmittal but is unable to request new project fees because the project is still technically active. It is these types of projects that staff seeks to target to ensure that staff costs are fully recovered. As the Council is well aware, in our current fiscal climate the General Fund is unable to cover any unnecessary development service related costs.

Another major issue associated with development application fees is the continuing reduction in General Fund revenues. Over the past three years, the City's General Fund expenses have exceeded the General Fund revenue by approximately $13 million. The City's General Fund cannot subsidize development applications. Given significant increases in productivity and expediting development permits, the expense to process development permits has dropped in many cases. Nevertheless, the General Fund continues to significantly subsidize development permit activity.

Therefore, staff is proposing to implement a program where staff would track time spent on each planning application and begin charging applicants monthly if and when the application fees were exceeded. In addition, a fee would be implemented to cover planning staff time to review building permits. In this manner, the City would protect its General Fund monies from subsidizing private development applications.

POLICY / RULE

Folsom Municipal Code Section 3.50.020 directs the City Manager to recommend to the Council the adjustment of fees and charges to recover the percentage of costs reasonably borne in providing the regulation, products or services enumerated in Chapter 3.50.

Folsom Municipal Code Section 3.50.030 provides direction on calculating "costs reasonably borne" to include the following elements: direct costs (wages, overtime, benefits, overhead, etc), indirect costs (building maintenance, computers, printing, etc.), fixed assets, general overhead, department overhead, and any debt service costs.

Folsom Municipal Code Section 3.50.040 requires fee adjustments be approved by the City Council. It also specifies the percentage of City service costs to be recovered through fees. The majority of Planning Service Fees are directed to be 100% cost recoverable through its fee structure. Building Permit fees are also directed to be 100% cost recovered.

ANALYSIS

Staff recommends that the City Council direct staff to implement a full cost recovery program modeled after one that's been used by the City of Roseville Planning and Redevelopment Department since 2003. The following is the proposed program outline:

Base Cost

The base cost for processing a full cost application represents the minimum amount of staff time invested by City staff. This base cost is determined by an analysis of actual costs and is non-refundable. Staff recommends that Folsom's existing fee structure adopted October 1, 2008 be used as this base cost so that no new costly analysis process is required.

Project Initiation

Concurrent with the start-up of a project, the applicant enters into an agreement for full cost billing. Per this agreement, the applicant would pay the base costs associated with the individual entitlements associated with the project.

Full Cost Billing

Following project initiation and payment of the base cost fee, staff will record time spent working on the project against the base cost. If staff time exceeds that covered under the base cost, the applicant shall be billed an hourly rate thereafter on a monthly basis.

The hourly billing rate charged to projects would be a factor of the staff salary to cover costs as enumerated in Folsom Municipal Code Section 3.50.030, including: direct costs (wages, overtime, benefits, overhead, etc), indirect costs (building maintenance, computers, printing, etc.), fixed assets, general overhead, department overhead, and any debt service costs. The Finance Department has completed a full analysis of overhead charges and has submitted rates for all Community Development staff.

These charges are based on the current staff costs per adopted City labor contracts, plus a factor for direct and indirect costs. Included in the monthly billing would be any costs incurred by other departments such as the City Attorney's Office, Public Works, Utilities, Housing and Redevelopment, Parks and Recreation, etc.

Consultants

As may be required for project evaluation or environmental review, all consultant work shall be paid for by the project applicant and would be included in the payment agreement. The City would charge an administrative cost equal to 10% of the contract amount, which is a typical markup rate industry wide.

Non-Residential Plan Check Fee

Planning staff must review every building permit for compliance with conditions of any project approval (such as a Design Review or Planned Development Permit) to ensure all the Planning Commission and City Council conditions have been complied with. In addition, permits must be reviewed for compliance with the Zoning Code and any other applicable ordinance. Staff recommends that an additional planning review fee equal to 15% of the permit fee (same as City of Roseville fee) be charged to cover planning staff review time for non-residential projects because currently this cost is not being covered and is a drain on the General Fund.

Residential Landscape Review Fee

Due to recent state legislation (AB 1881) all landscape plans are required to be reviewed for water conservation standards. While commercial landscape plan review is covered by the existing fee structure, residential landscaping plans are not. Staff proposes to require a residential fee for each residential landscape plan review and inspection based on the hourly rate of the City Arborist.

As shown in the table below, the proposed fee deposits for typical entitlements are similar to other jurisdictions in the region.

Entitlement	Folsom	Roseville	Sacramento	Elk Grove	Rancho Cordova
General Plan Amendment	$3,651-$7,300	$4,934-$13,074	$20,000	$12,371	$15,000
Rezone	$2,502-$4,997	$5,154-$13,338	$8,000-$20,000	$10,176	$15,000
Specific Plan Amendment	$5,892	$5,139-$13,075	$10,000	$3,443	$5,000
Tentative Parcel Map	$4,754	$1,698	$500 per lot	$4,854	$10,000
Tentative Subdivision Map	$5,721+$30 per lot	$3,338-$4,832	$500 per lot	$7,533	$10,000-$20,000
Planned Development Permit	$7,640+$382 per acre	$4,627	$6,200	$5,281	$10,000
Conditional Use Permit	$4,954	$4,085	$4,000-$9,000	$5,223	$10,000
Variance	$1,405	$2,430	$3,000	$3,228	$10,000

Staff recommends the Planning Service Fees convert to this deposit/cost recovery system in accordance with those services specifically identified in Section 3.50.040 to be full cost recovery. Exceptions to full cost recovery identified in this section include appeals (identified costs to be 10% recovered) and tree removal permits/special events permits (by omission from the schedule of Development Services to recover costs reasonably borne).

FINANCIAL IMPACT

The cost recovery program would allow the City to more accurately cover the actual costs for development permits from the applicants. Although the actual savings to the General Fund are cannot be quantified, this fee recovery program will result in a positive impact to the General Fund and provide direct costs charges to contribute to the General Fund to more accurately fund development processing costs.

ENVIRONMENTAL REVIEW

This Resolution is categorically exempt from the California Environmental Quality Act under Public Resources Code §21080, sub. (b)(8) and CEQA Guidelines §15273, establishment, modification, structuring or approval of rates, tolls fares, or other charges by public agencies which the public agency finds are for the purpose of meeting operating expenses. The modification of permit fees has not potential environmental impact upon the environment so does not constitute a project under CEQA.

ATTACHMENTS

1. Resolution No. 8801 – A Resolution Modifying Resolution No. 8301 to Convert Noted Planning Fees to Deposits and Directing Staff to Implement a Program for Full Cost Planning Service Fees
2. City of Roseville Planning Fee Schedule – Effective July 1, 2010 (which includes procedures for Full Cost Fees)
3. City of Roseville Planning Department Sample Agreement for Full Cost Billing.

RECOMMENDATION/CITY COUNCIL ACTION

Staff recommends that the City Council adopt Resolution No. 8801 – A Resolution Modifying Resolution No. 8301 to Convert Noted Planning Fees to Deposits and Directing Staff to Implement a Program for Full Cost Planning Fees.

Submitted,

David E. Miller

David E. Miller, AICP
Community Development Director

000004

Attachment #1
City Council Resolution

RESOLUTION NO. 8801

A RESOLUTION MODIFYING RESOLUTION NO. 8301 AS SHOWN IN THE ATTACHED FEE SCHEDULE AND DIRECTING STAFF TO IMPLEMENT A PROGRAM FOR FULL COST PLANNING SERVICE FEES

WHEREAS, Folsom Municipal Code Section 3.50.020 directs the City Manager to recommend to the Council the adjustment of fees and charges to recover the percentage of costs reasonably borne in providing the regulation, products or services as enumerated in Chapter 3.50; and

WHEREAS, Folsom Municipal Code Section 3.50.030 provides direction on calculating costs reasonably borne to include the following elements: direct costs (wages, overtime, benefits, overhead, etc.), indirect costs (building maintenance, computers, printing, etc.), fixed assets, general overhead, department overhead, and any debt service costs; and

WHEREAS, Folsom Municipal Code Section 3.50.040 requires fee adjustments be approved by the City Council; and

WHEREAS, Folsom Municipal Code Section 3.50.040 also directs that the majority of Planning Service Fees and Building Permit Fees shall be 100% cost recoverable through its fee structure; and

WHEREAS, the range of complexity in Planning Department development applications can vary widely; and

WHEREAS, in our current fiscal climate the General Fund is unable to cover any unnecessary development service related costs; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that Resolution No. 8301 be modified as shown in the attached fee schedule, effective 60 days from the date of adoption of this Resolution on May 8, 2011 and directs City staff to implement a program for full cost planning service fees as attached and described in the staff report.

PASSED AND ADOPTED this 8th day of March 2011, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Andrew J. Morin, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

#	Department Service	Base Fee (Non-Refundable Deposit)
	Planning	
PE-1	Preliminary Project Review (deposit)	$ 545
PE-2	Tentative Parcel Map Review (Deposit)	$ 4,754
PE-3	Tentative Subdivision Map Review (deposit)	$5,751 + $30/Lot
PE-4	Tentative Map Amendment Review (deposit)	$ 7,923
PE-5	Final Map Amend/Cert of Correction	$ 2,599
PE-6	Tentative Map Extension Review (deposit)	$ 3,404
PE-7	Site Design Review - Planning Comm. (deposit)	$ 3,992
PE-8	Planned Development review (deposit)	$7,640 + $382/acre
PE-9	Planned Development Mod. Review (deposit)	$ 7,628
PE-10	Planned Development Ext. Review (deposit)	$ 2,678
PE-11	Specific Plan Review (deposit)	$ 5,356
PE-12	Specific Plan Amend. Review (deposit)	$ 5,892
PE-13	Initial Environmental Study/Assmnt (deposit)	$ 5,423
PE-15	Environmental Impact Review & Report*	$ 7,285
PE-16	Notice of CEQA determination	$ 252
PE-18	Envtl Mitigation Prog. Monitoring*	$ 5,369
PE-20	Historic Dist SFD Design Rvw (deposit)	$ 54
PE-21	H.D. Mult Fam/Comm Design Rvw (deposit)	$ 1,841
PE-22	Arch Review - SFD (deposit)	$ 54
PE-23	Arch Review – Mult-Fam/Comm. (deposit)	$ 1,841
PE-24	Historic Dist Sign Review (deposit)	$ 54
PE-25	Sign Permit - Staff	$ 107
PE-26	PD Permit Sign Only (deposit)	$ 1,071
PE-27	Zoning Verification Review (deposit)	$ 258
PE-28	Rezoning Request Review- < 5 acres (deposit)	$ 2,502
PE-29	Rezoning Request Review- 5+ acres (deposit)	$ 4,997
PE-20	Lot Line Adj./Parcel Merger (planning) (deposit)	$ 844
PE-31	Annexation Processing (deposit)*	$ 4,280
PE-32	Variance Review- SFD (deposit)	$ 1,405
PE-33	Variance Review- Other (deposit)	$ 1,405
PE-35	Appeal - Admin	$ 214
PE-36	Appeal - by other (deposit)	$ 429
PE-37	Code Amendment (deposit)*	$ 1,912
PE-38	General Plan Amendment <5 acres (deposit)	$ 3,651
PE-39	General Plan Amendment >5 acres (deposit)	$ 7,300
PE-40	Temporary Use Permit Review	$ 54
PE-41	Conditional Use Permit Review (deposit)	$ 4,954
PE-43	Street Name Review/Change (deposit)	$ 1,071
PE-44	Devl. Agreement Processing (deposit)*	$ 4,607
PE-45	Non-residential Plan Check Fee	15% of building permit fee
PE-46	Residential Landscape Review Fee	Hourly rate of City Arborist

Attachment #2
City of Roseville Planning Fee Schedule
Effective July 1, 2010

CITY OF ROSEVILLE CALIFORNIA

PLANNING and REDEVELOPMENT
311 VERNON STREET * ROSEVILLE, CA 95678

Planning Fee Schedule - Effective July 1, 2010

Adopted by Resolution No. 96-239 - Amended by Resolution No. 97-287 - Amended by Resolution No. 99-507 - Amended by Resolution No. 02-02 - Amended by Resolution No. 02-224
Amended by Resolution No. 04-485 - Amended by Resolution No. 05-176, Amended by resolution 09-124

ENTITLEMENT (APPLICATION TYPE):	FEE	Full Cost Base Cost
APPEALS		
1. Planning Director's Decision	$454	
2. PC/DC Decision to City Council	$425	
ANNEXATIONS		
1. Annex/PZ/Detach/SOI/(FULL COST/Deposit)[1]		$11,786
DEVELOPMENT AGREEMENTS		
1. Adoption of Specific Plan (FULL COST/Deposit)[1]		$6,837
2. Amendment of SPA (FULL COST/Deposit)[1]		$6,837
3. Associated with Affordable Housing	$1,244	
4. Associated with Single Topic Item	$2,474	
ENVIRONMENTAL REVIEW		
1. Exemption WITHOUT Initial Study	$176	
2. Exemption WITH Initial Study	$425	
3. Negative Declaration with NO Mitigation	$630	
4. Tiered Negative Declaration WITH Mitigation	$1,288	
5. EIR Deposit (FULL COST/Deposit)[1]		$11,786
GENERAL PLAN AMENDMENT		
1. Entilement Fee - GPA 10 Acres of LESS, Map/Text	$4,934	
2. GPA 11+ Acres, Map/Text (FULL COST/Deposit)[1]		$13,074
3. GPA - Text Policy Amend (FULL COST/Deposit)[1]		$13,074
PUBLIC UTILITY EASEMENT ABANDONMENT		
1. Summary Vacation	$1,259	
2. General Vacation	$1,772	

ENTITLEMENT (APPLICATION TYPE):	FEE	Full Cost Base Cost
SIGNS		
1. Standard Sign Permit	$117	
2. Planned Sign Permit Program	$512	
3. Sign Permit/Program - Public Hearing Req.	$1,010	
4. Administrative Permit for Sign Exception[2]	$717	
5. PSP Minor Modification[3]	$58	
SPECIFIC PLAN AMENDMENT		
1. SPA Adoption, Map/Text (FULL COST/Deposit)[1]		$11,786
2. SPA 10 Acres or LESS, Map or Text	$5,139	
3. SPA 11+ Acres, Map/Text (FULL COST/Deposit)[1]		$13,075
4. SPA Text/Policy Deposit (FULL COST/Deposit)[1]		$13,075
SUBDIVISIONS/CONDOMINIUMS*		
1. Grading Plan / Minor	$1,201	
2. Grading Plan / Major	$2,489	
3. Lot Line Adjustment	$1,201	
4. Extension to a Tentative Map	$1,201	
5. Voluntary Merger	$1,201	
6. Reversion to Acreage	$1,698	
7. Minor Modification to a Tentative Map	$1,201	
8. Major Modification to a Tentative Map	$2,796	
9. Tentative Parcel Map with 4 or fewer Lots	$1,698	
10. Tentative Map, 5 through 99 Lots	$3,338	
11. Tentative Map, 100 through 499 Lots	$4,832	
12. Tentative Map, 500+ Lots (FULL COST/Deposit)[1]		$12,254

KEY: [1]Full Cost/Base Cost to be collected at submittal. An estimate of processing cost will be provided at PEM. Applicant to pay 100% of Actual Cost to process requested Entitlement.

*Condominium subdivision category has been added to assist in the processing and tracking of condominium units

[2] Previously processed as Sign Variance

[3] Previously processed as ZCC

600000

ENTITLEMENT (APPLICATION TYPE:	FEE	Full Cost Base Cost
ZONING ORDINANCE ENTITLEMENTS		
1. Administrative Permit	$717	
2. Conditional Use Permit	$4,085	
3. CUP Extension or Modification	$2,650	
4. Design Review Permit	$4,627	
5. DRP/Minor Approved at Public Counter	$102	
6. DRP/Residential Subdivision w/other Permit	$2,870	
7. DRP Extension or Modification	$2,650	
8. CUP/DRP Process with another Permit	$2,225	
9. Flood Encroachment Permit	$3,719	
10. MPP Stage 1 or Stages 1 & 2 (FULL COST/Deposit)[1]		$14,846
11. MPP Stage 2, Mod/Exten of Stage 1 &/or 2	$2,650	
12. MPP Administrative Modification	$776	
13. Planned Development Permit	$4,627	
14. TP Admin - Approved at Public Counter	$88	
15. TP - Req. Public Hear for SFD or 10 trees/Less	$1,772	
16. TP - Req. Public Hear for DRP/TM or 11+ trees	$2,723	
17. Administrative Variance	$600	
18. Variance to Develop Standards Req. Public Hearing	$2,035	
19. Variance to Parking Standards	$2,430	
20. Zoning Clearance Approved Public Counter	$58	
21. Zoning Interpretation - Hearing Required	$1,537	
22. Zoning Interpretation - Non Hearing Item	$73	
ZONING ORDINANCE AMENDMENTS		
1. Zoning Text Amend (Zoning, Subd, Sign) (FULL COST/Deposit)[1]		$7,965
2. Zoning Map Change (RZ) 10 Acres or LESS	$5,154	
3. Zoning Map Change (RZ) 11+ Acres (FULL COST/Deposit)1		$13,338
OTHER		
1. New Non-Residential Plan Check [2]	15% of Building Plan Check Fee	
2. Commercial Plan Check - TI[2]	$58	
2. Planning Dept. Plot Plan Review (Bundles of 10)	$58	
3. Radius List Prep-Previously Developed Area	$58	
4. Preparation Undeveloped Area/Mailing	$146	
5. Farmer's Market Permit	$410	

PROCEDURES FOR FULL COST FEES

I. Base Cost

The base costs for processing a full cost application represents the minimum amount of staff time invested by the Planning and Redevelopment Department in processing a certain entitlement. This base fee has been generated based on a time-motion analysis that is available upon request from the Planning and Redevelopment Department. This base cost is non-refundable.

II. Project Initiation

Concurrent with the start-up of a Full Cost project, the applicant shall enter into an agreement for Full Cost billing. This agreement shall be provided to the applicant from the Planning and Redevelopment Department. Per the provisions of this agreement, the applicant shall pay the base costs associated with the individual entitlements associated with the project.

III. Full Cost Billing

Following project initiation and payment of the base cost fee, Planning and Redevelopment staff will record time spent working on the project against the base cost. Once staff time exceeds that covered under the base cost, the applicant shall be billed on a monthly basis. These charges will be based on current staff costs per adopted City labor contracts, plus a factor for direct and indirect costs. The Planning and Redevelopment Department can be contacted for current rates.

Included in the monthly billing will be the costs incurred by the following City departments: City Attorney, Housing, Community Development, Parks and Recreation and Planning and Redevelopment. These costs are outside of what is reflected in the Base Cost.

IV. Consultants

As may be required by the Planning Department for project evaluation or environmental review, all consultant work shall be paid for by the project applicant and shall be included in the payment agreement. The City shall charge 10% of the contract amount for City action. The cost for consultant fees will be paid as a one time cost.

V. Plan Check Fee

This fee shall be 15% of the building Plan Check Fee for New Non-Residential construction (Commercial and Multi-family). Fee to be collected with Building's Plan Check Fee.

REFUND POLICY

Application fees are not refundable except as follows:

1. Refund of 100% shall be made if a determination is made by the Planning Director that the permit and associated fee are not required by the City of Roseville Municipal Code or adopted City Resolution.

2. If an applicant requests withdrawal of a permit prior to the PEM, refund of 50% of the applicable fee shall also be refunded.

3. No refund of application fees shall be made after a Project Evaluation Meeting has been held, unless a fee waiver is approved by the Roseville City Council.

KEY

[1] **Full Cost/Deposit** to be collected at submittal. Applicant to pay 100% of Actual Cost to process requested Entitlement. -See FULL COST Discussion

[2] **Non-Residential - :Per Building Code,** this includes Commercial and Multi-family developments. Plan Check Fees to be assessed as part of Building Department Plan Check Fee.

[3] **Parking In Lieu Fee** is an optional fee that non-residential uses in the Downtown Specific Plan Area can utilize instead of providing required parking on-site. Fees for the 1st stall will be $800 (10%), 2nd stall $2,000 (25%), 3rd stall (50%), 4th stall $6,000(75%) and 5 or more stalls $8,000 (100%) of the in lieu fee.

E:/budget/Fee Schedule Effective 07/01/2010

Attachment #3
City of Roseville Planning Department
Sample Agreement for Full Cost Billing

CITY OF ROSEVILLE CALIFORNIA

PLANNING DEPARTMENT
311 Vernon Street, Roseville, CA 95678 (916) 774-5276

Agreement for Full Cost Billing

I understand that charges for staff time spent processing this application will be based on the current staff costs per adopted City labor contracts plus a factor for direct and indirect costs. Please contact the Planning Division for a handout of current billing rates.

I understand that my initial fee is considered to be a base cost for processing. This initial fee will set up an account that shall be charged at the current rate for all staff processing time. I understand that should the final costs be more than the initial fee, I will be billed quarterly for the additional charges. I also understand that payments received after the due date will be assessed a late fee equal to ten percent (10%) of the amount past due.

I understand that staff processing time may include, but is not limited to: Planning and Other City Departments: City Attorney, Housing, Community Development, and Parks & Recreation. This also includes but is not limited to; Pre-application review of plans; reviewing plans / submittal packages; routing plans to, and communicating with inter-office departments and outside agencies; researching documents relative to site history; site visits; consulting with applicant and/or other interested parties either in person by phone; preparing environmental documents; drafting of staff reports and resolutions; preparing pertinent maps, graphs and exhibits; and attending meetings / public hearings before the Design Committee/Planning Commission/City Council.

I also understand that receipt of all discretionary approvals does not constitute an entitlement to begin work. Non-discretionary approvals may be required from City development departments and outside agencies. I understand additional fees will be assessed for these approvals. Please refer to the City's Residential or Commercial Fee Schedule for other fees to be assessed prior to the issuance of project permits. These fees may include, but are not limited to: Building Permit fees; Improvement plan fees; Traffic Impact fees; Drainage fees; Parkland Dedication fees; Park Construction fees; Utility fees; Filing fees; and Mapping fees.

As applicant, I assume full responsibility for all costs leading to discretionary approvals (as listed above, incurred by the City in processing this application(s).

PROJECT NAME: _____

PROJECT DESCRIPTION: _____

BILLING CONTACT INFORMATION:

NAME: _____
COMPANY: _____
ADDRESS: _____
CITY, STATE: _____ ZIP: _____
PHONE #: _____ FAX #: _____
CELL #: _____ EMAIL: _____

❑ OWNER ❑ ARCHITECT
❑ ENGINEER ❑ OTHER: _____

BILLING ADDRESS, IF DIFFERENT FROM CONTACT:

NAME: _____
COMPANY: _____
ADDRESS: _____
CITY, STATE: _____ ZIP: _____
PHONE #: _____ FAX #: _____
CELL #: _____ EMAIL: _____

❑ OWNER ❑ ARCHITECT
❑ ENGINEER ❑ OTHER: _____

PROPERTY OWNER OR AGENT AUTHORIZATION:

NAME: _____
COMPANY: _____
ADDRESS: _____
CITY, STATE: _____ ZIP: _____
PHONE #: _____ FAX #: _____
EMAIL: _____

CHOOSE ONE:

❑ I am the property owner and hereby authorize the filling of this agreement.
❑ I am the applicant and am authorized by the owner to file this agreement.

SIGNATURE: _____

DATE: _____

For Staff Use Only *(Date Stamp)*

PROJECT ADDRESS: _____
JOB NUMBER: _____
Total Deposit Fee: $ _____
Receipt #: _____
Received By: _____

E:\forms\FULLCOSTBILLINGAGREEMENT.doc

0000012

Attachment 3

September 2, 2025, Desmond Parrington email to Glenn Fait
including Cultural Resources Inventory

From: Desmond Parrington <dparrington@folsom.ca.us>

Sent: Tuesday, September 2, 2025 4:38 PM
To: glennfait@aol.com <glennfait@aol.com>
Cc: John Lane <jlane@teichert.com>; folsomcandy@sbcglobal.net <folsomcandy@sbcglobal.net>; Pam Johns <pjohns@folsom.ca.us>; Bob Delp <bdelp@live.com>; Loretta Hettinger <loretta@shaunv.com>; Josh Kinkade <jkinkade@folsom.ca.us>; Nathan Stroud <nstroud@folsom.ca.us>; Pam Johns <pjohns@folsom.ca.us>
Subject: RE: Historic Commission meeting

Hi Glenn:

We wanted to clarify a few things that were in your letter. First, the Historic Preservation Master Plan was adopted by the City Council in Resolution No. 5831 on November 24, 1998. See attached resolution. The Historic District Master Plan included in Appendix D the List of Cultural Resources that you referenced. In addition, the City also has a list of officially listed historic and cultural resources, which have each been approved for listing by the Historic District Commission. I have attached that list as well. That is why we listed both the Historic District Master Plan and the Cultural Resources Inventory in the draft ordinance.

We are going over the proposed changes that you listed and will be able to speak to those at tomorrow night's meeting.

-Desmond

CITY OF FOLSOM
DISTINCTIVE BY NATURE

Desmond Parrington, AICP
Planning Manager

City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813

www.folsom.ca.us

RESOLUTION NO. 5831

A RESOLUTION ADOPTING THE RECOMMENDATIONS OF THE MAYOR'S AD HOC COMMITTEE REGARDING A COMPREHENSIVE HISTORIC PRESERVATION MASTER PLAN

WHEREAS, the greatest asset of the City of Folsom is its history which includes the first railroad west of the Mississippi, the first long-distance transmitting power plant in the world, the terminus of the Pony Express, and the jumping-off point to the gold fields; and

WHEREAS, there are several historic organizations within the City of Folsom that advocate the preservation of the heritage of Folsom and the surrounding area; and

WHEREAS, it is appropriate to develop a comprehensive Historic Master Plan to ensure that historic preservation for the City of Folsom is given proper consideration as the City grows; and

WHEREAS, a committee of representatives of all the historic preservation groups and interests in the city can develop such a plan so that growth does not mean destruction of the City's unique history;

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby adopt the recommendations of the Mayor's Ad Hoc Committee and does also hereby adopt a comprehensive Historic Preservation Master Plan

PASSED AND ADOPTED by the City Council of the City of Folsom the 24th day of November 1998, by the following roll-call vote:

AYES:	Councilmembers	Holderness, Drew, Fait, Miklos
NOES:	Councilmembers	None
ABSTAIN:	Councilmembers	None
ABSENT:	Councilmembers	Aceituno

MAYOR

ATTEST:

CITY CLERK

CITY OF FOLSOM
CULTURAL RESOURCES INVENTORY

ETHNOGRAPHIC FEATURES - NATIVE AMERICAN

PN05-004; Four Bedrocks with Fifteen Mortars
511 Golf Links Drive (in Nisenan Park)
Sites 441 and 450 in California Register of Historical Resources
Included with the Preliminary Cultural Resources Inventory on November 5, 1998
Listed by the Historic District Commission on June 7, 2006

PN07-436; Three Bedrocks with Twenty Mortars and Two Cupules
7000 Baldwin Dam Road (Hinkle Creek Nature Area)
Listed by the Historic District Commission on January 2, 2008

HISTORICAL BUILDINGS/STRUCTURES/FEATURES - TRANSPORTATION RELATED

PN04-539; The Orangevale Avenue Bridge (the historic Lincoln Highway)
6615 Orangevale Avenue
Deemed eligible for State Listing on April 14, 2005
Listed by the Historic District Commission on June 15, 2005

PN04-654; The Southern Pacific Railroad Company's Section Superintendent's House
815 Oakdale Street
Included with the Preliminary Cultural Resources Inventory on November 24, 1998
Listed by the Historic District Commission on March 2, 2005

PN07-436; Historic Railroad Alignment (between Folsom and Wildwood)
7000 Baldwin Dam Road (Hinkle Creek Nature Area)
Included with the Preliminary Cultural Resources Inventory on November 5, 1998
Listed by the Historic District Commission on January 2, 2008

HISTORIC DISTRICT CULTURAL/ARCHITECTURAL RESOURCES

PN04-336; The Bradley House (currently the Bradley House Bed and Breakfast Inn)
606 Figueroa Street
Listed by the Historic District Commission on November 16, 2005

PN06-394; Emma's Place (originally in the River Way area)
214 Natoma Street
Included with the Preliminary Cultural Resources Inventory on November 24, 1998
Eligibility confirmed by the Historic District Commission on August 16, 2006
Listed by the Historic District Commission on February 7, 2007

PN06-436; The Burnham House (historic residence)
602 Figueroa Street
Listed by the Historic District Commission on February 7, 2007

PN06-437; The Hyman House (historic residence)
603 Figueroa Street
Listed by the Historic District Commission on February 7, 2007

PN06-438; The Historic Miller Residence
607 Figueroa Street
Listed by the Historic District Commission on February 21, 2007

PN06-439; The Historic Klumpp Residence
610 Figueroa Street
Listed by the Historic District Commission on February 21, 2007

PN06-440; Historic Residence
612 Figueroa Street
Listed by the Historic District Commission on February 21, 2007

PN06-460; The Historic Ronchi Residence
708 Figueroa Street
Listed by the Historic District Commission on April 4, 2007

PN06-461; The Historic Hansen Residence
709 Figueroa Street
Listed by the Historic District Commission on April 4, 2007

PN06-462; The Historic Reed Residence
712 Figueroa Street
Listed by the Historic District Commission on April 4, 2007

PN06-463; The Historic McFarland Residence
713 Figueroa Street
Listed by the Historic District Commission on April 4, 2007

PN06-464; The Historic Rumsey Residence
714 Figueroa Street
Listed by the Historic District Commission on April 18, 2007

PN06-510; The Historic Higgins Residence
802 Figueroa Street
Listed by the Historic District Commission on June 20, 2007

PN06-511; The Historic Gable Residence
806 Figueroa Street
Listed by the Historic District Commission on June 20, 2007

PN06-512; The Historic Bartin Residence
807 Figueroa Street
Listed by the Historic District Commission on June 20, 2007

PN06-513; The Wild House
808 Figueroa Street
Listed by the Historic District Commi[illegible]ay 16, 2007

PN06-514; The Historic Ecklon Residence
812 Figueroa Street
Listed by the Historic District Commission on June 20, 2007

PN06-516; The Bailey Residence
813 Figueroa Street
Listed by the Historic District Commission on June 20, 2007

PN06-517; The Historic Cox Residence
815 Figueroa Street
Listed by the Historic District Commission on June 20, 2007

PN06-518; The Historic Perazzo Residence
816 Figueroa Street
Listed by the Historic District Commission on June 20, 2007

PN12-035; The Historic Chan Residence
917 Sutter Street
Listed by the Historic District Commission on March 7, 2012

HISTORICAL CEMETERIES AND CHURCHES

PN05-048; Saint John the Baptist Catholic Church and Cemetery
1100 Natoma Street
Included with the Preliminary Cultural Resources Inventory on November 24, 1998
Listed by the Historic District Commission on August 3, 2005

PN06-054; Odd Fellows and Mason's Cemeteries
1201 Forrest Street within Lakeside Memorial Lawn Cemetery
Included with the Preliminary Cultural Resources Inventory on November 24, 1998
Listed by the Historic District Commission on November 15, 2006

PN06-195; Landmark Baptist Church (the historic Folsom Methodist-Episcopal Church)
609 Figueroa Street
Included with the Preliminary Cultural Resources Inventory on November 24, 1998
Listed by the Historic District Commission on December 6, 2006

HISTORIC FEATURES, MINING RELATED RESOURCES

PN05-005; Eucalyptus and Olive Grove
13417 Folsom Boulevard (within Folsom Lake/Lake Natoma State Recreation Area)
Included with the Preliminary Cultural Resources Inventory on November 24, 1998
Listed by the Historic District Commission on June 7, 2006

PN07-436; Mining Site and Water Conveyance System
7000 Baldwin Dam Road (Hinkle Creek Nature Area)
Listed by the Historic District Commission on January 2, 2008

HISTORIC STRUCTURES AND SITES, AGRICULTURAL/RANCHING RELATED

PN07-436; Water Storage and Distribution System (supporting cattle operations and orchards)
7000 Baldwin Dam Road (Hinkle Creek Nature Area)
Listed by the Historic District Commission on January 2, 2008

HISTORICAL BUILDINGS/STRUCTURES/FEATURES

PN21-042; Folsom State Prison
300 Prison Road, Represa, CA 95671
Listed by the Historic District Commission on July 20, 2022

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11483 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-067) with Eagle Aerial Photography Inc. DBA Eagle Aerial Solutions for $226,500 for a five-year period from the Water Operating Fund (Fund 520) to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 11483 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-067) with Eagle Aerial Photography Inc. DBA Eagle Aerial Solutions for $226,500 for a five-year period from the Water Operating Fund (Fund 520) to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites.

BACKGROUND / ISSUE

In 2018 the California legislature passed Assembly Bill 1668 and Senate Bill 606 for water conservation and drought planning. This legislation established four new water use efficiency targets for urban water suppliers. One of the four targets is intended to reduce the water use of residential landscapes.

Amendment No. 1 allows for continued collaboration with Eagle Aerial Solutions, Inc. and expands the scope of services to include new data analytics aimed at supporting targeted customer outreach. Specifically, Eagle Aerial Solutions will continue providing monthly water budgets and parcel-specific water allocation data for residential properties using the most

recent water consumption data and other factors such as landscape size and evapotranspiration (ET) rates. These expanded services are essential to help residential customers optimize water use efficiency and to ensure the City remains in compliance with the state regulations.

This resolution will authorize the City Manager to execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-067) with Eagle Aerial Photography Inc. DBA Eagle Aerial Solutions for $226,500 for a five-year period from the Water Operating Fund (Fund 520) to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of $75,049 or greater shall be awarded by City Council.

ANALYSIS

Eagle Aerial Solution's WaterView program will use the same aerial imagery provided to the Department of Water Resources (DWR) to calculate water budgets based on landscape area, weather, and landscape water needs for each site. In addition, through Amendment No. 1, the WaterView program will:

- Analyze total water allocation for the City's entire residential service area at an individual residential parcel level.
- Identify water use trends within the residential sector.
- Identify and monitor residential properties that may benefit from improved water efficiency practices.
- Identify targeted land classifications types, like high turf areas, to promote City rebate programs.
- Aid in upcoming DWR data review and reporting requirements.
- Continually calculate water use efficiency across the residential service area at a customer/parcel level.
- Host high resolution aerial imagery.
- Import and calculate daily ET readings.
- Supply detailed demographic data for more accurate indoor water use efficiency measurements and water use analytics.
- Provide various mapping tools along with advanced features to search, analyze, and explore data in more detail.
- Provide technical support and project management services for the use of their program.

Parcel level water budgets will be updated monthly based on billing data and conditions such as weather and landscape area. The City will use the monthly water budgets to assist residents in staying water efficient. Eagle Aerial Solutions offers a five-year service agreement costing

$45,300 per year for fiscal years 2025-26 through 2029-30. The total five-year cost is $226,500.
The Environmental and Water Resources Department recommends that the City Council authorize the City Manager to execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-067) with Eagle Aerial Photography Inc. DBA Eagle Aerial Solutions for $226,500 for a five-year period from the Water Operating Fund (Fund 520) to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites

FINANCIAL IMPACT

The City Council approved Resolution No. 10942 at the November 8, 2022, City Council meeting authorizing the City Manager to execute an agreement with Eagle Aerial Photography Inc. to meet the requirements of Assembly Bill 1668 and Senate Bill 606 regarding landscape irrigation for residential sites, for a 3-year contract with a total not-to-exceed amount of $135,525.

The Environmental and Water Resources Department recommends the City Manager executes Amendment No. 1 to the Agreement (Contract No. 173-21 22-067) with Eagle Aerial Photography Inc. for a 5-year contract with an annual cost of $45,300 for Fiscal Years 2025-26 through 2029-30 for a not-to-exceed total amount of $226,500.

This amendment will cover the five-year service agreement for a total not-to-exceed amount of $226,500 for a new total contract amount not-to-exceed $362,025. Funding for this agreement is included in the Fiscal Year 2025-26 Operating Budget under the Water Operating Fund (Fund 520). It is also planned to be included in the Water Operating Fund (Fund 520) budgets for FY2026-27 through FY2029-30 as part of the annual budgeting process.

ENVIRONMENTAL REVIEW

This project is exempt from environmental review under the California Environmental Quality Act, Section 15301 “Existing Facilities.”

ATTACHMENT

Resolution No. 11483 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-067) with Eagle Aerial Photography Inc. DBA Eagle Aerial Solutions for $226,500 for a five-year period from the Water Operating Fund (Fund 520) to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

Attachment 1

RESOLUTION NO. 11483

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THEAGREEMENT (CONTRACT NO. 173-21 22-067) WITH EAGLE AERIAL PHOTOGRAPHY INC. DBA EAGLE AERIAL SOLUTIONS FOR $226,500 FOR A FIVE-YEAR PERIOD FROM THE WATER OPERATING FUND (FUND 520) TO MEET THE REQUIREMENTS OF ASSEMBLY BILL 1668 AND SENATE BILL 606 REGARDING LANDSCAPE IRRIGATION FOR RESIDENTIAL SITES

WHEREAS, in 2018 the legislature of the State of California passed Assembly Bill 1668 and Senate Bill 606 for water conservation and drought planning; and

WHEREAS, this legislation requires measuring the landscape areas and calculating water budgets at all residential sites; and

WHEREAS, the Environmental and Water Resources Department solicited scopes of work in May of 2022 for services to include water use analysis and calculating water budgets of all residential sites; and

WHEREAS, Eagle Aerial Photography Inc. dba Eagle Aerial Solutions was chosen based on its WaterView program and by reason of their past experience with numerous municipalities and water districts and the State of California, Department of Water Resources; and

WHEREAS, Amendment No. 1 to the Agreement (Contract No. 173-21 22-067) with Eagle Aerial Photography Inc. will be effective as of December 20, 2025, and cover Fiscal Years 2025-26 through 2029-30 at an annual cost of $45,300 for a not-to-exceed total amount of $226,500; and

WHEREAS, sufficient funds are budgeted and available in the FY 2025-26 Water Operating Fund (Fund 520) and are also planned to be included in the Water Operating Fund budgets for Fiscal Years 2026-27, 2027-28, 2028-29 and 2029-30 as part of the annual budget adoption process; 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 Amendment No. 1 to the Agreement with Eagle Aerial Photography Inc. dba Eagle Aerial Solutions to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites for $226,500 over five years.

PASSED AND ADOPTED this 28th day of October, 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:	10/28/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11484 – A Resolution Electing the Population and Inflation Factors and Establishing the Fiscal Year 2025-26 Gann Appropriations Limit
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

It is recommended that the City Council adopt Resolution No. 11484 – A Resolution Electing the Population and Inflation Factors and Establishing the FY 2025-26 Gann Appropriations Limit.

BACKGROUND / ISSUE

The Gann Spending Limitation Initiative (Article XIII B of the State Constitution) adopted as Proposition 4 in June 1979 (and subsequently modified by Proposition 111 in June 1990), requires the City to annually adopt a resolution setting an appropriations limit for the upcoming fiscal year. The Gann Spending Limitation was intended to provide citizen control of government spending and taxation.

The City Manager's Fiscal Year 2025-26 Operating Budget and Capital Improvement Plan (CIP) was adopted by the City Council on June 24, 2025.

POLICY / RULE

California Government Code, Section 7910 (a) "each year the governing body of each local jurisdiction shall, by resolution, establish its appropriations limit and make other necessary determinations for the following fiscal year pursuant to Article XIII B of the California Constitution at a regularly scheduled meeting or noticed special meeting…."

California Constitution, Article XIIIB, Sec. 1. "The total annual appropriations subject to limitation of the State and of each local government shall not exceed the appropriations limit of the entity of government for the prior year adjusted for the change in the cost of living and the change in population, except as otherwise provided in this article.

Folsom Municipal Code, Section 3.02.030, Budget
"An Annual Budget shall be prepared by the City Manager, with the assistance of the Finance Director. . . . (G) The City Council shall adopt the annual budget by Resolution by fund and program by affirmative vote of at least three members, on or before the last working day of the last month of the current fiscal year. If the City Council fails to adopt the budget by the last working day of the current fiscal year, the budget as presented by the City Manager shall be deemed adopted."

ANALYSIS

Information from the California Department of Finance regarding population and per capita personal income has now been received and the calculation for the Gann Spending Limitation is attached. The establishment of the 2025-26 Appropriations Limit ("Gann Limit") is necessary to comply with Article XIIIB of the State Constitution. The Gann Limit limits the amount of revenue classified as proceeds of taxes that can be appropriated in any fiscal year by a government entity. Certain exclusions are allowed including transfers, capital outlay and payments for debt service. The maximum allowable appropriation of revenues subject to limitations for Fiscal Year 2025-26 is $153,867,492 and the FY 2025-26 Budget, with the exclusions referenced above, is within this limit. This maximum amount increases or decreases each year depending on the percentage change in the per capita personal income (6.44%) and the percentage change in population (3.69%). The California Department of Finance has estimated the total population for the City of Folsom as of January 1, 2025 as 92,577, and after deducting prison population the estimated population is 87,532. The formula for calculating the limits was based on the Fiscal Year 1978-79 "base year" revenues. For Fiscal Year 2025-26 the budgeted revenues subject to limitation total $93,809,547 which is $60,057,946 less than the maximum allowed.

ATTACHMENTS

1. Resolution No. 11484 – A Resolution Electing the Population and Inflation Factors and Establishing the FY 2025-26 Gann Appropriations Limit
2. Gann Appropriations Limit for FY 2025-26

Submitted,

Stacey Tamagni, Finance Director/CFO

Attachment 1

RESOLUTION NO. 11484

A RESOLUTION ELECTING THE POPULATION AND INFLATION FACTORS AND ESTABLISHING THE FISCAL YEAR 2025-26 GANN APPROPRIATIONS LIMIT

WHEREAS, Section 3.02.030 of the Folsom Municipal Code states "An Annual Budget shall be prepared by the City Manager, with the assistance of the Finance Director . . ."; and

WHEREAS, the City Council is required by Government code 7910 to establish its appropriations limit by resolution and approve the appropriate inflation and population factors used in the calculation of the limit; and

WHEREAS, on the 24th day of June 2025, the City Council approved the City Manager's Fiscal Year 2025-26 Operating Budget and Capital Improvement Plan; and

WHEREAS, the Budget sets forth the "Proposition 4 Appropriations Limitation Schedule", computed using the City population growth factor of 3.69% and the California Per Capita personal income change factor of 6.44% as determined by the State of California, Department of Finance, for the Fiscal Year 2025-26 for the City of Folsom; and

WHEREAS, the documentation used in the determination of the appropriations limit has been available to the public in the City Clerk's Office for fifteen days prior to the meeting; and

WHEREAS, the City of Folsom's appropriations limit for the Fiscal Year 2025-26 shall be $153,867,492.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Gann Appropriations Limit is approved.

PASSED AND ADOPTED this 28th day of October 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

Gann Appropriations Limit for FY 2025-26

RESOURCES		APPROPRIATIONS	
PROCEEDS OF TAXES		SUBJECT TO LIMITATIONS:	
Property Taxes	$ 47,922,692		
Sales Taxes	28,000,000		
Special Taxes	4,700,000		
State Subventions	11,192,068		
Franchise Taxes	759,000		
Business Licenses	774,525		
TOTAL PROCEEDS OF TAXES	$ 93,348,285	$ 93,348,285	
Interest Income	461,262	461,262	
TOTAL SUBJECT TO LIMITATIONS	$ 93,809,547	$ 93,809,547	
NON-PROCEEDS OF TAXES		NOT SUBJECT TO LIMITATIONS:	
		$ 27,615,977	General Fund not financed with proceeds of taxes
		13,418,596	Special Revenue Funds
		10,624,850	Capital Project Funds
		53,700,278	Enterprise Funds
		25,060,360	Internal Service Funds
		25,079,055	Trust Funds
		-	Miscellaneous General Funds
TOTAL NON-PROCEEDS OF ALL TAXES	155,499,116	155,499,116	
TOTAL ALL RESOURCES	$ 249,308,663	$ 249,308,663	

Maximum allowable appropriation subject to limitations 2025-2026 fiscal year	$153,867,492
Less: Total appropriation subject to limitation for 2025-2026 fiscal year	(93,809,547)
BALANCE UNDER ARTICLE XIIIB LIMIT:	$ 60,057,946

Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11485 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 21-056) with Dokken Engineering for Environmental and Historic Monitoring and Reporting Services for Open Space in the Folsom Plan Area and use of CFD 18 (Fund 288) for a Not-to-Exceed Amount of $580,000
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11485 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 21-056) with Dokken Engineering for Environmental and Historic Monitoring and Reporting Services for Open Space in the Folsom Plan Area and use of CFD 18 (Fund 288) for a Not-to-Exceed Amount of $580,000

BACKGROUND / ISSUE

In accordance with the Operations and Management Plan for Folsom Plan Area-Conservation Area and Passive Recreation Open Space adopted by City Council on October 24, 2017, the City is required to provide long-term management and monitoring for the approximate 1,000 acres of open space in the Folsom Plan Area. Of the approximate 1,000 acres of open space roughly 340 acres are within the Conservation Area and 648 acres are within the Passive Recreation Area. The Conservation Area includes protected habitat and resources that must be permanently managed in a form acceptable to the applicable federal and state regulatory agencies. The Conservation Area is protected through recorded declaration of covenants and restrictions. It is not intended for recreational uses, but is maintained and managed to preserve its resources. The Passive Recreation Area is protected in accordance with the Operations and Management Plan, but is subject to distinct guidelines. The allowable uses within the Passive Recreation Area include paved and unpaved trails, disc golf courses, dog parks, fitness courses, bike parks, wildlife viewing areas, youth-oriented camping, etc.

The Parks and Recreation Department prepared a Request for Qualifications (RFQ) for Professional Services to conduct the appropriate monitoring and reporting for the biological and archeological resources in the Conversation Area. The RFQ was advertised on CIPList.com as well as the City of Folsom Website on June 25, 2021. Since executing the original agreement in 2021, Dokken Engineering has provided annual monitoring and prepared reports in compliance with the Operations and Management Plan. These efforts have consistently met the requirements of the applicable regulatory agencies and the City's contractual obligations.

This contract amendment continues environmental and historic monitoring and reporting services to ensure ongoing compliance for biological and archaeological resources in the Conservation area. Funding for these services is provided through CFD 18 (Fund 288).

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 City Council.

ANALYSIS

City Council awarded a four-year professional services agreement, with two additional two-year extensions to Dokken Engineering in 2021. Since then, Dokken Engineering has provided annual monitoring and reporting consistent with federal and state regulatory requirements and the City's contractual obligations. Their work has ensured compliance in both the Conservation and Passive Recreation Areas, protecting sensitive resources while meeting the City's stewardship responsibilities in accordance with the Operations and Management Plan in the Folsom Plan Area. Amendment No. 1 to the agreement will authorize the two two-year extensions available beyond the original four-year term. The extensions will allow the City to maintain continuity in environmental and historic monitoring and reporting services without interruption, leveraging Dokken Engineering's familiarity with the Folsom Plan Area and proven track record of performance.

This resolution authorizes the City Manager to execute Amendment No. 1 to the Agreement (Contract No. 173-21 21-056) with Dokken Engineering for Environmental and Historic Monitoring and Reporting Services for Open Space in the Folsom Plan Area, increasing the agreement to a not-to-exceed amount of $580,000.

FINANCIAL IMPACT

If approved, the contract amendment will be paid for using CFD 18 (Fund 288). Sufficient funds are budgeted and available in the Fiscal Year 2025-26 budget to cover the contract costs which are estimated to be approximately $80,000. The initial four-year contract with Dokken Engineering was approved in 2021 (Resolution No. 10699) for $200,000. Amendment No. 1 will extend the agreement for an additional four years at an additional cost of $380,000. With this extension, the total not-to-exceed contract amount is increased to $580,000. Funding for

contract years beyond Fiscal Year 2025-26 will be included and appropriated through the City's annual budget process to support the continuation of services under the extended terms.

ATTACHMENT

Resolution No. 11485 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 21-056) with Dokken Engineering for Environmental and Historic Monitoring and Reporting Services for Open Space in the Folsom Plan Area and use of CFD 18 (Fund 288) for a Not-to-Exceed Amount of $580,000

Submitted,

Kelly Gonzalez,
Parks & Recreation Director

Attachment 1

RESOLUTION NO. 11485

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT (CONTRACT NO. 173-21 21-056) WITH DOKKEN ENGINEERING FOR ENVIRONMENTAL AND HISTORIC MONITORING AND REPORTING SERVICES FOR OPEN SPACE IN THE FOLSOM PLAN AREA AND USE OF CFD 18 (FUND 288) FOR A NOT-TO-EXCEED AMOUNT OF $580,000

WHEREAS, the City of Folsom entered into an agreement with Dokken Engineering effective October 2021, for Environmental and Historic Monitoring and Reporting Services for Open Space in the Folsom Plan Area; and

WHEREAS, the existing contract (173-21 21-056) between Dokken Engineering and the City allows for two additional two-year extensions; and

WHEREAS, this amendment will extend the existing agreement (173-21 21-056) for an additional four years; and

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

WHEREAS, adequate funds are available in the Fiscal Year 2025-26 Community Facilities District 18 (Fund 288) budget for the remainder of the fiscal year, estimated to be approximately $80,000, and continuation of the contract will require an annual allocation in future fiscal years; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute amendment No. 1 to the agreement (contract No. 173-21 21-056) with Dokken Engineering for environmental and historic monitoring and reporting services for open space in the Folsom Plan Area in the amount of $380,000 increasing the total not-to-exceed amount to $580,000.

PASSED AND ADOPTED this 28th day of October 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
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Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11486 - A Resolution Authorizing the City Manager to Execute Construction Change Order No. 2 with B&M Civil LLC in the amount of $14,527 for the Glenn Drive and School Street Intersection Improvements Project, Project No. 2409, from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235) and the Community Development Block Grant Fund (Fund 201)
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11486 - A Resolution Authorizing the City Manager to Execute Construction Change Order No. 2 with B&M Civil LLC in the amount of $14,527 for the Glenn Drive and School Street Intersection Improvements Project, Project No. 2409, from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235) and the Community Development Block Grant Fund (Fund 201).

BACKGROUND / ISSUE

On June 13, 2023, the City Council approved Resolution No. 11045, authorizing the City Manager to execute an agreement with the Sacramento Housing and Redevelopment Agency (SHRA) for continued participation in the Community Development Block Grant (CDBG) Program and related activities from January 1, 2024, to December 31, 2026. This agreement authorizes SHRA, on behalf of the County of Sacramento, to undertake essential community development and housing assistance activities in Folsom and to approve eligible programs and/or projects for the years 2024, 2025, and 2026. As part of this program, SHRA has allocated $42,000 in CDBG funds for qualifying ADA projects.

In December 2024, staff identified the Glenn Drive and School Street Intersection Improvements Project as a potential appropriate use of these funds. The purpose of the project is to bring a critical intersection in the Central Business District of Folsom into ADA compliance. The intersection of

Glenn Drive and School Street serves as both a major connection with the Historic District and a center point of the local neighborhood. ADA ramps have recently been installed at two of the four corners of the intersection; however, the other two remain out of compliance.

Installation of the new ADA ramps requires removal of two existing substandard drainage inlets and regrading of existing concrete sidewalks, curbs, and gutters. New drainage inlets and storm drain pipe meeting current city specifications will be installed and connected to the existing storm drain manhole to ensure that proper drainage is maintained. Milling and replacement of asphalt across the intersection is also included in the scope of work. Finally, new thermoplastic crosswalks and stop bars will be striped at all approaches. These improvements will improve pedestrian safety and accessibility within the intersection.

On June 10, 2025, the City Council approved Resolution No. 11397, authorizing the City Manager to execute a construction agreement with B&M Civil LLC for $118,100 for the Glenn Drive and School Street Intersection Improvements Project from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235). On August 26, 2025, the City Council approved Resolution No. 11451, which in part authorized the City Manager to execute Change Order No. 1 in the amount of $38,082 to replace a section of failing existing 24-inch storm drain on Glenn Drive extending past the School Street intersection.

As construction has progressed, the contractor has encountered some unforeseen conditions in the field, summarized as follows:

- The existing pipe in Glenn Drive was found to be in worse condition than originally anticipated, and the contractor was unable to connect the new pipe to the existing pipe with a concrete collar as originally planned. Staff directed the contractor to construct a cast-in-place junction structure in lieu of the concrete collar to ensure a solid connection and minimize potential blockage of the pipe. This will have the added benefit of providing a clean place to pick up the future upstream storm drain replacement project.

- The new concrete gutter at one of the newly constructed ADA ramps had to be poured slightly lower than planned to ensure a positive slope and drainage so that runoff and debris did not accumulate in the ADA ramp. Based on the revised gutter flowline, the scope of asphalt removal and replacement adjacent to the curb ramp and concrete gutter increased.

Additionally, staff has worked with the contractor to find cost savings within the project that are also reflected in the proposed Change Order No. 2 as follows:

- Change in storm drain pipe material and size resulting in a deduction to the contract.

- Reduction in the quantity of existing striping removal resulting in a deduction to the contract.

POLICY / RULE

Section 2.36.120 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 the City Council.

ANALYSIS

The costs for the additional items of work identified in Construction Change Order No. 2 are in line with the existing project unit prices and commonly expected costs for the various items of work being performed. Staff has reviewed all project changes and recommends approval of this construction change order in the amount of $14,527. This change order will be funded by the available contingency amount, with the remainder funded through the Community Development Block Grant Fund (Fund 201) previously appropriated to this project under Resolution No. 11451.

FINANCIAL IMPACT

The City Council's approval of Resolution No. 11397 authorized the execution of the original contract with B&M Civil LLC for $118,100, with the project budgeted for a total not to exceed amount of $129,910, which included a ten percent contingency in the amount of $11,810 for potential change orders. The City Council's approval of Resolution 11451 appropriated $42,000 to the project in the Community Development Block Grant Fund (Fund 201) and authorized an amount of $38,082 for Construction Change Order No. 1. Staff recommends that the available contingency amount of $11,810 be utilized to fund a portion of this Construction Change Order No. 2. The additional $2,717 shall be funded using the remaining previously appropriated Community Development Block Grant funds, for a new total not-to-exceed contract amount of $170,709.

ENVIRONMENTAL REVIEW

This project is Categorically Exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

ATTACHMENTS

1. Resolution No. 11486 - A Resolution Authorizing the City Manager to Execute Construction Change Order No. 2 with B&M Civil LLC in the amount of $14,527 for the Glenn Drive and School Street Intersection Improvements Project, Project No. 2409, from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235) and the Community Development Block Grant Fund (Fund 201)

2. In Progress Construction Pictures at the Glenn Drive and School Street Intersection

Submitted,

Rebecca Neves, PUBLIC WORKS DIRECTOR

Attachment 1

RESOLUTION NO. 11486

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONSTRUCTION CHANGE ORDER NO. 2 WITH B&M CIVIL LLC IN THE AMOUNT OF $14,527 FOR THE GLENN DRIVE AND SCHOOL STREET INTERSECTION IMPROVEMENTS PROJECT, PROJECT NO. 2409, FROM THE SB1 ROAD MAINTENANCE AND REHABILITATION FUND (FUND 235) AND THE COMMUNITY DEVELOPMENT BLOCK GRANT FUND (FUND 201)

WHEREAS, Resolution 11397 authorized the City Manager to execute a construction agreement with B&M Civil LLC for $118,100, with the project budgeted for a total not to exceed amount of $129,910, which included a ten percent contingency for potential change orders, for the Glenn Drive and School Street Intersection Improvements Project from the SB1 Road Maintenance and Rehabilitation fund (Fund 235); and

WHEREAS, Resolution 11451 authorized the City Manager, in part, to execute Construction Change Order No. 1 in the amount of $38,082; and

WHEREAS, City staff identified the need for extra work during construction within the project area but outside the scope of the original contracted work; and

WHEREAS, B&M Civil LLC submitted extra work proposals and other ongoing contract negotiations resulting in a total cost of $14,527 for the proposed Construction Change Order No. 2; and

WHEREAS, funds in the SB1 Road Maintenance and Rehabilitation Fund (Fund 235) in the amount of $11,810 are available in the budgeted contingency for construction contract change orders; and

WHEREAS, funds in the amount of $2,717 are available in the Glenn Drive and School Street Intersection Improvements Project, Project 2409, through a previous appropriation from the Community Development Block Grant Fund (Fund 201); and

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

NOW, THEREFORE, BE IT RESOLVED that City Council authorizes the City Manager to execute Construction Change Order No. 2 with B&M Civil LLC in the amount of $14,527 for the Glenn Drive and School Street Intersection Improvements Project, Project No. 2409, for a new total not to exceed contract amount of $170,709.

PASSED AND ADOPTED on this 28th day of October 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



Area of additional asphalt work at northeast corner of intersection, looking west



Area of additional asphalt work at northeast corner of intersection after grinding operations, looking west



Cast-in-place junction structure connecting new 24-inch storm drain with existing

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11489 – A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with Bennett Engineering Services, Inc. for the Central Business District Storm Drain Realignment Project Phase 1 in the amount of $142,924 from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235), and Appropriation of Funds
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11489 – A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with Bennett Engineering Services, Inc. for the Central Business District Storm Drain Realignment Project Phase 1 in the amount of $142,924 from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235), and Appropriation of Funds.

BACKGROUND / ISSUE

In May 2023, City Council approved Resolution No. 11034, which authorized the Public Works Department to contract with R.E.Y. Engineers, Inc. to conduct a drainage and hydraulic analysis of the East Bidwell Street Corridor from Coloma Street to Orchard Street. The hydraulic analysis was grant funded and was done in coordination with the Central Business District Master Plan, in part to identify deficiencies and recommended improvements in the storm drain system within or adjacent to the East Bidwell Street Corridor.

One of the identified deficiencies was the existing storm drain main line that crosses East Bidwell Street north to south coming from Market Street and continuing south across private property on 511 East Bidwell Street (Folsom Lake Bowl), 414 Glenn Drive (Folsom Glenn Car Wash), and 1015 Riley Street (United States Postal Service) before reentering the public right of way on Glenn Drive. The storm drain in this area is not located within existing drainage easements, and it has

limited access and substandard drainage structures that impact staff's ability to maintain the system. Additionally, there has been flooding on private property during larger storm events attributed to this existing storm drainage system. As a result of these various factors, the East Bidwell Corridor Hydraulic Analysis recommended realigning the storm drain line that crosses 511 East Bidwell Street into the public right of way or into a dedicated drainage easement along the exterior edge of the property.

Staff developed preliminary layouts and cost estimates for realigning the storm drain. Due to the number of drainage structures on private property that will need to be maintained in any realignment, and the higher cost and construction and traffic impacts associated with realigning onto the public right of way along East Bidwell Street and Glenn Drive, staff is recommending proceeding with this phase 1 realignment within a dedicated drainage easement located on 511 East Bidwell Street. Future phases will address and rectify storm drainage easements of other existing lines on private property as necessary.

POLICY / RULE

Section 2.36.120 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 the City Council.

In accordance with California Government Code Section 4526, selection by a state or local agency head for professional services of private architectural, landscape architectural, engineering, environmental, land surveying, or construction project management firms shall be on the basis of demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required.

ANALYSIS

Staff prepared and released a request for proposals in alignment with a qualification-based selection process and solicited proposals from three firms on the Environmental and Water Resources Department's short list of engineering design firms. A review panel consisting of Public Works Department engineering staff separately evaluated and scored the received 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 Chapter 10 of the Caltrans Local Assistance Project Manual requirements for consultant selection.

Bennett Engineering Services, Inc. received the highest overall score. Their proposal demonstrated superior qualifications, extensive experience, and a well-rounded team with strong technical expertise and past performance on similar projects.

Firm Name	Total Average Score
Bennett Engineering Services, Inc.	89
Domenichelli and Associates, Inc.	78
Verdantas	73

Upon selection of Bennett Engineering Services, Inc. as the highest ranked proposer, staff opened and reviewed their cost proposal fee, which was originally identified as $208,471 for the proposed services. As part of the contract award process, the city engaged in scope and fee negotiations with the consultant and identified potential cost savings within the fee proposal and scope of work. As a result, staff recommends awarding the contract to Bennett Engineering Services, Inc. for a not-to-exceed amount of $142,924.

Staff will use the City's standard agreement in a form acceptable to the City Attorney.

FINANCIAL IMPACT

The contract with Bennett Engineering Services, Inc. would be authorized in the amount of $142,924.

Staff is requesting an appropriation in the amount of $142,924 from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235) for this contract. Sufficient funds are available in the SB1 Road Maintenance and Rehabilitation Fund (Fund 235) for the requested appropriation.

ENVIRONMENTAL REVIEW

The Central Business District Storm Drain Realignment Project Phase 1 is expected to be categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities. During the design phase, the consultant team and Public Works staff confirm this determination and provide the necessary CEQA compliance documentation and Notice of Exemption.

ATTACHMENTS

1. Resolution No. 11489 – A Resolution Authorizing the City Manager to Execute a Design and Engineering Consultant Services Agreement with Bennett Engineering Services, Inc. for the Central Business District Storm Drain Realignment Project Phase 1 in the amount of $142,924 from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235), and Appropriation of Funds

2. Partial Exhibit from the East Bidwell Corridor Hydraulic Analysis of the Recommended Realignment

3. Preliminary Project Layout exhibit from RFP

Submitted,

_____

Rebecca Neves, PUBLIC WORKS DIRECTOR

Attachment 1

RESOLUTION NO. 11489

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DESIGN AND ENGINEERING CONSULTANT SERVICES AGREEMENT WITH BENNETT ENGINEERING SERVICES, INC. FOR THE CENTRAL BUSINESS DISTRICT STORM DRAIN REALIGNMENT PROJECT PHASE 1 IN THE AMOUNT OF $142,924 FROM THE SB1 ROAD MAINTENANCE AND REHABILITATION FUND (FUND 235), AND APPROPRIATION OF FUNDS

WHEREAS, the City of Folsom conducted a hydraulic analysis of the East Bidwell Street Corridor from Coloma Street to Orchard Street and identified numerous deficiencies and recommended improvements of the overall storm drainage system along the corridor; and

WHEREAS, the City desires to realign the existing substandard storm drain that crosses 511 East Bidwell Street into dedicated drainage easements for improved access and maintenance and bring it up to current City standards; and

WHEREAS, the City issued a Request for Proposals (RFP) on September 9, 2025 for design and consulting services to realign the existing storm drain across 511 East Bidwell Street and solicited proposals from the Environmental and Water Resources Department's short list of qualified engineering design consulting firms; and,

WHEREAS, Bennett Engineering Services, Inc. submitted a proposal in response to the RFP and was selected as the top-ranked consultant through a competitive evaluation process based on qualifications, experience, and technical approach; and

WHEREAS, an appropriation of $142,924 in the SB1 Road Maintenance and Rehabilitation Fund (Fund 235) will be required; and

WHEREAS, the contract 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 Design and Engineering Consultant Services Agreement with Bennett Engineering Services, Inc. in the amount of $142,924 from the SB1 Road Maintenance and Rehabilitation Fund (Fund 235) for the Central Business District Storm Drain Realignment Project Phase 1.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate $142,924 in the SB1 Road Maintenance and Rehabilitation Fund (Fund 235) for the Central Business District Storm Drain Realignment Project Phase 1.

PASSED AND ADOPTED on this 28th day of October 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



GLENN DRIVE TRIBUTARY - CATCHMENTS

CATCHMENT	SUBCATCHMENT	RUNOFF NODE	ACREAGE	CN	SHEET FLOW LENGTH FT	MANNINGS ROUGHNESS	SHEET FLOW TC MIN (ASSUME S=.02)	SHALLOW CONCENTRATED FLOW LENGTH FT (UNPAVED)	UNPAVED TRAVEL TIME MIN (ASSUMES 1FPS)	SHALLOW CONCENTRATED FLOW LENGTH FT (PAVED)	PAVED FLOW TRAVEL TIME MIN (ASSUME 3FPS)	TOTAL TC MIN
33	1	A01	1.3	95	93	0.011	1.4	0	0.0	0	0.0	5.0
23	1	A02	0.5	98	100	0.011	1.5	0	0.0	408	2.3	5.0
29	2	A02	15.0	95	100	0.011	1.5	0	0.0	128	0.7	5.0
27	1	A03	1.9	98	100	0.011	1.5	0	0.0	326	1.8	5.0
26	1	A04	3.2	95	25	0.24	5.8	0	0.0	280	1.6	7.4
13	1	A08	2.4	98	100	0.011	1.5	0	0.0	710	3.9	5.4
2	1	A09	4.1	95	100	0.011	1.5	0	0.0	225	1.3	5.0
12	1	A11	1.6	92	100	0.24	17.6	0	0.0	316	1.8	19.3
11	1	A12	1.0	92	69	0.24	13.1	0	0.0	238	1.3	14.4
0	1	A13	8.8	92	100	0.24	17.6	14	0.2	474	2.6	20.4
38	1	A14	2.9	92	100	0.24	17.6	4	0.1	195	1.1	18.7
5	1	A15	3.4	92	100	0.24	17.6	19	0.3	170	0.9	18.8
1	1	A16	9.7	87	100	0.24	17.6	33	0.6	927	5.2	23.3
7	1	A17	11.4	87	100	0.24	17.6	450	7.5	310	1.7	26.8
4	1	A18	6.2	92	100	0.24	17.6	22	0.4	107	0.6	18.5
39	2	A18	1.6	92	100	0.24	17.6	90	1.5	96	0.5	19.6
8	1	A19	9.8	92	100	0.24	17.6	80	1.3	289	1.6	20.5
9	2	A19	4.9	95	100	0.011	1.5	0	0.0	303	1.7	5.0
10	3	A19	2.1	95	100	0.011	1.5	0	0.0	73	0.4	5.0
32	1	B02	0.5	98	100	0.011	1.5	0	0.0	290	1.6	5.0
31	1	B03	2.7	95	100	0.011	1.5	0	0.0	259	1.4	5.0
30	1	B04	5.1	95	100	0.011	1.5	0	0.0	278	1.5	5.0
37	1	C04	3.0	98	100	0.011	1.5	0	0.0	218	1.2	5.0
25	1	D04	3.4	95	100	0.011	1.5	0	0.0	151	0.8	5.0
40	2	D04	3.1	95	40	0.24	8.4	0	0.0	23	0.1	8.6
22	1	E05	1.9	98	100	0.011	1.5	0	0.0	127	0.7	5.0
28	1	E06a	3.4	95	100	0.011	1.5	0	0.0	16	0.1	5.0
20	1	E07	0.4	95	100	0.011	1.5	0	0.0	70	0.4	5.0
17	1	E07a	4.6	98	100	0.011	1.5	0	0.0	224	1.2	5.0
18	2	E07a	2.2	87	70	0.24	13.2	0	0.0	0	0.0	13.2
19	1	E08	0.7	95	98	0.011	1.5	0	0.0	0	0.0	5.0
36	1	E10	0.9	98	100	0.011	1.5	0	0.0	34	0.2	5.0
16	1	E11	2.1	95	100	0.011	1.5	0	0.0	270	1.5	5.0
14	1	E12b	2.1	98	100	0.011	1.5	0	0.0	190	1.1	5.0
35	1	E13	1.6	95	31	0.24	6.9	0	0.0	299	1.7	8.5
34	1	E13b	2.2	95	100	0.011	1.5	0	0.0	143	0.8	5.0
3	1	E14	6.5	92	100	0.24	17.6	53	0.9	375	2.1	20.5
21	1	F06	0.7	95	100	0.011	1.5	0	0.0	92	0.5	5.0
24	1	F07	2.3	98	100	0.011	1.5	0	0.0	413	2.3	5.0
15	1	F08	4.8	95	100	0.011	1.5	0	0.0	151	0.8	5.0
6	1	G13	5.1	92	99	0.24	17.4	0	0.0	475	2.6	20.1

GLENN DRIVE TRIBUTARY - NODES (10YR)

Name	Subcatchment	Area acres	Pervious Area Curve Number	Invert Elevation ft	Ground Elevation (Spill Crest) ft	Max Water Elevation ft	Freeboard ft	Duration of Flooding min
A01	1	1.3	95	276.97	288.12	281.85	6.27	0.0
A02	1	0.5	98	278.03	287.50	283.31	4.19	0.0
A02	2	15.0	95					
A03	1	1.9	98	277.61	287.13	284.72	2.42	0.0
A04	1	3.2	95	277.50	287.03	285.06	1.97	0.0
A05		0.0	0	278.26	286.50	286.00	0.50	0.0
A06		0.0	0	282.94	289.70	287.81	1.89	0.0
A07		0.0	0	289.90	298.20	295.32	2.88	0.0
A08	1	2.4	98	290.68	297.43	295.76	1.67	0.0
A09	1	4.0	95	291.61	298.86	297.95	0.91	0.0
A10		0.0	0	292.03	298.85	298.25	0.60	0.0
A11	1	1.6	92	292.58	299.00	298.81	0.19	0.0
A12	1	1.0	92	292.67	299.00	299.09	-0.09	9.5
A13	1	8.8	92	294.91	300.41	301.84	-1.43	104.4
A14	1	2.9	92	299.79	305.50	305.52	-0.02	18.2
A15	1	3.4	92	304.48	309.23	310.31	-1.08	105.1
A16	1	9.7	87	306.11	314.11	314.29	-0.18	29.3
A17	1	11.4	87	309.37	315.12	316.60	-1.48	97.3
A18	1	6.2	92	311.99	317.74	318.86	-1.12	77.0
A18	2	1.6	92					
A19	1	9.8	92	312.99	321.07	321.98	-0.91	53.6
A19	2	4.9	95					
A19	3	2.1	95					
B02	1	0.5	98	283.41	288.41	286.24	2.17	0.0
B03	1	2.7	95	285.46	290.46	290.47	-0.01	1.8
B04	1	5.1	95	285.87	290.87	290.88	-0.01	1.9
C04	1	3.0	98	282.15	289.00	286.55	2.45	0.0
D04	1	3.4	95	282.01	290.21	290.29	-0.08	7.0
D04	2	3.1	95					
E05	1	1.9	98	278.37	287.69	286.05	1.64	0.0
E06		0.0	0	278.85	287.75	286.50	1.25	0.0
E06a	1	3.4	95	279.89	290.47	290.69	-0.22	18.3
E07	1	0.4	95	279.21	287.06	286.53	0.53	0.0
E07a	1	4.6	98	279.69	291.52	291.97	-0.45	25.2
E07a	2	2.1	87					
E08	1	0.7	95	280.04	289.24	286.76	2.48	0.0
E09		0.0	0	280.86	288.36	286.90	1.46	0.0
E10	1	0.9	98	280.62	286.02	287.01	-0.99	30.9
E11	1	2.1	95	283.24	287.79	287.07	0.72	0.0
E12		0.0	0	283.24	288.69	287.08	1.61	0.0
E12b	1	2.1	98	283.24	287.38	287.09	0.29	0.3
E13	1	1.6	95	285.70	289.27	287.56	1.71	0.0
E13b	1	2.2	95	289.35	295.75	289.95	5.80	0.0
E14	1	6.5	92	290.08	292.16	292.81	-0.65	74.7
F06	1	0.7	95	283.72	289.87	287.88	1.99	0.0
F07	1	2.3	98	287.62	292.68	292.97	-0.29	36.4
F08	1	4.8	95	290.55	295.65	296.32	-0.67	83.8
G13	1	5.1	92	302.23	309.73	310.01	-0.28	35.4
OUTFALL		0.0	0	276.08	289.15	279.75	9.40	0.0

GLENN DRIVE TRIBUTARY - NODES (100YR)

Name	Subcatchment	Area acres	Pervious Area Curve Number	Invert Elevation ft	Ground Elevation (Spill Crest) ft	Max Water Elevation ft	Freeboard ft	Duration of Flooding min
A01	1	1.3	95	276.97	288.12	284.09	4.03	0.0
A02	1	0.5	98	278.03	287.50	286.64	0.86	0.0
A02	2	15.0	95					
A03	1	1.9	98	277.61	287.13	288.52	-1.39	494.3
A04	1	3.2	95	277.50	287.03	288.95	-1.92	596.6
A05		0.0	0	278.26	286.50	289.89	-3.39	719.4
A06		0.0	0	282.94	289.70	291.72	-2.02	633.0
A07		0.0	0	289.90	298.20	299.63	-1.43	504.7
A08	1	2.4	98	290.68	297.43	300.11	-2.68	680.3
A09	1	4.0	95	291.61	298.86	302.21	-3.35	721.1
A10		0.0	0	292.03	298.85	302.40	-3.55	762.9
A11	1	1.6	92	292.58	299.00	303.00	-4.00	861.4
A12	1	1.0	92	292.67	299.00	303.30	-4.30	922.7
A13	1	8.8	92	294.91	300.41	306.09	-5.68	1083.7
A14	1	2.9	92	299.79	305.50	309.82	-4.32	976.2
A15	1	3.4	92	304.48	309.23	314.26	-5.03	1079.8
A16	1	9.7	87	306.11	314.11	319.48	-5.37	989.5
A17	1	11.4	87	309.37	315.12	321.05	-5.93	1079.0
A18	1	6.2	92	311.99	317.74	323.29	-5.55	1051.7
A18	2	1.6	92					
A19	1	9.8	92	312.99	321.07	327.15	-6.08	1010.5
A19	2	4.9	95					
A19	3	2.1	95					
B02	1	0.5	98	283.41	288.41	289.24	-0.83	367.3
B03	1	2.7	95	285.46	290.46	294.09	-3.63	716.7
B04	1	5.1	95	285.87	290.87	294.69	-3.82	717.5
C04	1	3.0	98	282.15	289.00	291.57	-2.57	621.2
D04	1	3.4	95	282.01	290.21	294.81	-4.60	726.2
D04	2	3.1	95					
E05	1	1.9	98	278.37	287.69	289.96	-2.27	656.9
E06		0.0	0	278.85	287.75	290.55	-2.80	710.4
E06a	1	3.4	95	279.89	290.47	294.87	-4.40	836.5
E07	1	0.4	95	279.21	287.06	290.58	-3.52	763.4
E07a	1	4.6	98	279.69	291.52	296.53	-5.01	869.5
E07a	2	2.1	87					
E08	1	0.7	95	280.04	289.24	290.84	-1.60	586.2
E09		0.0	0	280.86	288.36	290.90	-2.54	704.2
E10	1	0.9	98	280.62	286.02	290.95	-4.93	926.1
E11	1	2.1	95	283.24	287.79	291.23	-3.44	779.2
E12		0.0	0	283.24	288.69	291.26	-2.57	697.4
E12b	1	2.1	98	283.24	287.38	291.34	-3.96	824.5
E13	1	1.6	95	285.70	289.27	292.08	-2.81	710.2
E13b	1	2.2	95	289.35	295.75	291.63	4.12	0.0
E14	1	6.5	92	290.08	292.16	297.36	-5.20	1044.1
F06	1	0.7	95	283.72	289.87	291.79	-1.92	614.0
F07	1	2.3	98	287.62	292.68	296.82	-4.14	926.1
F08	1	4.8	95	290.55	295.65	300.59	-4.94	1064.5
G13	1	5.1	92	302.23	309.73	314.56	-4.83	936.6
OUTFALL		0.0	0	276.08	289.15	280.08	9.07	0.0

GLENN DRIVE TRIBUTARY - LINKS (10YR)

Name	Downstream Node Name	Downstream Invert Elevation ft	Maximum Water Elevation (DS) ft	Upstream Node Name	Upstream Invert Elevation ft	Maximum Water Elevation (US) ft	Shape	Roughness	Length ft	Diameter (Height) ft	Conduit Slope	Design Full Flow cfs	Max Flow cfs	Time to Peak hr	Max Velocity ft/s
LINKA01	OUTFALL	276.08	279.76	A01	276.97	281.99	Circular	0.015	133.8	4	0.66	101.5	161.1	12.07	12.6
LINKA02	A01	276.97	281.99	A02	278.03	283.46	Circular	0.015	91.3	4	1.16	134.2	157.3	12.07	12.5
LINKA03	A02	278.03	283.46	A03	277.61	284.87	Circular	0.015	245.7	4	-0.17	51.5	96.6	12.10	7.6
LINKA04	A03	277.61	284.86	A04	277.50	285.20	Circular	0.015	66.6	4	-0.17	50.6	92.7	12.10	7.3
LINKA05	A04	278.50	285.20	A05	278.26	286.12	Circular	0.015	84.5	3	-0.28	30.8	72.0	12.22	10.1
LINKA06	A05	281.60	286.12	A06	282.94	287.92	Circular	0.015	121.5	2.5	1.10	37.3	44.0	12.18	8.9
LINKA07	A06	282.94	287.92	A07	289.90	295.38	Circular	0.015	672.4	2.5	1.04	36.2	38.2	12.22	8.3
LINKA08	A07	289.90	295.38	A08	290.68	295.81	Circular	0.015	39.1	2.5	1.99	50.2	39.9	12.02	9.8
LINKA09	A08	290.68	295.81	A09	291.61	298.05	Circular	0.015	292.4	2.5	0.32	20.0	35.9	12.02	7.4
LINKA10	A09	291.61	298.05	A10	292.03	298.30	Circular	0.015	96.9	2.5	0.43	23.4	33.0	12.35	6.7
LINKA11	A10	292.03	298.30	A11	292.58	298.85	Circular	0.015	170.3	2.5	0.32	20.2	33.0	12.35	6.7
LINKA12	A11	292.58	298.85	A12	292.67	299.09	Circular	0.015	47.7	2.25	0.19	11.7	32.1	12.72	8.0
LINKA13	A12	294.17	299.09	A13	294.91	301.84	Circular	0.015	144.0	2	0.51	14.1	31.8	12.73	10.0
LINKA14	A13	294.96	301.84	A14	299.79	305.52	Circular	0.015	267.1	2	1.81	26.4	24.5	12.22	8.2
LINKA15	A14	299.91	305.52	A15	304.48	310.31	Circular	0.015	408.3	2	1.12	20.7	23.9	13.77	7.5
LINKA16	A15	304.48	310.31	A16	306.11	314.29	Circular	0.015	313.8	2	0.52	14.1	23.6	12.22	7.4
LINKA17	A16	308.11	314.29	A17	309.37	316.60	Circular	0.015	352.8	2	0.36	11.7	19.1	12.00	6.1
LINKA18	A17	309.45	316.60	A18	311.99	318.86	Circular	0.015	467.2	2	0.54	14.5	17.1	12.00	5.4
LINKA19	A18	311.99	318.86	A19	312.99	321.98	Circular	0.015	183.4	1.5	0.55	6.7	14.1	12.00	7.8
LINKB02	A02	282.50	284.17	B02	283.41	286.36	Circular	0.015	177.4	2	0.51	14.0	21.5	12.07	6.9
LINKB03	B02	283.41	286.36	B03	285.46	290.47	Circular	0.015	405.6	2	0.51	13.9	20.7	12.05	6.5
LINKB04	B03	285.46	290.47	B04	285.87	290.88	Circular	0.015	95.2	2	0.43	12.9	13.9	12.08	4.4
LINKC04	A04	279.75	285.20	C04	282.15	286.61	Circular	0.015	396.6	1.75	0.61	10.7	8.5	12.05	3.5
LINKD04	A04	280.00	285.20	D04	282.01	290.29	Circular	0.015	279.4	1.5	0.72	7.7	14.3	12.15	7.9
LINKE05	A05	278.26	286.12	E05	278.41	286.16	Circular	0.015	52.4	3	0.29	30.9	28.8	12.28	4.1
LINKE06	E05	278.37	286.16	E06	278.85	286.53	Circular	0.015	339.8	2.5	0.14	13.4	27.7	12.28	5.6
LINKE06a	E06	278.85	286.53	E06a	279.89	290.69	Circular	0.015	291.5	1.5	0.36	5.4	13.0	12.00	7.1
LINKE07	E06	279.04	286.53	E07	279.21	286.54	Circular	0.015	34.4	2	0.49	13.8	19.0	12.45	6.0
LINKE07a	E06a	279.89	290.69	E07a	280.18	291.97	Circular	0.015	218.9	1.5	0.13	3.3	9.9	12.32	5.4
LINKE08	E07	279.21	286.54	E08	280.04	286.76	Circular	0.015	131.8	2	0.63	15.6	18.7	12.45	5.9
LINKE09	E08	280.10	286.76	E09	280.86	286.91	Circular	0.015	61.4	2	1.24	21.8	18.4	12.45	5.8
LINKE10	E09	280.86	286.91	E10	280.62	287.01	Circular	0.028	77.6	3	-0.31	17.2	18.4	12.43	2.6
LINKE11	E10	280.62	287.01	E11	283.24	287.07	Rectangular	0.016	225.3	3	1.16	74.4	25.4	12.03	4.1
LINKE12	E11	283.24	287.07	E12	283.24	287.17	Rectangular	0.016	42.6	3	0.00	2.2	20.6	12.03	3.3
LINKE12b	E12	283.24	287.17	E12b	283.24	287.39	Circular	0.015	72.5	2.5	0.00	1.1	15.7	12.03	3.2
LINKE13	E12	284.74	287.17	E13	285.70	287.57	Circular	0.015	91.8	1.5	1.05	9.3	7.2	12.08	5.2
LINKE13b	E12b	283.24	287.39	E13b	289.35	289.96	Circular	0.015	375.9	2.5	1.63	45.3	5.8	12.05	5.4
LINKE14	E13	286.40	287.57	E14	290.08	292.81	Circular	0.015	352.2	1	1.04	3.2	3.9	12.52	5.0
LINKF06	A06	283.94	287.92	F06	284.39	287.99	Circular	0.015	15.7	1.5	2.87	15.4	6.0	12.00	7.2
LINKF07	F06	284.39	287.99	F07	287.62	292.97	Circular	0.015	118.8	0.833	2.72	3.1	5.0	12.32	8.8
LINKF08	F07	287.62	292.97	F08	290.55	296.32	Circular	0.015	237.6	0.833	1.23	2.1	3.2	12.93	5.7
LINKG13	A13	296.11	301.84	G13	302.23	310.01	Circular	0.015	400.8	1	1.53	3.8	4.7	12.13	5.8

GLENN DRIVE TRIBUTARY - LINKS (100YR)

Name	Downstream Node Name	Downstream Invert Elevation ft	Maximum Water Elevation (DS) ft	Upstream Node Name	Upstream Invert Elevation ft	Maximum Water Elevation (US) ft	Shape	Roughness	Length ft	Diameter (Height) ft	Conduit Slope	Design Full Flow cfs	Max Flow cfs	Time to Peak hr	Max Velocity ft/s
LINKA01	OUTFALL	276.08	280.08	A01	276.97	284.09	Circular	0.015	133.8	4	0.66	101.5	216.2	24.00	17.1
LINKA02	A01	276.97	284.09	A02	278.03	286.64	Circular	0.015	91.3	4	1.16	134.2	209.7	24.00	16.6
LINKA03	A02	278.03	286.64	A03	277.61	288.52	Circular	0.015	245.7	4	-0.17	51.5	151.3	24.02	11.9
LINKA04	A03	277.61	288.52	A04	277.50	288.95	Circular	0.015	66.6	4	-0.17	50.6	105.1	24.02	8.3
LINKA05	A04	278.50	288.95	A05	278.26	289.89	Circular	0.015	84.5	3	-0.28	30.8	72.3	10.77	10.2
LINKA06	A05	281.60	289.89	A06	282.94	291.72	Circular	0.015	121.5	2.5	1.10	37.3	44.9	13.47	9.0
LINKA07	A06	282.94	291.72	A07	289.90	299.63	Circular	0.015	672.4	2.5	1.04	36.2	39.2	24.02	8.3
LINKA08	A07	289.90	299.63	A08	290.68	300.11	Circular	0.015	39.1	2.5	1.99	50.2	40.0	24.00	9.5
LINKA09	A08	290.68	300.11	A09	291.61	302.21	Circular	0.015	292.4	2.5	0.32	20.0	36.1	8.63	7.4
LINKA10	A09	291.61	302.21	A10	292.03	302.40	Circular	0.015	96.9	2.5	0.43	23.4	32.4	7.93	6.6
LINKA11	A10	292.03	302.40	A11	292.58	303.00	Circular	0.015	170.3	2.5	0.32	20.2	32.5	7.93	6.6
LINKA12	A11	292.58	303.00	A12	292.67	303.30	Circular	0.015	47.7	2.25	0.19	11.7	31.2	7.92	7.8
LINKA13	A12	294.17	303.30	A13	294.91	306.09	Circular	0.015	144.0	2	0.51	14.1	30.4	7.92	9.5
LINKA14	A13	294.96	306.09	A14	299.79	309.82	Circular	0.015	267.1	2	1.81	26.4	23.8	7.75	7.8
LINKA15	A14	299.91	309.82	A15	304.48	314.26	Circular	0.015	408.3	2	1.12	20.7	22.0	6.03	7.4
LINKA16	A15	304.48	314.26	A16	306.11	319.48	Circular	0.015	313.8	2	0.52	14.1	26.1	24.00	8.0
LINKA17	A16	308.11	319.48	A17	309.37	321.05	Circular	0.015	352.8	2	0.36	11.7	16.7	6.05	5.3
LINKA18	A17	309.45	321.05	A18	311.99	323.29	Circular	0.015	467.2	2	0.54	14.5	14.0	12.72	4.6
LINKA19	A18	311.99	323.29	A19	312.99	327.15	Circular	0.015	183.4	1.5	0.55	6.7	13.8	24.00	7.4
LINKB02	A02	282.50	286.64	B02	283.41	289.24	Circular	0.015	177.4	2	0.51	14.0	31.7	24.02	10.0
LINKB03	B02	283.41	289.24	B03	285.46	294.09	Circular	0.015	405.6	2	0.51	13.9	21.8	24.02	6.8
LINKB04	B03	285.46	294.09	B04	285.87	294.69	Circular	0.015	95.2	2	0.43	12.9	15.9	24.00	5.0
LINKC04	A04	279.75	288.95	C04	282.15	291.57	Circular	0.015	396.6	1.75	0.61	10.7	11.5	24.02	4.6
LINKD04	A04	280.00	288.95	D04	282.01	294.81	Circular	0.015	279.4	1.5	0.72	7.7	13.7	24.02	7.4
LINKE05	A05	278.26	289.89	E05	278.41	289.96	Circular	0.015	52.4	3	0.29	30.9	27.8	10.77	3.9
LINKE06	E05	278.37	289.96	E06	278.85	290.55	Circular	0.015	339.8	2.5	0.14	13.4	25.1	10.33	5.0
LINKE06a	E06	278.85	290.55	E06a	279.89	294.87	Circular	0.015	291.5	1.5	0.36	5.4	11.7	24.00	6.3
LINKE07	E06	279.04	290.55	E07	279.21	290.58	Circular	0.015	34.4	2	0.49	13.8	13.6	10.48	4.3
LINKE07a	E06a	279.89	294.87	E07a	280.18	296.53	Circular	0.015	218.9	1.5	0.13	3.3	8.4	24.00	4.5
LINKE08	E07	279.21	290.58	E08	280.04	290.84	Circular	0.015	131.8	2	0.63	15.6	13.1	10.40	4.1
LINKE09	E08	280.10	290.84	E09	280.86	290.90	Circular	0.015	61.4	2	1.24	21.8	12.2	8.58	4.9
LINKE10	E09	280.86	290.90	E10	280.62	290.95	Circular	0.028	77.6	3	-0.31	17.2	12.2	8.58	2.1
LINKE11	E10	280.62	290.95	E11	283.24	291.23	Rectangular	0.016	225.3	3	1.16	74.4	24.2	24.00	3.9
LINKE12	E11	283.24	291.23	E12	283.24	291.26	Rectangular	0.016	42.6	3	0.00	2.2	19.1	24.02	3.2
LINKE12b	E12	283.24	291.26	E12b	283.24	291.34	Circular	0.015	72.5	2.5	0.00	1.1	12.1	24.00	2.4
LINKE13	E12	284.74	291.26	E13	285.70	292.08	Circular	0.015	91.8	1.5	1.05	9.3	8.8	24.00	5.4
LINKE13b	E12b	283.24	291.34	E13b	289.35	291.63	Circular	0.015	375.9	2.5	1.63	45.3	10.5	24.00	4.3
LINKE14	E13	286.40	292.08	E14	290.08	297.36	Circular	0.015	352.2	1	1.04	3.2	4.2	9.68	5.3
LINKF06	A06	283.94	291.72	F06	284.39	291.79	Circular	0.015	15.7	1.5	2.87	15.4	6.5	13.78	6.7
LINKF07	F06	284.39	291.79	F07	287.62	296.82	Circular	0.015	118.8	0.833	2.72	3.1	4.8	9.30	8.5
LINKF08	F07	287.62	296.82	F08	290.55	300.59	Circular	0.015	237.6	0.833	1.23	2.1	2.8	6.28	4.9
LINKG13	A13	296.11	306.09	G13	302.23	314.56	Circular	0.015	400.8	1	1.53	3.8	4.8	24.00	5.7

FLEXTABLE LEGEND

SYMBOL	DESCRIPTION
(red box)	DENOTES NODE THAT DOESN'T MEET FREEBOARD REQUIREMENTS (<1' TO RIM OR <0.5' TO GRATE) OR LINK THAT DOESN'T MEET VELOCITY REQUIRMENTS (V<2.5FPS OR V>10FPS) DURING THE 10-YR EVENT

NODE LEGEND

COLOR	DURATION OF FLOODING DURING 10-YR EVENT
(cyan)	<10 MINUTES
(yellow)	10-30 MINUTES
(orange)	30-60 MINUTES
(red)	60-120 MINUTES
(magenta)	>120 MINUTES

LEGEND

SYMBOL	DESCRIPTION
	STORM DRAIN MANHOLE
	STORM DRAIN INLET
	STORM DRAIN INLET
	DRAINAGE SUBSHED BOUNDARY
	DRAINAGE CATCHMENT BOUNDARY
#3	CATCHMENT IDENTIFIER
B04	NODE IDENTIFIER
	PARCEL WITH POTENTIAL FOR REDEVELOPMENT
	RECOMMENDED STORM DRAIN REALIGNMENT
	RECOMMENDED STORM DRAIN CIPP LINING

0 50' 100' 200'
SCALE IN FEET

DRAWING INFO
DATE: 05/02/24
DRAFTER: AB
DESIGNER: AB
REVIEWER: VGM

PROJECT NO.
3125.124
SHEET NO. D2 OF D4

DRAINAGE ANALYSIS FOR EAST BIDWELL STREET CORRIDOR:

GLENN DRIVE TRIBUTARY

TRIBUTARY MAP (EXISTING CONDITION)

CITY OF FOLSOM CALIFORNIA

R. E. Y. ENGINEERS, INC.
Civil Engineering | Land Surveying | Remote Sensing
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366-3040 Fax (916) 366-3303

NO.	REVISION DESCRIPTION	CHECKED BY	DATE

Attachment 3

PW STORM DRAIN REFERENCE MAP

Boris Kotsy
bkotsyubuk@folsom.ca.us

Legend

STORM CONDUIT

STORM STRUCTURES

STORM BMP SITE INVENTORY

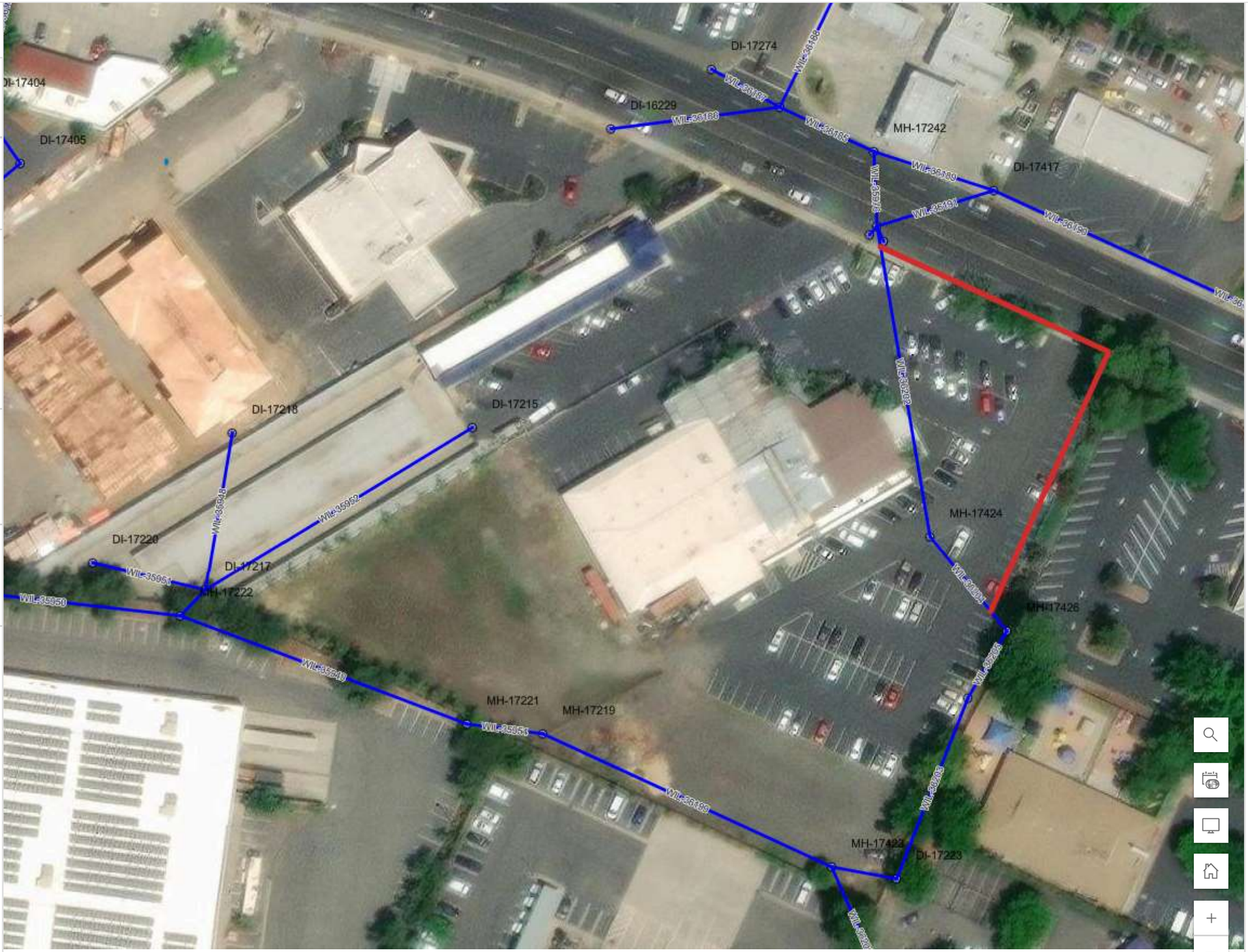
STORM BMP ASSET INSPECTIONS

STORM DRAIN REFERENCE MAP - STORM STRUCTURE INSPECTIONS

STORM DETENTION BASINS

STORM DETENTION BASIN POINTS

PRELIMINARY PROPOSED STORM DRAIN ALIGNMENT



Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11490 – A Resolution Authorizing the City Manager to Execute an Agreement with LEED Mechanical Inc. for the Replacement of the Existing 9 Roof-Top HVAC Units at the Folsom Public Library, 411 Stafford Street, for a Not-to-Exceed Amount of $305,703 from the Capital Facilities Fund (Fund 602)
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that City Council approve Resolution No. 11490 – A Resolution Authorizing the City Manager to Execute an Agreement with LEED Mechanical Inc. for the Replacement of the Existing 9 Roof-Top HVAC Units at the Folsom Public Library, 411 Stafford Street, for a Not-to-Exceed Amount of $305,703 from the Capital Facilities Fund (Fund 602)

BACKGROUND / ISSUE

Staff recommends the replacement of 9 roof-top HVAC units serving the Folsom Public Library at 411 Stafford Street. The current units are 18 years old and are beyond their expected service life. The existing HVAC units were installed in 2007 and are part of the original construction of the library. These units have an expected useful life of 15-18 years. The following are issues related to the existing HVAC Units:

Deterioration: The units are operating past their expected useful service life. Critical components, including compressors, fans, and heat exchangers, exhibit wear and deterioration.

Operational Reliability: As the existing units continue to age, significant disruptions become more likely, particularly during peak operating hours and extreme weather events.

Energy Costs: The control system for the existing HVAC system was abandoned over a decade ago. The ability to optimize heating and cooling cycles, make use of economizers, and avoid extended run-times leads directly to higher-than-normal energy costs.

System Cycling: Units cycling on and off place strains on components. This leads to increased repair costs, which we have seen over the past 5 years.

Installation of a new HVAC system will save on utility costs and provide reliable heating and air, which is an important consideration due to the usage of the space.

POLICY / RULE

In accordance with Chapter 2.36.120 of the Folsom Municipal Code, contracts for supplies, equipment, services, and construction with an estimated value of $75,049 or greater shall be awarded by the City Council.

In accordance with Chapter 2.36.170 of the Folsom Municipal Code, the purchasing agent may enter into cooperative purchasing agreements with other public procurement units without following Sections 2.36.080, 2.36.090, and 2.36.100. These agreements can include joint or multiparty contracts or state contracts extended to the city.

Public Contract Code (PCC) § 10298 and 10299 authorizes local government agencies and school districts to use CMAS and other Department of General Services (DGS) agreements without competitive bidding.

ANALYSIS

The Parks & Recreation Department is utilizing California Multiple Award Schedules (CMAS) cooperative purchasing for this project. Cooperative purchasing enables public agencies to leverage collective buying power, resulting in cost savings, efficiency, and a streamlined procurement process. Contractors must offer to provide products and/or services at prices based on an existing GSA schedule, or "base" contract. The State of California adds standard contract terms and conditions and procurement codes, policies, and guidelines, which result in the award of a CMAS, an independent California agreement for the same products and services at equal or lower prices. LEED Mechanical is a qualified CMAS vendor for HVAC equipment and the estimate with contingency for this project is estimated at $305,703.

The city has successfully used CMAS for various past projects, including the HVAC replacement at 405 Natoma Station, carpet replacement at the Folsom Public Library, installation of the Citywide Access Control System, and the purchase of vehicles and construction equipment. Based on this proven track record and the benefits of the cooperative purchasing process, staff recommend awarding the HVAC installation contract to LEED Mechanical under the CMAS program.

FINANCIAL IMPACT

The agreement with LEED Mechanical Inc. if approved would be authorized for $277,911 with a budget total of $305,703, which will include a 10% contingency amount of $27,792 for potential change orders. Sufficient funds are budgeted and available for the cost of contract in the Capital Facilities Fund (Fund 602) for the purchase and installation of a new HVAC system at the Folsom Public Library.

ENVIRONMENTAL REVIEW

This project is exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15301- Existing Facilities.

ATTACHMENTS

1. Resolution No. 11490 – A Resolution Authorizing the City Manager to Execute an Agreement with LEED Mechanical Inc. for the Replacement of the Existing 9 Roof-Top HVAC Units at the Folsom Public Library, 411 Stafford Street, for a Not-to-Exceed Amount of $305,703 from the Capital Facilities Fund (Fund 602)
2. CMAS Quote from LEED Mechanical Inc.

Submitted,

Kelly Gonzalez
Parks and Recreation Director

Attachment 1

RESOLUTION NO. 11490

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH LEED MECHANICAL INC. FOR THE REPLACEMENT OF THE EXISTING 9 ROOF-TOP HVAC UNITS AT THE FOLSOM PUBLIC LIBRARY, 411 STAFFORD STREET, FOR A NOT-TO-EXCEED AMOUNT OF $305,703 FROM THE CAPITAL FACILITIES FUND (FUND 602)

WHEREAS, The Parks & Recreation Department staff has validated the need to replace the existing HVAC system at 411 Stafford Street; and

WHEREAS, staff is recommending the City Council to execute an agreement with LEED Mechanical Inc. for these repairs; and

WHEREAS, LEED Mechanical Inc. is a qualified certified CMAS vendor; and

WHEREAS, sufficient funds are budgeted and available in the Capital Facilities Fund (Fund 602) for the purchase and installation of a new HVAC system at the Folsom Public Library ; 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 LEED Mechanical Inc. in the amount of $277,911, with the budgeted amount for the contract to include a 10% contingency of $27,792 for total funding not-to-exceed amount of$305,703.

PASSED AND ADOPTED this 28th day of October 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

License:301529
DIR #1000004284
**Certified Small Business (SB) 1768405
916-851-8617

Bid Proposal

Proposal Number 351
City of Folsom Public Library HVAC Unit Replacement
411 Stafford Street
Folsom, CA 95630

License:301529
DIR #1000004284
**Certified Small Business (SB) 1768405

To: City of Folsom **08/22/2025**

Description of Work HVAC:
Provide disconnection of high and low voltage electrical, gas and condensate lines from (9) existing rooftop HVAC units
Provide removal of (9) existing rooftop units from roof
Provide and install (9) new rooftop HVAC units and associated curb adapters
Provide and install (9) new power exhaust/economizers for new rooftop units
Provide and install (9) new electrical disconnects
Provide reconnection of high voltage wiring to (9) new rooftop units
Provide reconnection of low voltage control wiring to (9) new rooftop units
Provide and install new gas pipe, fittings and flex connecters needed to reconnect existing piping to new units (gas lines will be reworked below roof level to stub up next to new units for attachment)
Provide and install new roofing at (9) locations where gas lines penetrate roof
Provide and install new condensate pipe and fittings needed to reconnect existing drain lines to new units
Provide and install new blocking as needed near units to properly support condensate and gas lines
Provide start-up and check out of (9) new rooftop units
Provide trucking of new and old mechanical equipment to and from the project site
Provide crane and rigging as needed to replace (9) new rooftop units
Provide all necessary paperwork, permit procurement, permit fees and meeting with the inspector for the above referenced unit change out
Provide Title 24 testing as required for new unit installation
Provide daily removal of debris generated by LEED Mechanical
Prevailing wages are included

Project Notes/Clarifications HVAC:
CMAS Certification Number 4-24-10-1055 (Lennox)
Work to be performed during the course of weekends and normal hours as worked out with the City of Folsom
Bonds are included
Adding electrical convenience outlets not included
Fire/life safety work is excluded
Air balance is not included

Grand Total……$277,911.00

License:301529
DIR #1000004284
**Certified Small Business (SB) 1768405

UNLESS SPECIFICALLY LISTED IN THE PROPOSAL ABOVE, THE FOLLOWING ITEMS ARE SPECIFICALLY EXCLUDED

Painting, Framing, Curb Leveling, Concrete Coring, Concrete, Roofing, Roof Cutting, Sheetrock, Patching, High Voltage Electrical, Structural Design, Calculations, and/or Materials, Seismic Engineering, and Drawings, Existing HVAC Equipment ,Thermostats, and any Related Components or Repairs, Fire Life Safety, Hot Tapping, Temporary Heating Units and Trash Dumpsters, Bonds, Prevailing Wage, Afterhours Labor - (All work to be performed during Leed Mechanical Standard Work Hours Monday -Friday 7:00 am – 3:30 pm) All Permits and Associated Costs, and Special Permits and Associated Costs(General Contractor or Owner is responsible for all permits and associated costs, and all special permits and associated costs)

Respectfully Submitted,
Nathan Harvey
916-240-0849

Note: This proposal is valid for thirty (30) days from the proposal date listed above.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11491 – A Resolution Authorizing the City Manager to Execute an Agreement with Capra Environmental Services for Shaded Fuel Break Creation and Ladder Fuel Removal (Project # 8131) and use of Fund 010 (General Fund), Fund 204 (Los Cerros), Fund 215 (Prairie Oaks Ranch No. 2), Fund 210 (Broadstone 1 & 2), Fund 266 (Broadstone No. 3) and Fund 207 (Natoma Station) for a Not-to-Exceed Amount of $213,336.50
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 11491 – A Resolution Authorizing the City Manager to Execute an Agreement with Capra Environmental Services for Shaded Fuel Break Creation and Ladder Fuel Removal (Project # 8131) and use of Fund 010 (General Fund), Fund 204 (Los Cerros), Fund 215 (Prairie Oaks Ranch No. 2), Fund 210 (Broadstone 1 & 2), Fund 266 (Broadstone No. 3) and Fund 207 (Natoma Station) for a Not-to-Exceed Amount of $213,336.50

BACKGROUND / ISSUE

The City of Folsom is responsible for maintaining and servicing approximately 1,100 acres of city-owned open space across 70 different sites. Of those 1,100 acres, 335 acres have been identified to contain ladder fuel (low growth in trees), which should be removed to establish the necessary fire breaks. Traditionally, the City has completed annual weed abatement to address seasonal grasses, but has yet to implement a program to address other combustible vegetation that exists from low growth in trees to establish defensible space to adjacent structures. This project is a continuation of the first and second phases of a proposed 3-year program to systematically address the city-owned open spaces and establish tolerances so that, in subsequent years, less work will be required to address ladder fuel. Thus, the annual, more routine, work will focus more on the

abatement of annual grasses and the maintenance of established fuel breaks. Once completed, there will be a defined separation between our developed and wildland areas.

Two prior contractors have been approved to complete this work; both of these prior contractors underbid the work and could not complete the full terms of the contract. In April 2022, the City Council approved Resolution 10837 to award the work to Brightview Tree Care Services. Brightview completed approximately 58 acres of work before terminating its contract due to underbidding. The second contractor selected for this work was Loggers Unlimited Inc., which was awarded this scope of work through Resolution 11058 in June 2023. Loggers Unlimited Inc. completed approximately 159 acres, leaving the remaining 142.7 acres incomplete due to underbidding. These final 142.7 acres represent the remainder of the project being approved today.

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.

ANALYSIS

On May 20, 2025, the Parks & Recreation Department advertised a Request for Proposal (RFP) to create shaded fuel breaks and ladder fuel removal. The RFP was posted on PublicPurchase.com as well as the City of Folsom website, with responses due to the city by 4:00 p.m. June 13, 2025. An internal review team was assembled of Parks & Recreation staff. The criteria for ranking the proposals were based on the following areas: relevant experience and staffing, project understanding, price, and the ability to complete the work in the allocated time frame. In total, four responses were received (Capra Environmental Services, Fair Oaks Arborist, Greentek, and West Coast Arborists). After reviewing their responses and compiling scores, staff concluded that interviews would be conducted for the top two candidates, Capra Environmental Services and West Coast Arborist. Interviews were held on June 19, 2025. After interviews, staff selected Capra Environmental Services to perform the work. Capra Environmental Services demonstrated they were the most qualified based on the advertised scoring criteria and interview.

Contractor	West Coast Arborists	Capra Environmental Services	Greentek	Fair Oaks Arborist
Proposal Points	86	82	78	68
Preliminary Ranking	**1**	**2**	**3**	**4**
Contractor	**Capra Environmental Services**	**West Coast Arborists**	**Greentek**	**Fair Oaks Arborist**
Final Ranking after Interview	**1**	**2**		
Cost Proposal				
Total:	*$ 213,336.50*	*$ 467,865.00*		

The total cost of the proposed services for Capra Environmental Services was $213,336.50; the average cost of the four proposals was $493,134.15.

Cost Breakdown	
Contractor	**Cost**
Capra Environmental Services	$ 213,336.50
Fair Oaks Arborist	$ 513,720.00
Greentek	$ 777,615.11
West Coast Arborists	$ 467,865.00

FINANCIAL IMPACT

Sufficient funds for this project are currently budgeted and available in Fiscal Year 2025-26 across several funds, including Landscape and Lighting Districts, Community Facilities Districts, and the General Fund (see FY 2025-26 cost breakdown below). The project will be funded through Parks Maintenance in the General Fund (Fund 010), Landscape and Lighting District Los Cerros (Fund 204, Landscape and Lighting District Prairie Oaks Ranch No. 2 (Fund 215), Landscape and Lighting District Broadstone No. 2 (Fund 210), Community Facility District Broadstone Unit 3 (Fund 266), and Landscape and Lighting District Natoma Station (Fund 207). The term of the contract will be for one year. Based on previous work performed and not completed by selected contractors, the deadline to complete all work is scheduled for March 16, 2026. The Fiscal Year 2025-26 contract amount is approximately $213,336.50. Staff are awaiting approval of a grant budget increase through the Federal Emergency Management Agency (FEMA) and the California Office of Emergency Services (CalOES). The current amount available within the grant is $196,140, with 75% of that being reimbursed. The breakdown for the final year is included below. The city contribution with a budget increase from CalOES and FEMA is $53,334 (Table 2); without the budget increase, the city contribution is $70,530 (Table 1). Due to the grant expiration date, staff are requesting that the City Council approve the request, with the assumption that the

grant budget increase will not be approved. Staff will continue to seek the grant budget increase, and if approved, will further offset the cost to the General Fund and District budgets.

Table-1 Remaining Site Breakdown FY 2025-26 without budget increase				
Site Number	**Location**	**Funding Source**	**Cost**	**Match Obligation**
24	BT Collins open spaces west of park	010.3805.610.2400	$17,940.00	$17,940.00
25	West of Rodeo Park	010.3805.610.2400	$5,980.00	$5,235.87
26	Between Heaton Way and Teceira Way	010.3805.610.2400	$7,026.50	$1,756.63
27	Willow Hill Reservoir and surround open spaces	010.3805.610.2400	$16,295.50	$4,073.88
28	Natoma, Briggs Ranch, Folsom Lake Crossing	010.3805.610.2400	$2,093.00	$523.25
29	Humbug Creek from Riley to Cummings Park	010.3805.610.2400	$43,654.00	$10,913.50
31	Willow Creek from Riley to E. Bidwell	010.3805.610.2400	$18,986.50	$4,746.63
47	Dos Coyotes Trail Area	010.3805.610.2400	$8,222.50	$2,055.63
48	Ponds SE of Iron Pt. and Buckingham	010.3805.610.2400	$6,428.50	$1,607.13
49	SE of of Iron Pt. Circle	010.3805.610.2400	$1,495.00	$373.75
50	Parkshore outer limits	010.3805.610.2400	$29,750.50	$7,437.63
51	JPA from Blue Ravine to Natoma Station Drive	010.3805.610.2400	$7,893.60	$1,973.40
52	Between Lembi Park and Station 35	010.3805.610.2400	$1,644.50	$411.13
55	2 lots on Black Powder Circle	204.6000.610.2508	$777.40	$194.35
56	Chafin Ct.	215.6000.610.2508	$448.50	$112.13
60	Trail from Densmore to Iron Pt.	210.6000.610.2508	$2,691.00	$672.75
61	Southside of Iron Pt. from Costco to East border	266.6000.610.2508	$5,232.50	$1,308.13
62	Natoma Station pond area	207.6000.610.2508	$2,840.50	$710.13
63	Chinese Diggins Mine Site	010.3805.610.2400	$1,943.50	$485.88
64	Empire Ranch Rd. and Ritchie	010.3805.610.2400	$3,438.50	$859.63
65	Mercy housing	010.3805.610.2400	$2,242.50	$560.63
66	Suncountry	010.3805.610.2400	$5,830.50	$1,457.63
69	Willow Creek Parks-East Natoma	010.3805.610.2400	$20,481.50	$5,120.38
		Total:	**213,336.50**	**70,530.00**

Table-2 Remaining Site Breakdown FY 2025-26 with budget increase				
Site Number	**Location**	**Funding Source**	**Cost**	**Match Obligation**
24	BT Collins open spaces west of park	010.3805.610.2400	$17,940.00	$4,485.00
25	West of Rodeo Park	010.3805.610.2400	$5,980.00	$1,495.00
26	Between Heaton Way and Teceira Way	010.3805.610.2400	$7,026.50	$1,756.63
27	Willow Hill Reservoir and surround open spaces	010.3805.610.2400	$16,295.50	$4,073.88
28	Natoma, Briggs Ranch, Folsom Lake Crossing	010.3805.610.2400	$2,093.00	$523.25
29	Humbug Creek from Riley to Cummings Park	010.3805.610.2400	$43,654.00	$10,913.50
31	Willow Creek from Riley to E. Bidwell	010.3805.610.2400	$18,986.50	$4,746.63
47	Dos Coyotes Trail Area	010.3805.610.2400	$8,222.50	$2,055.63
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50	Parkshore outer limits	010.3805.610.2400	$29,750.50	$7,437.63
51	JPA from Blue Ravine to Natoma Station Drive	010.3805.610.2400	$7,893.60	$1,973.40
52	Between Lembi Park and Station 35	010.3805.610.2400	$1,644.50	$411.13
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66	Suncountry	010.3805.610.2400	$5,830.50	$1,457.63
69	Willow Creek Parks-East Natoma	010.3805.610.2400	$20,481.50	$5,120.38
		Total:	**213,336.50**	**53,334.13**

ATTACHMENTS

1. Resolution No. 11491 – A Resolution Authorizing the City Manager to Execute an Agreement with Capra Environmental Services for Shaded Fuel Break Creation and Ladder Fuel Removal (Project # 8131) and use of Fund 010 (General Fund), Fund 204 (Los Cerros), Fund 215 (Prairie Oaks Ranch No. 2), Fund 210 (Broadstone 1 & 2), Fund 266 (Broadstone No. 3) and Fund 207 (Natoma Station) for a Not-to-Exceed Amount of $213,336.50

Submitted,

Kelly Gonzalez,
Parks & Recreation Director

Attachment 1

RESOLUTION NO. 11491

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH CAPRA ENVIRONMENTAL SERVICES FOR SHADED FUEL BREAK CREATION AND LADDER FUEL REMOVAL (PROJECT # 8131) AND USE OF FUND 010 (GENERAL FUND), FUND 204 (LOS CERROS), FUND 215 (PRAIRIE OAKS RANCH NO. 2), FUND 210 (BROADSTONE 1 & 2), FUND 266 (BROADSTONE NO. 3), AND FUND 207 (NATOMA STATION) FOR A NOT-TO-EXCEED AMOUNT OF $213,336.50

WHEREAS, the City of Folsom desires to enter into a professional services agreement for an initial period beginning November 1, 2025, through July 31, 2026, for shaded fuel break creation and ladder fuel removal; and

WHEREAS, proposals were solicited in accordance with Folsom Municipal Code Section 2.36.100 and advertised on May 20, 2025; and

WHEREAS, Capra Environmental Services was the most qualified contractor; and

WHEREAS, the total value of the agreement will be $213,336.50; and

WHEREAS, up to 75% may be reimbursed through a Federal Emergency Management Agency (FEMA) Grant; and

WHEREAS, sufficient funds are budgeted and available in the amount of $213,336.50 in the Fiscal Year 2025-26 budget across several funds, including Landscape and Lighting Districts, Community Facilities Districts, and the General Fund; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an Agreement with Capra Environmental Services for Shaded Fuel Break Creation and Ladder Fuel Removal and use of Fund 010 (General Fund), Fund 204 (Los Cerros), Fund 215 (Prairie Oaks Ranch No. 2), Fund 210 (Broadstone 1 & 2), Fund 266 (Broadstone No. 3) and Fund 207 (Natoma Station) for a Not-to-Exceed Amount of $213,336.50.

PASSED AND ADOPTED this 28th day of October 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:	10/28/2025
AGENDA SECTION:	Public Hearing
SUBJECT:	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 (Introduction and First Reading)
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

The Community Development Department and Fire Department recommend City Council conduct a public hearing, followed by introduction and first reading of 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

BACKGROUND

The purpose of this Ordinance is to update the building and fire life safety regulations and adopt the 2025 Title 24 California Code of Regulations (Title 24 CCR) with local amendments, pursuant to state law.

Presently, the Folsom Municipal Code (FMC) Chapter 8.36 contains provisions relative to the California Fire Code and Title 14 contain provisions relative to the California Building Codes based on the 2022 editions of Title 24 CCR. The California Code of Regulations includes the Building Code, Plumbing Code, Wildland-Urban Interface Code, Green Building Standards Code, Electrical Code, Residential Code, Mechanical Code, Historical Building Code, Existing Building Code, References Standards Code, Fire Code, Energy Code, Property Maintenance Code, and Swimming Pool and Spa Code.

On January 10, 2023, the City Council adopted Ordinance No. 1335 and No. 1336, and the 2022 edition of the Title 24 CCR.

Presently, an amendment to CFC Chapter 90 in Section 8.36.080, prevents the spread of wildfires in open space. As determined by the fire chief, a specific open space area that presents

an exceptional and continuing fire danger may be closed until conditions change. Signage prohibiting entry by unauthorized persons shall be posted.

The 2025 edition of the Title 24 CCR, incorporating the 2024 editions of the International Codes, have been published by the California Building Standards Commission and are effective as State law January 1, 2026, and will be applicable for the next three years ending December 31, 2028.

The Title 24 CCR now includes the 2025 California Wildland Urban Interface (WUI) Code. The 2025 California WUI Code is a compilation of code sections extracted from other California Code books to provide all mitigation measures against wildfire and wildland fuel in one code book. The 2025 California WUI Code applies to new construction and exterior alterations in designated Wildland-Urban Interface areas within California, specifically in State Responsibility Areas and Local Responsibility Areas designated as Very High Hazard Severity Zones, and other areas designated as a WUI by local agencies.

POLICY / RULE

The California Building Standards Commission has amended the 2022 Title 24 CCR as the 2025 edition of the Title 24 CCR which goes into effect 180 days after the publication according to state statute. California Health and Safety Code Section 18938(b) mandates that Building Standards Codes are applicable to all occupancies in the State. Health and Safety Code 18941.5 allows cities to amend building standards contained in the California Codes based on specified criteria prior to the effective date of the codes. Government Code Section 50022.2 grants local agencies the authority to adopt codes by reference.

ANALYSIS

The purpose of this ordinance is to adopt the 2025 Title 24 CCR as required by state law. The State of California requires a triennial update to statewide building and fire codes and requires all municipalities to complete the same review. Health & Safety Code Sections 17958.5, 17958.7, and 18941.5 allows cities to amend building standards contained in the California Codes based on specified criteria prior to the effective date of the codes. The following are the findings of fact:

1. **CLIMATIC**:

   (a.) Climate has one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. Average yearly rainfall for Folsom is approximately 18 inches and typically occurs from October to April. Low-level fog is present throughout the winter months and frequently causes visibility to be reduced. Fog, in conjunction with cold temperatures, may also cause freezing and slick roadways. These weather-related conditions may cause delays for emergency responders.

   (b.) Summers are arid and warm and there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty winds. The relative humidity during

summer months ranges from 2 to 30 percent, which is arid. The City contains thousands of acres of open space, which, in conjunction with the dry and windy conditions create hazardous situations culminating in grass and brush fires. Wind-driven fires have led to serious consequences in similar areas of the State.

(c.) The Sacramento region has extreme variations in weather patterns, too. Summers are arid and warm, winters are cool to freezing, and fall and spring can bring any combination of weather patterns together. It is this cyclical uncertainty that allows weather events such as rapid melting of the snowpack, which causes flooding in the low-lying valley areas of Sacramento County. The doubling of average rainfall called an "El Nino" event has occurred from time to time and causes the grass to mature and grow in excess of six feet high before it dries out.

(d.) Climate is one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. The drying out of wood and wildland fuels in the summer months allows for easy ignition.

2. GEOLOGICAL:

(a.) The City is susceptible to seismic hazards resulting from movement along any one of several known faults in Northern California. The most serious direct earthquake hazard threat is from the damage or collapse of buildings and other structures due to ground movement. In addition to damage caused by earthquakes, there is the possibility of earthquake-induced fires starting because of damage to gas lines, power lines, or heat producing appliances and the unavailability of water for fire control due to broken water mains.

(b.) In addition, unstable slopes have been identified in the City, which present a significant potential for landslides. In the event of a major earthquake or landslide, some areas of the City may not be accessible to emergency equipment and, if bridges or roads are damaged, the City may be isolated from outside assistance.

3. TOPOGRAPHICAL:

(a.) Several topographical features bisect the City, including the American River, Lake Natoma, and Folsom Lake, as well as creeks, natural parkways, open space, bridges, and railroad tracks. Traffic has to be channeled around several of these topographical features and limitations, which create traffic congestion and delays emergency response. These features are located between the fire stations located within the City of Folsom.

(b.) The California Division of Occupational Safety and Health, better known as Cal/OSHA, requires two firefighters to be located outside when two or more firefighters are inside of a burning structure. This is known as the “two in-two out” rule. It is imperative to minimize the impact of delays affecting the timely response of the firefighters.

(c.) Increasingly heavy traffic congestion on the City's major streets acts as a barrier to timely response for fire and emergency vehicles. Several roadways are expected to have an increased traffic flow as the City continues to increase in population.

(d.) Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open spaces, and endangered species habitats have all contributed to access problems as well as exemption from vegetation abatement programs. These situations, though very environmentally important, do increase the demands on the fire service due to the extreme fire hazard created by fuel loading, limited access, and reduced setbacks.

(e.) The rural geographical areas not yet provided with adequate fire protection are subject to a higher degree of risk without mitigating measures.

The Community Development Department and Fire Department believe the amendment and adoption of the 2025 Title 24 CCR, based on the 2024 International Building Code, with local amendments, is necessary to provide a reasonable and prudent level of fire and life safety to residents, businesses, and visitors of the City of Folsom.

In the adoption of the 2025 Title 24 CCR, the Community Development Department and Fire Department will be amending the FMC Chapter 8.36 to reflect updated California Fire Code sections, amend certain Chapters of Title 14 to reflect updated California Building Codes, adopt Appendix D of the 2025 CFC for code requirements for Fire Access Roads, remove FMC code language that has been moved to the 2025 California Wildland Urban Interface Code, add section 9.37.035 for continued wildfire prevention in open spaces based on the fire chiefs determination, and revise FMC code language to be consistent with the 2025 WUI Code and local agencies based on fire severity zones.

The 2025 Title 24 CCR was reorganized, and portions of the Codes were moved to create the 2025 Wildland Urban Interface Code. The 2025 Wildland Urban Interface Code applies to all of California based on the Fire Hazard Severity Zone, the responsibility of the State or Local Agency, and other areas designated as a WUI by local agencies.

The California State Fire Marshal designates areas of the state as moderate, high, or very high severity zone based on standardized criteria. These designations consider factors such as vegetation, terrain, weather conditions, and wind patterns that contribute to wildfire spread. The 2025 Fire Hazard Severity Map for Folsom (Attachment 3) was adopted by ordinance on May 13, 2025.

Portions of the City are in a Moderate Fire Hazard Severity Zone in a Local Responsibility Area (LRA) as identified by the State Fire Marshal. Staff determines local amendments to the CFC based on the fire hazard severity zone, life safety risk, and geological, climatic, and topographical factors. Staff recommend the adoption of Appendix D (Attachment 4), Fire Apparatus Access Roads, in the 2025 California Fire Code. Appendix D contains more detailed elements for use with basic requirements found in Section 503 of the CFC and is a tool for

jurisdictions looking for guidance in establishing access requirements for residential and multi-family developments. Appendix D may be adopted by jurisdictions in Moderate Fire Severity Zones in an LRA where the Wildland Urban Interface Code may not apply. Appendix D realigns the FMC with surrounding areas not in High Hazard Severity Zones (Attachment 5). Required setbacks for buildings are also modified to rely on the Building Code requirements for fire-resistive construction and fire sprinkler requirements.

The Folsom Municipal Code is modified to remove jurisdictional direction regarding road widths, grade, turning radius, dead end lengths, number of fire access roads for large sites, signage, and road gates and implement the standards set forth in Appendix D (Attachment 4) Appendix D is also consistent with local jurisdictional requirements and modified to include access road placement relative to building height. This expands the parameters from previous FMC requirements and allows for more clarity for higher density projects.

FINANCIAL IMPACT

Adopting the 2025 edition of the Title 24 California Code of Regulations, based on the 2024 International Code of Regulations, with local amendments, as required by state law, and should not cause any financial impact.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 b (3) (General Rule Exemption) of the CEQA Guidelines.

ATTACHMENT

1. 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
2. Ordinance No. 1358 Strikethrough
3. Fire Hazard Severity Zone Map
4. 2025 California Fire Code Appendix D
5. Summary of Changes

Submitted,



Pam Johns, Community Development Director

Attachment 1

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

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

SECTION 1 PURPOSE

The purpose of this ordinance is to amend Chapter 8.36 and certain chapters of Title 14, of the Folsom Municipal Code (the "Code") pertaining to the adoption by reference of the 2025 California Code of Regulations Title 24 to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify application and provide safeguarding of life, property, and environment from hazardous conditions within the City of Folsom. Section 9.37.035 is being added to the Code to address wildfire prevention in open spaces in the City.

SECTION 2 FINDINGS

In connection with the amendments enacted by Section 8.36.080 relating to the 2022 edition of the California Fire Code and its appendices, the Folsom City Council makes the following findings pursuant to Health and Safety Code Section 17958.5, 17958.7 and 18941.5. Such changes are reasonably necessary because of local climatic, geological, or topographical conditions. The Folsom City Council hereby adopts, pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:

A. Under this adopting ordinance, specific amendments to building standards are more restrictive than those contained within the 2025 edition of the California Fire Code, based on the 2024 edition of the International Fire Code. These amendments have been recognized by the City of Folsom to address the fire problems, hazards, concerns, and future direction by which the City can establish and maintain an environment that will afford an acceptable level of fire and life safety to all who live, work, or visit within its boundaries.

B. The 2025 edition of the California Fire Code and the 2024 edition of the International Fire Code have been printed and published as a Code in book form within the meaning of Section 50022.1 of the Government Code of the State of California.

C. The International Code Council promulgates the International Fire Code. The International Code Council has conducted open code hearings that permit participation by National, State, and local code officials; as well as industry representatives, consultants, and other private parties with an interest in the International Fire Code.

D. The International Fire Code, being the 2024 edition thereof, published by the International Code Council is a nationally recognized compilation of proposed rules, regulations and standards promulgated through an open and participatory process.

E. Under the provisions of Section 18941.5 of the Health and Safety Code, local amendments are based on climatic, geological, or topographical conditions. The findings of fact contained herein address each of these situations and present the local situation, which, either singularly or in combination, cause amendments to be adopted.

1. CLIMATIC:

(a.) Climate has one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. Average yearly rainfall for Folsom is approximately 18 inches and typically occurs from October to April. Low-level fog is present throughout the winter months and frequently causes visibility to be reduced. Fog, in conjunction with cold temperatures, may also cause freezing and slick roadways. These weather-related conditions may cause delays for emergency responders.

(b.) Summers are arid and warm and there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty winds. The relative humidity during summer months ranges from 2 to 30 percent, which is arid. The City contains thousands of acres of open space, which, in conjunction with the dry and windy conditions create hazardous situations culminating in grass and brush fires. Wind-driven fires have led to serious consequences in similar areas of the State.

(c.) The Sacramento region has extreme variations in weather patterns, too. Summers are arid and warm, winters are cool to freezing, and fall and spring can bring any combination of weather patterns together. It is this cyclical uncertainty that allows weather events such as rapid melting of the snowpack, which causes flooding in the low-lying valley areas of Sacramento County. The doubling of average rainfall called an "El Nino" event has occurred from time to time and causes the grass to mature and grow in excess of six feet high before it dries out.

(d.) Climate is one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. The drying out of wood and wildland fuels in the summer months allows for easy ignition.

2. GEOLOGICAL:

(a.) The City is susceptible to seismic hazards resulting from movement along any one of several known faults in Northern California. The most serious direct earthquake hazard threat is from the damage or collapse of buildings and other structures due to ground movement. In addition to damage caused by earthquakes, there is the possibility of earthquake-induced fires starting because of damage to gas lines, power lines, or heat producing appliances and the unavailability of water for fire control due to broken water mains.

(b.) In addition, unstable slopes have been identified in the City, which present a significant potential for landslides. In the event of a major earthquake or landslide, some areas of the City may not be accessible to emergency equipment and, if bridges or roads are damaged, the City may be isolated from outside assistance.

3. TOPOGRAPHICAL:

(a.) Several topographical features bisect the City, including the American River, Lake Natoma, and Folsom Lake, as well as creeks, natural parkways, open space, bridges, and railroad tracks. Traffic has to be channeled around several of these topographical features and limitations, which create traffic congestion and delays emergency response. These features are located between the fire stations located within the City of Folsom.

(b.) The California Division of Occupational Safety and Health, better known as Cal/OSHA, requires two firefighters to be located outside when two or more firefighters are inside of a burning structure. This is known as the "two in-two out" rule. It is imperative to minimize the impact of delays affecting the timely response of the firefighters.

(c.) Increasingly heavy traffic congestion on the City's major streets acts as a barrier to timely response for fire and emergency vehicles. Several roadways are expected to have an increased traffic flow as the City continues to increase in population.

(d.) Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open spaces, and endangered species habitats have all contributed to access problems as well as exemption from vegetation abatement programs. These situations, though very environmentally important, do increase the demands on the fire service due to the extreme fire hazard created by fuel loading, limited access, and reduced setbacks.

(e.) The rural geographical areas not yet provided with adequate fire protection are subject to a higher degree of risk without mitigating measures.

F. The City's proximity to adjoining agencies reduces the amount of fire and medical resources that are typically available within more densely populated areas. A seamless fire protection

system within Sacramento County and mutual-aid agreements with neighboring county fire agencies allow for additional support but also reduces coverage of fire stations during initial and multiple response incidents either in the City or other jurisdictions. Resources from both El Dorado and Placer Counties are limited mainly by the size of the fire agencies, the rural/urban development, and extended response times.

G. The City is located in the northeastern portion of Sacramento County and is bordered by Folsom Lake, Placer, and El Dorado Counties. The City is made up of several distinct areas, each unique in its own way. Some of these areas are gated communities designed for security, not for expedient emergency response. Some of these access points are remote from main emergency response routes, extending response times. A first alarm residential structure fire assignment draws three fire engines, two ladder trucks, a medic unit, and two battalion chiefs. Commercial structure fires require one additional fire engine, therefore emptying all fire stations in the City of Folsom. If the situation intensifies, through simultaneous requests for service, long term commitments to emergencies, out-of-service emergency vehicles, etc., extended response times will occur.

H. The water supply in the City of Folsom makes extensive use of automatic fire sprinkler systems feasible. The area is favored with sources of high-quality water from private and municipal water companies.

I. The National Fire Protection Association statistics indicate that automatic fire sprinkler systems have established an efficiency record of approximately 96% satisfactory performance in the United States since 1925.

J. Based on the aforementioned local climatic, geological, or topographical, conditions, those specific amendments as specified in the amendments to this ordinance for the 2022 California Fire Code, are considered reasonable and necessary modifications to the requirements established pursuant to Section 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incidence of fire or other hazards, the implementation of these various amendments to the code attempt to reduce the severity and potential loss of life, property, and protection of the environment.

K. California Health and Safety Code Section 17958.7 requires that modifications or changes to building standards as defined in Health and Safety Code Section 18909 be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table provides code sections that have been modified, and the associated conditions for modification due to local climatic, geological, and topographical reasons.

Section Number	**Local Climatic/ Geological/Topographical Condition**
105	1a-d, 2a-b, 3a-f
107	1a-d, 2a-b, 3a-f
109	1a-d, 2a-b, 3a-f
111	1a-d, 2a-b, 3a-f
112	1a-d, 2a-b, 3a-f
113	1a-d, 2a-b, 3a-f
304	1a-d, 2a-b, 3a-f
317	1a-d, 2a-b, 3a-f
321	1a-d, 2a-b, 3a-f
503	1a-d, 2a-b, 3a-f
504	1a-d, 2a-b, 3a-f
506	1a-d, 2a-b, 3a-f
605	1a-d, 2a-b, 3a-f
903	1a-d, 2a-b, 3a-f
1205	1a-d, 2a-b, 3a-f
Appendix D	1a-d, 2a-b, 3a-f
D102	1a-d, 2a-b, 3a-f
D103	1a-d, 2a-b, 3a-f
D105	1a-d, 2a-b, 3a-f

L. In connection with the amendments enacted by Section 2 relating to the 2025 edition of the California Fire Code, with local amendments, the City Council makes the following findings pursuant to Health and Safety Code Section 17958.5, 17958.7, and 18941.5.

1. The changes are reasonably necessary because of local climatic, geological, or topographical conditions. The City Council hereby adopt pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:

(a.) Under this adopting ordinance, specific amendments have been established which are more restrictive than those adopted by the State of California (California

Building Standards Code) commonly referred to as Title 24 of the California Code of Regulations.

(b.) These amendments to the 2025 edition of the California Fire Code have been recognized by the City of Folsom to address the fire problems, hazards, concerns, and future direction by which the City can establish and maintain an environment which will afford a level of fire and life safety to all who live, work, or visit within its boundaries.

(c.) The Findings of Fact are filed separately with the California Building Standards Commission and City Clerk for the City of Folsom.

SECTION 3 ADOPTION OF THE FOLSOM FIRE CODE

Chapters 8.36 sections 8.36.020, 8.36.040, and 8.36.080 of the Folsom Municipal Code are amended to reference the 2025 Fire Code and 2025 Wildland Urban Interface Code to read:

8.36.020 California Fire Code – Adopted by reference

There is hereby adopted by the city council of the city of Folsom for the purpose of prescribing regulations governing the safeguarding of life, property, and the environment from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises, that certain code known as the 2025 Edition of the California Fire Code and the 2025 California Wildland Urban Interface Code with those amendments adopted by the California Building Standards Commission and based on the 2024 Edition of the International Fire Code, in its entirety, and with all other supplements, errata, and such portions as hereunder deleted, modified, or amended.

Appendix D, Fire Apparatus Access Roads, of the California Fire Code shall be adopted, as amended, by the City of Folsom and made a part of the Folsom Fire Code.

8.36.040 Definitions

A. Whenever the words “fire code” are used in this chapter, it shall mean the 2025 Edition of the California Fire Code and 2025 California Wildland Urban Interface Code with those amendments adopted by the California Building Standards Commission and based on the 2024 Edition of the International Fire Code, in its entirety, and with all other supplements, errata, and such portions as hereunder deleted, modified, or amended.

B. Wherever the word “municipality” is used in the fire code, it shall mean the incorporated areas in the city of Folsom.

C. Wherever the words “fire code official” are used in the fire code, they shall mean the fire chief of the city of Folsom, or the designated representatives.

8.36.080 Amendments, additions, deletions

Chapter 1
Section 105, Permits, is hereby amended to read:

105.5.60 Activities in hazardous fire areas. An operational permit is required to conduct activities in hazardous fire areas when, in the opinion of the fire code official, it is necessary to preserve the public health, safety, or welfare. Hazardous fire area shall mean land covered with grass, grain, brush, or forest, whether privately or publicly owned which is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion.
105.5.61 Motion picture and other filming. An operational permit is required to conduct activities related to the production of motion pictures, televisions, commercials, and similar productions.
105.5.62 Christmas tree lots. An operational permit is required to operate a Christmas tree lot.
105.6.26 Fire apparatus access roads. A construction permit is required to construct, alter, or remove a private fire apparatus access road or other emergency vehicle access road required by Section 503.1 or Folsom Municipal Code Section 17.57.080. For purposes of this requirement, altering shall include the installation of traffic calming systems such as stop signs, roundabouts, traffic circles, diverters, and other traffic delaying measures.
105.6.27 Roof top obstructions. A construction permit is required for the installation of a roof top garden or a landscaped roof when constructed on a building's roof.

Section 107, Fees, is hereby amended to reference Section 108 and read:

108.7Administrative costs. When a test or inspection is scheduled and the contractor fails to perform to the satisfaction of the fire code official or their designee, the contractor will be liable for all costs incurred by the Fire Department for that test or inspection and the fire code official may submit a bill for said costs.
108.8 Fee schedule. Fees for plan reviews, services, and inspections conducted by the fire department shall be charged as set forth in a resolution adopted and amended from time to time by the city council. A copy of the fee schedule shall be placed on file with the city clerk. For items where there is no specific fee established, the fire code official shall determine the appropriate fee based upon consideration of the items listed in the fee schedule that most resemble the work proposed and the expected staff time involved to perform the required plan reviews, services, and inspections.

Section 109, Maintenance, is hereby amended by adding the following to read:

1010.7 Occupant Count. The supervisor of each place of assembly shall have an effective system to keep count of the number of occupants present in the assembly area. If at any time, the fire code official determines that an accurate count of occupants is not being maintained, the occupancy shall be cleared until an accurate count can be made.

1010.8 Fire Safety Officers. When in the opinion of the fire code official it is necessary for the preservation of life or property, due to the hazardous nature of an event, production, operation or function, the fire code official shall require the owner or lessee to employ or cause the employment of one or more approved fire safety officers to be on duty at such place during the hazardous activity.

Section 111, Means of Appeals, is hereby amended to reference Section 112 and read:

112.5 Appeals. Whenever the fire code official, or their designee, disapproves an application, refuses to grant a permit applied for, or when it is claimed that the provisions of this Chapter or the Fire Code do not apply or that the true intent and meaning have been misconstrued or wrongly interpreted, the affected party shall follow the procedures set forth in Chapter 1.09 of the Folsom Municipal Code.

Section 112, Violations, is hereby amended to reference Section 113 and read:

113.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, may be guilty of a misdemeanor, punishable by a fine of not more than $1,000 or by imprisonment not exceeding six months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
113.5 Citations. The Fire Chief, and his or her duly authorized representative, may issue citations for infractions or misdemeanor violations of the Fire Code pursuant to Chapter 5C (commencing with Section 853.5) of Title 3 of Part 2 of the Penal Code of the State of California.

Section 113, Stop Work Order, is hereby amended to reference Section 114 and read:

114.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to remove a violation or unsafe condition, is guilty of a misdemeanor and shall be liable for a fine of not less than 500 dollars or more than 1000 dollars.

Chapter 3
Section 304, Combustible Waste Material, is hereby amended to read:

304.1.2.1 Waste material near ground mounted photovoltaic array. Accumulation of waste material shall not be permitted underneath nor within 10 feet from a ground mounted photovoltaic array.
304.1.3 Vegetation. Weeds, grass, vines, brush, branches, trees, or other growth that is capable of being ignited and/or endangering property, shall be cut down and removed by the owner or occupant of the property. Vegetation clearance requirements shall also be in accordance the Folsom Municipal Code Chapter 8.37.

Section 317, Rooftop Gardens and Landscaped Roofs, is hereby amended to read:

SECTION 317 – VEGETATIVE AND LANDSCAPED ROOFS

317.1 General. Vegetative roofs and landscaped roofs shall comply with Sections 1505 and 1507.15 of the California Building Code and be installed and maintained in accordance with Sections 317.2 through 317.6.

317.5 Access pathways and emergency ventilation. Access and spacing requirements shall be provided in order to ensure firefighter access to the roof, provide access pathways to specific areas of the roof, provide for venting cut out areas, and to provide emergency egress from the roof. For the purpose of access pathways and emergency ventilation, designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch. All roof dimensions are measured to centerlines.

317.5.1 Alternative materials and methods. Alternative materials and methods per Section 104.9 for access pathways or venting cut outs may be requested for approval by the fire code official due to:

1. Unique site-specific limitations.
2. Alternative access opportunities (as from adjoining roofs).
3. Ground level access to the roof area in question.
4. Other adequate venting cut out opportunities when approved by the fire code official.
5. Adequate venting cut out areas afforded by panel set back from other roof top equipment (for example: shading or structural constraints may leave significant areas open for ventilation near HVAC equipment).
6. Automatic ventilation device.
7. New technology, methods, or other innovations that ensure adequate fire department access pathways and ventilation opportunities.

317.5.2 Single and two dwelling unit residential buildings. Installation of roof gardens and landscaped roofs on single and two dwelling unit residential buildings shall be in accordance with Section 317.6.2.1 through 317.6.2.3.

317.5.2.1 Hip roof design. Planted sections shall be located in a manner that provides a three (3') foot wide clear access pathway from the eave to the ridge on each roof slope where the planted sections are located. The access pathway shall be located at a structurally strong location on the building such as a bearing wall.

317.5.2.2 Single ridge roof design. Planted sections shall be located in a manner that provides two three (3') foot wide access pathways from the eave to the ridge on each roof slope where the planted sections are located.

317.5.2.3 Hips and valleys. Planted sections shall be located no closer than one and one half (1.5') feet to a hip or a valley if planted sections are to be placed on both sides of a hip or valley. If the planted sections are to be located on only one side of a hip or valley that is of equal length, then the planted sections may be placed directly adjacent to the hip or valley. Planted sections shall not be located closer than three feet (3') below the ridge.

317.5.3 Commercial and industrial buildings and multi-residential buildings containing three or more dwelling units required access pathways and venting cut outs. Access pathways and venting cut outs for commercial and industrial buildings and multi-residential

buildings containing three or more dwelling units. Access pathways shall be provided in accordance with Section 317.6.3.1 through 317.6.3.6.

EXCEPTION:

1. If the fire code official determines that the roof configuration is similar to that found in single and two dwelling unit residential buildings, the design requirements found in section 317.6.2 may be utilized.

317.5.3.1 Planted dimension. Planted sections shall be no greater than 150 feet by 150 feet in distance in either axis.

317.5.3.2 Access pathways. Access pathways shall be established in the design of the roof garden or landscaped roof installation. Access pathways shall meet the requirements of this section.

317.5.3.2.1 Access pathways perimeter of the roof. There shall be a minimum six (6') foot wide clear perimeter around the edges of the roof.

EXCEPTION:

1. If either axis of the building is 250 feet or less, there shall be a minimum four (4') feet wide clear perimeter around the edges of the roof.

317.5.3.2.2 Access pathway location. The center line axis of access pathways shall run on structural members or over the next closest structural member nearest to the center lines of the roof.

317.5.3.2.3 Access pathway center line. The center line axis of the access pathways shall be provided in both axis of the roof.

317.5.3.2.4 Access pathway alignment. Access pathways shall be in a straight line and provide not less than four (4') feet clear to skylights, ventilation hatches or roof standpipes.

317.5.3.5 Access pathway around roof access hatches. Access pathways shall provide not less than four (4') feet of clearance around roof access hatch with at least one not less than four feet (4') clear pathway to parapet or roof edge.

317.5.3.6 Venting cut out areas. Venting cut outs between planted sections shall be either:

1. An access pathway eight (8') feet or greater in width.
2. An access pathway that is four (4') feet or greater in width and bordering on existing roof skylights or ventilation hatches.
3. An access pathway that is four (4') feet or greater in width and bordering four (4') feet by eight (8') feet venting cut outs every twenty (20') feet on alternating sides of the access pathway.

317.5.4 Roof garden or landscaped roof maintenance plan. The fire code official is authorized to require an approved maintenance plan for vegetation placed on roofs due to the size of the garden or landscaping area, or if materials and plants used may create a fire hazard to the building or exposures.

Section 321, Rooftop Gardens and Landscaped Roofs, is hereby amended to read:

SECTION 321 – ARTIFICAL COMBUSTIBLE VEGETATION

321.2 Defensible space around structures. Any person owning, leasing, controlling, operating, or maintaining any building or structure upon or adjoining any grass- or brush-covered land or land covered with flammable growth, and any person owning, leasing, or controlling any land adjacent to such structures, shall at all times:

1. Maintain around and adjacent to such building, structure, or apiary an effective fire protection or firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof, all flammable vegetation or other combustible growth. This includes ornamental plants and trees known to be flammable, including but not limited to: Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and Pampas Grass.

EXCEPTIONS:

A. Ornamental plants and trees that are individually planted, spaced, and maintained in such a manner that they do not form a means of transmitting fire from native growth to the structure.

B. Cultivated ground cover such as green grass, ivy, succulents, or similar plants provided that they are maintained in a condition that does not form a means of transmitting fire from native growth to the structure.

2. Maintain any tree adjacent to or overhanging any building or structure free of dead wood.

3. Maintain the roof of any building or structure free of leaves, needles, or other dead vegetative growth.

321.3 Extra hazard. When the fire code official finds that because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety, the person owning, leasing, controlling, operating, or maintaining the building or structure shall maintain around or adjacent to any building or structure an additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth located from 30 to 100 feet from such building or structure, as may be required by the fire code official. Grass and other vegetation located more than 30 feet from such building or structure, and less than 18 inches in height above the ground, may be maintained where necessary to stabilize the soil and prevent erosion.

321.4 Roadway clearance. The fire code official may require removal and clearance of all flammable vegetation or other combustible growth for a minimum of 10 feet on each side of every roadway, whether public or private. The fire code official may enter upon private property to inspect, remove and clear vegetation and growth as required by this section and may charge the responsible party for the cost of such action. This section shall not apply to single specimens of trees, ornamental shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground cover, provided that they do not form a means of readily transmitting fire. As used in this section, "roadway" means that portion of a highway, private street, or paved trail improved, designed, or ordinarily used for vehicular travel. The minimum clearance of 10 feet may be increased if the fire code official determines additional distance is required to provide reasonable fire safety.

321.5 Fuel modification plan. A fuel modification plan shall be submitted and have preliminary approval prior to the construction of a structure or any subdivision of land where the structure or subdivision of land is located within areas designated as a Very High Hazard Severity Zone or where a structure is located within 30 feet of an open space area or natural area. The fuel modification plan shall have final approval prior to the issuance of a permit for any new construction, remodeling, modification, or reconstruction.

321.6 Notice to correct. All notices to clear flammable vegetation and other combustible growth shall be in writing and in accordance with Folsom Municipal Code Chapter 8.37.

321.7 Abatement and penalties. The procedures for the abatement of hazardous vegetation and penalties thereof shall be in accordance with Folsom Municipal Code Chapter 8.37.

Chapter 5 is amended to read:

503.2.8 Angles of Approach: The angle of approach and angle of departure of fire apparatus access roads shall not exceed 12.5 percent or as approved by the fire code official.
503.2.9 Center Median Islands: When drive lanes are required through a center median island, the drive lane shall be a minimum 13 feet 6 inches in each direction.
504.1.1 Required Access Walkways for R-3 Subdivisions: Access via an alley or other means shall be provided to the rear of the property or a minimum 5 foot wide clear path shall be provided on the parcel excluding building architectural features or as approved by the fire code official.
504.5 Building Projections. Cornices, parapets, eave openings, and similar projections from a building shall be designed to support a 330-pound horizontal and vertical load to the leading edge of the projection. This represents a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder placed against the projection onto the top of the projection.
506.1.3 Knox Box Location. An approved knox box shall be located at the front of the building and outside the FACP room.

Section 603, Electrical Equipment, Wiring, and Hazards, is hereby amended redacted.

Section 605, Fuel Fires Appliances, is hereby amended by adding the following to read:

605.2.1.6 Spark arrestors. Chimneys used with fireplaces or heating appliances in which soli or liquid fuel is used shall be maintained with a spark arrestor as required for incinerators by the Mechanical Code.

Section 903, Automatic Sprinkler Systems, is hereby amended to read:

903.3.5.3 Passive Purge Systems: A residential sprinkler system designed to NFPA 13D standard shall be installed as a looped system (multi-purpose system) and have the furthest distance toilet on every floor connected as a point of passive purge. No dead arm shall be longer than 6 ft maximum. A standalone residential sprinkler system without points of passive purge may be installed with approval of the fire code official
903.5.1 Water Supply Test Adjustment. A water supply test required for the design of a fire protection system shall be adjusted to 90% to account for seasonal and daily pressure fluctuations. The adjustment percentage may be further reduced by the Fire Code Official for areas expected to have a significant water supply demand in the future.
For residential single family homes and duplexes located in the Folsom Plan Area, design of the fire protection system shall be based on the hydrostatic pressure derived from the pad elevation relative to the tank elevation provided in the Table 903.5.1A. The design pressure shall be adjusted to 90% to account for seasonal and daily pressure fluctuations. The adjustment percentage may be further reduced by the Fire Code Official for areas expected to have a significant water supply demand in the future.

Table 9.3.5.1A

Zone	Tank Elevation
2	482 ft
3	565 ft
4	665 ft
5	765 ft
6	855 ft

The static pressure shall be calculated as the Tank Elevation minus the pad elevation and divided by 2.31.

Section 1032, Maintenance of means of egress, is hereby redacted.

Section 1205, Solare Photovoltaic Power Systems, is hereby amended to read:

1205.6 Remote electrical disconnect. Photovoltaic circuits shall be equipped with a means for remote electrical disconnect located with ten feet and within sight of the building's main electrical panel. The remote electrical disconnect shall be listed and meet the requirements of the California Electrical Code.

Section 3311, Access for Firefighting, is hereby redacted.

Chapter 49, Requirements for Wildland-Urban Interface Fire Areas is hereby redacted.

Chapter 90, Suppression and Control of Wildfire Risk Areas, is hereby redacted.

Addition of 9.37.035 Trespassing

Chapter 9, Section 9.37.035 added to read as:

9.37.035 Trespassing

A. When the fire chief determines that a specific area within a wilefire risk presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or aaccessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

B. Approved signs prohibiting entry by unauthorized persons shall be placed on every closed area.

C. Entering and remaining within areas closed and posted is prohibited.

EXCEPTION: Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state, and federal public officers and their authorized agents acting in the course of duty.

Appendix D of the 2025 California Fire Code is amended to read:

Section D102, Required Access, is amended to add:

D102.2 Temporary Access and Identification. When approved, temporary fire and emergency vehicle access roads may be used until permanent roads are installed. Temporary access roads shall be provided with an all-weather road surface of 2 inches of asphalt concrete over 6 inches of 95% compacted aggregate base from October 1st through April 30th each year. Temporary access roads may be provided with an all-weather road surface of 6 inches of 95% compacted aggregate base from May 1st through September 30th each year.

D102.2.1 Identification. Prior to and during construction, an approved address sign shall be provided at each fire and emergency vehicle access road entry into the project.

Section D103, Minimum Specifications, is amended to read:

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade or 12.5 percent to accommodate natural grade

EXCEPTION: Grades steep than 10 percent as approved by the fire code official.

D103.3 Turning Radius. The required turning radius of a fire apparatus access road shall have a minimum dimension of 25 feet on the inside and 50 feet on the outside.**D103.5 Fire Apparatus Access Road Gates:**

9. Gates shall not be onstructed in any manner, including parking of vehicles. A "FIRE DEPARTMENT ACCES – DO NOT BLOCK" sign shall be posted on the gate or barricare when required by the fire code official.

10. The gates and barricades shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard.

Section D105, Aerial Fire Apparatus Access Roads, is amended to add:

D105.5 Access Road Locations, Aerial apparatus access roads shall be located in relation to buildings as follows:

a. Buildings up to 40 feet in height, located a minimum of 14 feet from building
b. Buildings 41 to 50 feet in height, located a minimum of 20 feet from building
c. Buildings 51 to 60 feet in height, located a minimum of 27 feet from building
d. Buildings 61 feet in height and greater, located at 33 feet from building
e. At no point shall aerial apparatus access roads be located more than 33 feet from the building.

Modifications to Title 14, Buildings and Construction

Chapter 14.02.015 and 14.02.040 of the Folsom Municipal Code are amended to reference the 2025 California Code of Regulations Title 24 to read:

14.02.015 Definitions

For purpose of this chapter, the following terms shall have the meaning set forth in this section.

"Building codes" or "code" shall mean the Folsom construction codes and each and every ordinance codified therein as adopted by the city council of the city of Folsom by ordinance, including, but not limited to, the Folsom Building Code, the Folsom Residential Code, the Folsom Electrical Code, the Folsom Mechanical Code, the Folsom Plumbing Code, the Folsom Energy Code, the Folsom Fire Code, the Folsom Green Standards Building Code (CALGreen), the Folsom Referenced Standards Code, the Folsom Property Maintenance Code, the Folsom Historical Building Code, Folsom Existing Building Code, Folsom Wildland Urban Interface Code and the Folsom Swimming Pool, Spa and Hot Tub Code. This shall also apply to references to the "Uniform Codes" found within the Folsom Municipal Code.

14.02.040 Adoption by reference

Subject to the additions, amendments, or deletions set forth in Section 14.02.050, the California Building Code, 2025Edition, based on the 2024 International Building Code, including Appendix Chapter I, published as Part 2, Volumes 1 and 2, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Building Codes. One copy of the Folsom Building Code and any and all amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Section 101.4, Referenced codes, is hereby amended to read:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this Code shall be considered part of the requirements of this Code to the prescribed extent of each reference. If another code is referenced elsewhere in this Code and has not been adopted, then that section shall be considered invalid. Where there is a conflict between the administrative requirements in this Code and those in other adopted technical codes, the more restrictive or specific requirements shall apply.
Exception: Administrative requirements in the City of Folsom Fire Code.
Any references to the International Residential Code, Residential Code for One- and Two-family Dwellings, or California Residential Code shall be deleted and the words "Folsom Residential Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the National Electrical Code or California Electrical Code shall be deleted and the words "Folsom Electrical Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the International Fuel Gas Code shall be deleted and the words "Folsom Plumbing Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the International Plumbing Code or California Plumbing Code shall be deleted and the words "Folsom Plumbing Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the International Mechanical Code or California Mechanical Code shall be deleted and the words "Folsom Mechanical Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Property Maintenance Code shall be deleted and the words "Folsom Property Maintenance Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the International Fire Code or California Fire Code shall be deleted and the words "Folsom Fire Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the International Zoning Code shall be deleted and the words "Folsom Zoning Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the International Energy Conservation Code shall be deleted and the words "Folsom Energy Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the California Historical Building Code shall be deleted and the words "Folsom Historical Building Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the California Existing Building Code shall be deleted and the words "Folsom Existing Building Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the International Private Sewage Disposal Code shall be deleted.
101.4.1 Electrical. The provisions of the Electrical Code adopted by the City of Folsom and amended from time to time shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.
101.4.2 Plumbing and Gas. The provisions of the Plumbing Code adopted by the City of Folsom and amended from time to time shall apply to the installation alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all applicable aspects of a medical gas system. The provisions shall also apply to the installation of gas piping from the point of delivery, gas appliances and related accessories.
101.4.3 Mechanical. The provisions of the Mechanical Code adopted by the City of Folsom and amended from time to time shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems.
101.4.4 Property maintenance. The provisions of the Property Maintenance Code, adopted by the City of Folsom, and amended from time to time shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety, hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures and shall be enforced along with the requirements of Title 8, "Health, Sanitation and Welfare", of the Folsom Municipal Code. Where there is a conflict between Title 8 of the Folsom Municipal Code and` the Folsom Property Maintenance Code, the more restrictive shall apply.
101.4.5 Fire prevention. The provisions of the Fire Code adopted by the City of Folsom and amended from time to time shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire or explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare

in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 California Energy Code and California Green Building Standards Code. The provisions of the California Energy Code and California Green Building Standards Code adopted by the City of Folsom shall apply to all matters governing the sustainable and energy efficiency design and construction of those structures regulated by the Folsom Construction Codes as adopted by the City of Folsom.

101.4.7 California Historical Building Code. The provisions of the California Historical Building Code adopted by the City of Folsom are intended to facilitate, by means of alternative solutions, the restoration of change of occupancy so as to preserve their original or restored architectural elements and features, to encourage energy conservation, disabled access and a cost-effective approach to preservation, and to provide for the safety of the building occupants of those structures regulated by the Folsom Construction Codes as adopted by the City of Folsom.

101.4.8 California Existing Building Code. The provisions of the California Existing Building Code adopted by the City of Folsom are intended to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

101.4.9 California Wildland Urban Interface Code. The provisions of the California Urban Interface Code adopted by the City of Folsom are intended to establish minimum requirements to reduce the likelihood of life and property loss due to a wildfire.

Section 105.3.2, Time of application, is hereby redacted.

Chapter 14.04.040 and 14.04.050 of the Folsom Municipal Code are amended to reference the 2025 California Code of Regulations Title 24 to read:

14.04.040 Adoption by reference.

Subject to the additions, amendments, or deletions set forth in Section 14.04.050, the California Residential Code, 2025 Edition, based on the 2024 International Residential Code for One- and Two-family Dwellings, including Appendix Chapters AH and AJ published as Part 2.5, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Residential Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

14.04.050 Additions, amendments, or deletions to Folsom Residential Code.

Table R301.2—Shall read as follows:

2025 CRC TABLE R301.2						
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA						
GROUND SNOW LOAD	WIND DESIGN					SEISMIC DESIGN CATEGORY
	Speed (MPH)	Exposure	Topographic Effects	Special Wind Region	Wind Borne Debris	
N/A	110 ult 85 asd	C	No	No	No	CRC: C CBC: D[1]
[1]When designing with the CBC per Section 1613.3.5. Reference Table 1613.3.5 (2)						

2025 CRC TABLE R301.2 (cont.)							
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA							
SUBJECT TO DAMAGING FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
Weathering	Frost Line Depth	Termite					
Moderate	12”	Heavy	30 F	No	Reference	<1500	60.6 F
[1]When designing with the CBC per Section 1613.3.5. Reference Table 1613.3.5 (2)							

Appendix AJ Existing Buildings and Structures, is amended to read:

a. AJ 102.4.1 Energy efficiency. Replacement windows shall comply with the 2025 California energy Code and the 2025 California Green Building Standards Code (CALGreen).
b. AJ301.2 Water closets. Where any water closet is replaced with a newly manufactured water closet, the replacement water closet shall comply with the requirements of the 2025 California Plumbing Code and 2025 California Green Building Standards Code (CALGreen).
c. AJ301.3 Electrical. Exceptions 1, 2 and 3. The words ‘Chapters 34 through 43’ shall be replaced with the words ‘2025 California Electrical Code’.
d. AJ501.5.1 Materials and methods. In this section and in the Exception to this section, the words ‘Chapters 34 through 43’ shall be replaced with the words ‘2025 California Electrical Code’.
e. AJ501.5.3.3 Ground-fault circuit-interrupter. The words ‘Chapters 34 through 43’ shall be replaced with the words ‘2025 California Electrical Code’.
f. AJ501.5.3.5 Clearance. The words ‘Chapters 34 through 43’ shall be replaced with the words ‘2025 California Electrical Code’.

Chapter 14.04.080 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

The California Electrical Code, 2025 Edition, based on the 2023 National Electrical Code, published as Part 3, Title 24, C.C.R., published by the National Fire Protection Agency, is adopted and made part of this title as though fully set forth herein to provide technical

requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Electrical Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.12.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

Subject to the additions, amendments, or deletions set forth in Section 14.12.050, the California Plumbing Code, 2025 Edition, based on the 2024 Uniform Plumbing Code, including Appendix Chapters A, B, D, and G published as Part 5, Title 24, C.C.R., published by the International Association of Plumbing and Mechanical Officials, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Plumbing Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.16.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

Subject to the additions, amendments, or deletions set forth in Section 14.16.050, the California Mechanical Code, 2025 Edition, based on the 2024 Uniform Mechanical Code published as Part 4, Title 24, C.C.R., published by the International Association of Plumbing and Mechanical Officials, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Mechanical Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.19.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

The California Energy Code, 2025 Edition, published as Part 6, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Energy Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.20.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

The California Green Building Standards Code (CALGreen Code), 2025 Edition, excluding Appendix Chapters A4, A5 and A6.1, published as Part 11, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and

the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Green Building Standards Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.22.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

The California Historical Building Code, 2025 Edition, published as Part 8, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Historical Building Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.23.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

The California Existing Building Code, 2025 Edition, published as Part 10, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Existing Building Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.24.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

Subject to the additions, amendments, or deletions set forth in Section 14.24.050, the 2024 International Property Maintenance Code, published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Property Maintenance Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.26.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

The California Referenced Standards Code, 2025Edition, published as Part 12, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Referenced Standards Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.27 of the Folsom Municipal Code is added to reference the 2025 California Code of Regulations Title 24 to read:

14.27.010 Title

This chapter shall be known and cited as the "Folsom Wildland Urban Interface Code".

14.27.020 Authority having jurisdiction

The chief building official of the city is designated to be the authority having jurisdiction of the Folsom Wildland Urban Interface Code. The chief building official shall administer, enforce, and render interpretations of all the provisions of the Folsom Wildland Urban Interface Code and other referenced technical codes.

14.27.030 Purpose

The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present. This code shall supplement the City's building and fire codes to provide for special regulations to mitigate the fire and life safety hazards of the wildland-urban interface areas.

14.27.040 Adoption by reference

The California Wildland Urban Interface Code, 2025 Edition, published as Part 7, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Wildland Urban Interface and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.28.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

The International Swimming Pool and Spa Code, 2024 Edition, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Swimming Pool and Spa Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

SECTION 4 SEVERABILITY

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

section irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared unconstitutional, invalid, or ineffective.

SECTION 5 EFFECTIVE DATE

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

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on October 28, 2025 and the second reading occurred at the special meeting of the City Council on November 12, 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 12th day of November, 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

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

Modifications to Chapter 8.36, Folsom Fire Code

Chapters 8.36 sections 8.36.020, 8.36.040, and 8.36.080 of the Folsom Municipal Code are amended to reference the 2025 Fire Code and 2025 Wildland Urban Interface Code to read:

8.36.020 California Fire Code – Adopted by reference

There is hereby adopted by the city council of the city of Folsom for the purpose of prescribing regulations governing the safeguarding of life, property, and the environment from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises, that certain code known as the ~~2022~~ 2025 Edition of the California Fire Code and the 2025 California Wildland Urban Interface Code with those amendments adopted by the California Building Standards Commission and based on the ~~2021~~ 2024 Edition of the International Fire Code, in its entirety, and with all other supplements, errata, and such portions as hereunder deleted, modified, or amended.
Appendix D, Fire Apparatus Access Roads, of the California Fire Code shall be adopted, as amended, by the City of Folsom and made a part of the Folsom Fire Code.

8.36.040 Definitions

A. Whenever the words “fire code” are used in this chapter, it shall mean the ~~2022~~ 2025 Edition of the California Fire Code and 2025 California Wildland Urban Interface Code with those amendments adopted by the California Building Standards Commission and based on the ~~2021~~ 2024 Edition of the International Fire Code, in its entirety, and with all other supplements, errata, and such portions as hereunder deleted, modified, or amended.
B. Wherever the word “municipality” is used in the fire code, it shall mean the incorporated areas in the city of Folsom.
C. Wherever the words “fire code official” are used in the fire code, they shall mean the fire chief of the city of Folsom, or the designated representatives.

8.36.080 Amendments, additions, deletions

Chapter 1
Section 105, Permits, is hereby amended to read:

~~**105.5.29 LP-gas.** An operational permit is required for the storage and use of LP-gas.~~
~~**EXCEPTIONS:**~~

~~1. A permit is not required for outdoor containers with a total aggregate water capacity of 500 gallons (1893 L) water capacity or less serving a Group R-3 occupancy.~~

~~2. Operation of cargo tankers that transport LP-gas.~~

~~3. A permit is not required to install or maintain outdoor portable containers of less than 125-gallon (473.2 L) aggregate water capacity~~

105.5.~~55~~60 Activities in hazardous fire areas. An operational permit is required to conduct activities in hazardous fire areas when, in the opinion of the fire code official, it is necessary to preserve the public health, safety, or welfare. Hazardous fire area shall mean land covered with grass, grain, brush, or forest, whether privately or publicly owned which is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion.

105.5.~~56~~61 Motion picture and other filming. An operational permit is required to conduct activities related to the production of motion pictures, televisions, commercials, and similar productions.

105.5.~~57~~62 Christmas tree lots. An operational permit is required to operate a Christmas tree lot.

105.6.~~25~~26 Fire apparatus access roads. A construction permit is required to construct, alter, or remove a private fire apparatus access road or other emergency vehicle access road required by Section 503.1 or Folsom Municipal Code Section 17.57.080. For purposes of this requirement, altering shall include the installation of traffic calming systems such as stop signs, ~~speed bumps, humps, pillows,~~ roundabouts, traffic circles, diverters, and other traffic delaying measures.

105.6.~~26~~27 Roof top obstructions. A construction permit is required for the installation of a roof top garden or a landscaped roof when constructed on a building's roof.

Section 107, Fees, is hereby amended to reference Section 108 and read:

10~~8~~7.7 Administrative costs. When a test or inspection is scheduled and the contractor fails to perform to the satisfaction of the fire code official or their designee, the contractor will be liable for all costs incurred by the Fire Department for that test or inspection and the fire code official may submit a bill for said costs.

10~~8~~7.8 Fee schedule. Fees for plan reviews, services, and inspections conducted by the fire department shall be charged as set forth in a resolution adopted and amended from time to time by the city council. A copy of the fee schedule shall be placed on file with the city clerk. For items where there is no specific fee established, the fire code official shall determine the appropriate fee based upon consideration of the items listed in the fee schedule that most resemble the work proposed and the expected staff time involved to perform the required plan reviews, services, and inspections.

Section 109, Maintenance, is hereby amended by adding the following to read:

10~~9~~10.7 Occupant Count. The supervisor of each place of assembly shall have an effective system to keep count of the number of occupants present in the assembly area. If

at any time, the fire code official determines that an accurate count of occupants is not being maintained, the occupancy shall be cleared until an accurate count can be made.

10109.8 Fire Safety Officers. When in the opinion of the fire code official it is necessary for the preservation of life or property, due to the hazardous nature of an event, production, operation or function, the fire code official shall require the owner or lessee to employ or cause the employment of one or more approved fire safety officers to be on duty at such place during the hazardous activity.

Section 111, Means of Appeals, is hereby amended to reference Section 112 and read:

1121.5 Appeals. Whenever the fire code official, or their designee, disapproves an application, refuses to grant a permit applied for, or when it is claimed that the provisions of this Chapter or the Fire Code do not apply or that the true intent and meaning have been misconstrued or wrongly interpreted, the affected party shall follow the procedures set forth in Chapter 1.09 of the Folsom Municipal Code.

Section 112, Violations, is hereby amended to reference Section 113 and read:

1132.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, may be guilty of a misdemeanor, punishable by a fine of not more than $1,000 or by imprisonment not exceeding six months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

1132.5 Citations. The Fire Chief, and his or her duly authorized representative, may issue citations for infractions or misdemeanor violations of the Fire Code pursuant to Chapter 5C (commencing with Section 853.5) of Title 3 of Part 2 of the Penal Code of the State of California.

Section 113, Stop Work Order, is hereby amended to reference Section 114 and read:

1143.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to remove a violation or unsafe condition, is guilty of a misdemeanor and shall be liable for a fine of not less than 500 dollars or more than 1000 dollars.

Chapter 3
Section 304, Combustible Waste Material, is hereby amended to read:

304.1.21.1 Waste material near ground mounted photovoltaic array. Accumulation of waste material shall not be permitted underneath nor within 10 feet from a ground mounted photovoltaic array.

304.1.32 Vegetation. Weeds, grass, vines, brush, branches, trees, or other growth that is capable of being ignited and/or endangering property, shall be cut down and removed by

the owner or occupant of the property. Vegetation clearance requirements shall also be in accordance ~~with Chapter 49 of this code and~~ the Folsom Municipal Code Chapter 8.37.

Section 317, Rooftop Gardens and Landscaped Roofs, is hereby amended to read:

SECTION 317 – ~~ROOFTOP GARDENS~~VEGETATIVE AND LANDSCAPED ROOFS

317.1 General. ~~Rooftop gardens~~Vegetative roofs and landscaped roofs ~~shall be installed and maintained in accordance with Sections 317.2 through 317.6.4 of the California Fire Code and Sections 1505.0 and 1507.16 of the California Building Code.~~shall comply with Sections 1505 and 1507.15 of the California Building Code and be installed and maintained in accordance with Sections 317.2 through 317.6.

317.~~5~~6 Access pathways and emergency ventilation. Access and spacing requirements shall be provided in order to ensure firefighter access to the roof, provide access pathways to specific areas of the roof, provide for venting cut out areas, and to provide emergency egress from the roof. For the purpose of access pathways and emergency ventilation, designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch. All roof dimensions are measured to centerlines.

317.~~5~~6.1 Alternative materials and methods. Alternative materials and methods per Section 104.9 for access pathways or venting cut outs may be requested for approval by the fire code official due to:

1. Unique site-specific limitations.
2. Alternative access opportunities (as from adjoining roofs).
3. Ground level access to the roof area in question.
4. Other adequate venting cut out opportunities when approved by the fire code official.
5. Adequate venting cut out areas afforded by panel set back from other roof top equipment (for example: shading or structural constraints may leave significant areas open for ventilation near HVAC equipment).
6. Automatic ventilation device.
7. New technology, methods, or other innovations that ensure adequate fire department access pathways and ventilation opportunities.

317.~~5~~6.2 Single and two dwelling unit residential buildings. Installation of roof gardens and landscaped roofs on single and two dwelling unit residential buildings shall be in accordance with Section 317.6.2.1 through 317.6.2.3.

317.~~5~~6.2.1 Hip roof design. Planted sections shall be located in a manner that provides a three (3') foot wide clear access pathway from the eave to the ridge on each roof slope where the planted sections are located. The access pathway shall be located at a structurally strong location on the building such as a bearing wall.

317.~~5~~6.2.2 Single ridge roof design. Planted sections shall be located in a manner that provides two three (3') foot wide access pathways from the eave to the ridge on each roof slope where the planted sections are located.

317.~~5~~6.2.3 Hips and valleys. Planted sections shall be located no closer than one and one half (1.5') feet to a hip or a valley if planted sections are to be placed on both sides of a hip or valley. If the planted sections are to be located on only one side of a hip or valley that is of equal

length, then the planted sections may be placed directly adjacent to the hip or valley. Planted sections shall not be located closer than three feet (3') below the ridge.

317.56.3 Commercial and industrial buildings and multi-residential buildings containing three or more dwelling units required access pathways and venting cut outs. Access pathways and venting cut outs for commercial and industrial buildings and multi-residential buildings containing three or more dwelling units. Access pathways shall be provided in accordance with Section 317.6.3.1 through 317.6.3.6.

EXCEPTION:

1. If the fire code official determines that the roof configuration is similar to that found in single and two dwelling unit residential buildings, the design requirements found in section 317.6.2 may be utilized.

317.56.3.1 Planted dimension. Planted sections shall be no greater than 150 feet by 150 feet in distance in either axis.

317.56.3.2 Access pathways. Access pathways shall be established in the design of the roof garden or landscaped roof installation. Access pathways shall meet the requirements of this section.

317.56.3.2.1 Access pathways perimeter of the roof. There shall be a minimum six (6') foot wide clear perimeter around the edges of the roof.

EXCEPTION:

1. If either axis of the building is 250 feet or less, there shall be a minimum four (4') feet wide clear perimeter around the edges of the roof.

317.56.3.2.2 Access pathway location. The center line axis of access pathways shall run on structural members or over the next closest structural member nearest to the center lines of the roof.

317.56.3.2.3 Access pathway center line. The center line axis of the access pathways shall be provided in both axis of the roof.

317.56.3.2.4 Access pathway alignment. Access pathways shall be in a straight line and provide not less than four (4') feet clear to skylights, ventilation hatches or roof standpipes.

317.56.3.5 Access pathway around roof access hatches. Access pathways shall provide not less than four (4') feet of clearance around roof access hatch with at least one not less than four feet (4') clear pathway to parapet or roof edge.

317.56.3.6 Venting cut out areas. Venting cut outs between planted sections shall be either:

1. An access pathway eight (8') feet or greater in width.
2. An access pathway that is four (4') feet or greater in width and bordering on existing roof skylights or ventilation hatches.
3. An access pathway that is four (4') feet or greater in width and bordering four (4') feet by eight (8') feet venting cut outs every twenty (20') feet on alternating sides of the access pathway.

317.56.4 Roof garden or landscaped roof maintenance plan. The fire code official is authorized to require an approved maintenance plan for vegetation placed on roofs due to the size of the garden or landscaping area, or if materials and plants used may create a fire hazard to the building or exposures.

Section 321, Rooftop Gardens and Landscaped Roofs, is hereby amended to read:

SECTION 321 – ARTIFICAL COMBUSTIBLE VEGETATION ~~CLEARANCE OF WEEDS, BRUSH, AND VEGETATIVE GROWTH~~

321.~~1~~2 Defensible space around structures. Any person owning, leasing, controlling, operating, or maintaining any building or structure upon or adjoining any grass- or brush-covered land or land covered with flammable growth, and any person owning, leasing, or controlling any land adjacent to such structures, shall at all times:

1. Maintain around and adjacent to such building, structure, or apiary an effective fire protection or firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof, all flammable vegetation or other combustible growth. This includes ornamental plants and trees known to be flammable, including but not limited to: Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and Pampas Grass.

   EXCEPTIONS:

   A. Ornamental plants and trees that are individually planted, spaced, and maintained in such a manner that they do not form a means of transmitting fire from native growth to the structure.

   B. Cultivated ground cover such as green grass, ivy, succulents, or similar plants provided that they are maintained in a condition that does not form a means of transmitting fire from native growth to the structure.

2. Maintain any tree adjacent to or overhanging any building or structure free of dead wood.
3. Maintain the roof of any building or structure free of leaves, needles, or other dead vegetative growth.

321.~~3~~2 Extra hazard. When the fire code official finds that because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety, the person owning, leasing, controlling, operating, or maintaining the building or structure shall maintain around or adjacent to any building or structure an additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth located from 30 to 100 feet from such building or structure, as may be required by the fire code official. Grass and other vegetation located more than 30 feet from such building or structure, and less than 18 inches in height above the ground, may be maintained where necessary to stabilize the soil and prevent erosion.

321.~~4~~3 Roadway clearance. The fire code official may require removal and clearance of all flammable vegetation or other combustible growth for a minimum of 10 feet on each side of every roadway, whether public or private. The fire code official may enter upon private property to inspect, remove and clear vegetation and growth as required by this section and may charge the responsible party for the cost of such action. This section shall not apply to single specimens of trees, ornamental shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground cover, provided that they do not form a means of readily transmitting fire. As used in this section, “roadway” means that portion of a highway, private street, or paved trail improved, designed, or ordinarily used for vehicular travel. The minimum clearance of 10 feet may be increased if the fire code official determines additional distance is required to provide reasonable fire safety.

321.~~5~~4 Fuel modification plan. A fuel modification plan shall be submitted and have preliminary approval prior to the construction of a structure or any subdivision of land where the structure or subdivision of land is located within areas designated as a Very High Hazard Severity Zone or where a structure is located within 30 feet of an open space area or natural

area. The fuel modification plan shall have final approval prior to the issuance of a permit for any new construction, remodeling, modification, or reconstruction.

321.6~~5~~ Notice to correct. All notices to clear flammable vegetation and other combustible growth shall be in writing and in accordance with Folsom Municipal Code Chapter 8.37.

321.7~~6~~ Abatement and penalties. The procedures for the abatement of hazardous vegetation and penalties thereof shall be in accordance with Folsom Municipal Code Chapter 8.37.

Chapter 5 is amended to read:

~~503.2.1 Dimensions. Fire apparatus and emergency vehicle access roads required by this section and Folsom Municipal Code Section 17.57.080 shall have an unobstructed continuous width of not less than 27 feet (8230 mm) for all major / primary driveway aisles and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).~~

~~EXCEPTIONS:~~

~~1. Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.~~

~~2. Vertical clearances or widths shall be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.~~

~~**503.2.1.1 Group R-3 subdivisions.** Fire apparatus and emergency vehicle access roads in subdivisions comprised solely of Group R-3 occupancies shall have an unobstructed continuous width of not less than 24 feet (7315 mm) and unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).~~

~~**503.2.1.2 Emergency Vehicle Access (EVA) roads.** All other fire apparatus access roads, temporary or permanent, when approved by the fire code official, shall have an unobstructed width of not less than 20 feet (6096 mm) and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).~~

~~**503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall have a minimum dimension of 25 feet on the inside and 50 feet on the outside.~~

~~**503.2.5.1 Length.** The maximum length of any dead end shall not exceed 500 feet.~~

~~**503.2.7 Grade.** The gradient for a fire apparatus access road shall not exceed 12.5%. Where said fire apparatus access road directly fronts the exterior of a building two or more stories in height, the gradient for a fire apparatus access road shall not exceed 9%.~~

~~**503.2.8 Angles of approach.** The angle of approach and angle of departure of fire apparatus access roads shall not exceed 12.5% or as approved by the fire code official.~~

~~**503.2.9 Center median islands.** Center median islands, such as those used for gate access, shall provide for a drive lane width of not less than 13 feet 6 inches, or 12 feet for R-3 subdivisions, in each direction.~~

~~**503.5.3 Obstruction of gates and barricades.** Gates or barricades required by Section 503 shall not be obstructed in any manner, including the parking of vehicles. A "FIRE DEPARTMENT ACCESS – DO NOT BLOCK" sign shall be posted on the gate or barricade when required by the fire code official.~~

~~**503.6 Security gates.** The installation of security gates across a fire apparatus access road shall be approved by the fire code official. The design and operation of gates and barricades shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard.~~

504.1.1 Required access walkways. Required access walkways shall have a minimum clear width of 5 feet, and shall not have permanent items such as heating and air conditioning units within them.

EXCEPTIONS:

1. Subdivisions with previous approval of less than 5-foot access walkways due to reduced setback requirements.
2. City-provided solid waste and recycling containers will be allowed within the access walkway. The containers shall not be placed under a required emergency escape or rescue opening.

504.5 Building projections. Cornices, parapets, eave openings, and similar projections from a building shall be designed to support a 330-pound horizontal and vertical load to the leading edge of the projection. This represents a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder placed against the projection onto the top of the projection.

505.3 Numbers for one- and two-family dwellings. Numbers for one- and two-family dwellings shall be a minimum of 4 inches high. Numbers for all other buildings shall be no less than 6 inches high. The fire code official may require an increase in building address or number size when necessary due to building size or arrangement, or due to distance from the public way.

505.3.1 Multiple tenant buildings. Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the fire code official. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved numbers or addresses displayed on the rear of the tenant space, when deemed necessary by the fire code official.

Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the fire code official.

505.3.2 Illumination. Address numbers shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

507.5.7 Fire hydrant markers. Fire hydrants and other firefighting water sources shall be identified by the installation of blue raised reflective pavement markers or identified by other approved means.

509.3 Fire control room. Fire sprinkler risers and fire alarm control panels shall be located inside a room with minimum dimensions of five feet by seven feet. The room shall only be accessible from the exterior and provided with a door with a clear width of not less than 32 inches and height of not less than 80 inches. A durable sign shall be affixed to the exterior of the door with the words "FIRE CONTROL ROOM" in letters not less than 3 inches in height. A key box complying with Section 506 shall be installed adjacent to the door.

The room must be capable of maintaining a minimum temperature of 40 degrees Fahrenheit. A clearance of 12 inches shall be provided from the fire sprinkler risers to any adjacent walls. This room can be shared with other building utilities or fire protection equipment that is not incompatible. An approved cabinet or container shall be provided to store record plans of the

~~fire sprinkler system and other fire protection equipment. This room shall not be used for any other storage.~~

503.2.8 Angles of Approach: The angle of approach and angle of departure of fire apparatus access roads shall not exceed 12.5 percent or as approved by the fire code official.
503.2.9 Center Median Islands: When drive lanes are required through a center median island, the drive lane shall be a minimum 13 feet 6 inches in each direction.
504.1.1 Required Access Walkways for R-3 Subdivisions: Access via an alley or other means shall be provided to the rear of the property or a minimum 5 foot wide clear path shall be provided on the parcel excluding building architectural features or as approved by the fire code official.
504.5 Building Projections. Cornices, parapets, eave openings, and similar projections from a building shall be designed to support a 330-pound horizontal and vertical load to the leading edge of the projection. This represents a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder placed against the projection onto the top of the projection.
506.1.3 Knox Box Location. An approved knox box shall be located at the front of the building and outside of the FACP room.

Section 603, Electrical Equipment, Wiring, and Hazards, is hereby amended redacted:

~~**603.6.6 Spark arrestors.** Chimneys used with fireplaces or heating appliances in which soli or liquid fuel is used shall be maintained with a spark arrestor as required for incinerators by the Mechanical Code.~~

Section 605, Fuel Fires Appliances, is hereby amended by adding the following to read:

605.2.1.6 Spark arrestors. Chimneys used with fireplaces or heating appliances in which soli or liquid fuel is used shall be maintained with a spark arrestor as required for incinerators by the Mechanical Code.

Section 903, Automatic Sprinkler Systems, is hereby amended to read:

~~**903.3.5.3 Passive purge system.** A residential sprinkler system designed to the NFPA 13D standard shall be installed as a loop system (multi-purpose system) and have all toilets connected as points of passive purge. A standalone residential sprinkler system without points of passive purge may be installed with approval of the fire code official.~~
~~**903.5.1 Water Supply Test Adjustment.** A water supply test required for the design of a fire protection system shall be adjusted to 90% to account for seasonal and daily pressure fluctuations. The adjustment percentage may be further reduced by the Fire Code Official for areas expected to have a significant water supply demand in the future.~~

903.3.5.3 Passive Purge Systems: A residential sprinkler system designed to NFPA 13D standard shall be installed as a looped system (multi-purpose system) and have the furthest distance toilet on every floor connected as a point of passive purge. No dead arm shall be longer than 6 ft maximum. A standalone residential sprinkler system without points of passive purge may be installed with approval of the fire code official

903.5.1 Water Supply Test Adjustment. A water supply test required for the design of a fire protection system shall be adjusted to 90% to account for seasonal and daily pressure fluctuations. The adjustment percentage may be further reduced by the Fire Code Official for areas expected to have a significant water supply demand in the future.
For residential single family homes and duplexes located in the Folsom Plan Area, design of the fire protection system shall be based on the hydrostatic pressure derived from the pad elevation relative to the tank elevation provided in the Table 903.5.1A. The design pressure shall be adjusted to 90% to account for seasonal and daily pressure fluctuations. The adjustment percentage may be further reduced by the Fire Code Official for areas expected to have a significant water supply demand in the future.

Table 9.3.5.1A

Zone	Tank Elevation
2	482 ft
3	565 ft
4	665 ft
5	765 ft
6	855 ft

The static pressure shall be calculated as the Tank Elevation minus the pad elevation and divided by 2.31.

Section 1032, Maintenance of means of egress, is hereby redacted.

~~**1032.7.1 Emergency escape and rescue opening access for 2 and 3 story buildings.** Exterior emergency escape and rescue openings on the second story shall have a minimum clear access of not less than 5 feet wide X 5 feet deep below the opening(s) for the placement of a ground ladder. Exterior emergency escape and rescue openings on the third story shall have a minimum clear access of not less than 5 feet wide X 7 ½ feet deep below the opening(s) for the placement of a ground ladder.~~
~~**EXCEPTION:**~~
~~1. Subdivisions with previous approval of reduced set back requirements.~~
~~**1032.7.2 Emergency escape and rescue access for buildings 4 stories or more.** Exterior emergency escape and rescue access for buildings 4 stories or more in height shall have an approved access road no closer than 15 feet from the building and with a width of at least 27 feet for the proper placement of a ladder truck.~~

Section 1205, Solare Photovoltaic Power Systems, is hereby amended to read:

~~**1205.6 Remote electrical disconnect.** Photovoltaic circuits shall be equipped with a means for remote electrical disconnect located downstream from the photovoltaic array at the point where the photovoltaic circuit first enters the structure, or at another approved location. The manual control to operate the remote electrical disconnect shall be located within five feet of the building's main electrical panel. The remote electrical disconnect shall be listed and meet the requirements of the California Electrical Code.~~
~~**EXCEPTIONS:**~~

1. Photovoltaic circuits contained in rigid or electrical metallic tubing running between the array combiner box and the main electrical panel which are entirely exterior to the building need not be equipped with a means of remote electrical disconnect other than the disconnects intrinsic to the system.
2. Photovoltaic circuits contained in rigid or electrical metallic tubing running between the array combiner box and the main electrical panel that run through the interior of the building when installed a minimum of 18" below the roof assembly when measured parallel to the surface of the roof.
3. The photovoltaic system inverter may be used for remote electrical disconnect when the inverter is located immediately upstream of the roof penetration where the circuit enters the structure.

1205.6 Remote electrical disconnect. Photovoltaic circuits shall be equipped with a means for remote electrical disconnect located with ten feet and within sight of the building's main electrical panel. The remote electrical disconnect shall be listed and meet the requirements of the California Electrical Code.

Section 3311, Access for Firefighting, is hereby redacted.

3311.1 Required access. Fire and emergency access roads shall be installed and maintained in accordance with Section 503 and Folsom Municipal Code Section 17.57.080.

EXCEPTION:

1. When approved, temporary fire and emergency vehicle access roads may be used until permanent roads are installed. Temporary access roads shall be provided with an all-weather road surface of 2 inches of asphalt concrete over 6 inches of 95% compacted aggregate base from October 1st through April 30th each year. Temporary access roads may be provided with an all-weather road surface of 6 inches of 95% compacted aggregate base from May 1st through September 30th each year.

3311.3 Premise identification. Prior to and during construction, an approved address sign shall be provided at each fire and emergency vehicle access road entry into the project.

Chapter 49, Requirements for Wildland-Urban Interface Fire Areas is hereby redacted.

4905.3.1 Local agency establishment of limits. The establishment of limits for the Wildland Urban Interface Fire Area's required construction methods shall be applied to land within the City of Folsom designated as a Local Agency Very-High Fire Hazard Severity Zone and/or to buildings or structures that are located within 30 feet of an open space area or natural area.

4906.2.1 Local agency application. Buildings or structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

1. Land designated within the City of Folsom as a Local Agency Very-High Fire Hazard Severity Zone.
2. Land within 30 feet of an open space area or natural area.

4907.1.1 Local agency defensible space. Buildings or structures located within 30 feet of an open space area or natural area shall maintain defensible space as outlined in Government

~~Code 51175 – 51189, Folsom Municipal Code Section 8.36, and Folsom Municipal Code Section 8.37.~~

Chapter 90, Suppression and Control of Wildfire Risk Areas, is hereby redacted.

~~**9001 – Scope.** The unrestricted use of grass-, grain-, brush- or forest-covered land in wildfire risk areas is a potential hazard to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire protection facilities to control the spread of fire that might be caused by recreational, residential, commercial, industrial, or other activities shall be in accordance with Chapter 90.~~

~~**9002 – Restricted Entry.** The fire chief shall determine and publicly announce when wildfire risk areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of wildfire risk areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the wildfire risk area is closed to entry, is prohibited.~~

~~**EXCEPTIONS:**~~

~~1. Residents and owners of private property within wildfire risk areas and their invitees and guests going to or being upon their lands.~~

~~2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.~~

~~**Section 9003, Trespassing on Posted Property.**~~

~~**9003.1 General.** When the fire chief determines that a specific area within a wildfire risk area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.~~

~~**9003.2 Signs.** Approved signs prohibiting entry by unauthorized persons shall be placed on every closed area.~~

~~**9003.3 Trespassing.** Entering and remaining within areas closed and posted is prohibited.~~

~~**EXCEPTION:**~~

~~1. Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state, and federal public officers and their authorized agents acting in the course of duty.~~

~~**9004 – Smoking.** Lighting, igniting or otherwise setting fire to or smoking tobacco, cigarettes, pipes, cigars, or other smoking materials in wildfire risk areas is prohibited.~~

~~**EXCEPTION:**~~

~~Places of habitation or within the boundaries of established smoking areas or campsites as designated by the fire code official.~~

~~**9005 – Spark Arrestors.** Chimneys used in conjunction with fireplaces, barbecues, incinerators, or heating appliances in which solid or liquid fuel is used, upon buildings, structures or premises located within 200 feet (60 960 mm) of wildfire risk areas, shall be provided with a spark arrester constructed with heavy wire mesh or other noncombustible material with openings not to exceed 1/2 inch (12.7 mm).~~

~~**9006 – Small Unmanned Aircraft.** Small, unmanned aircraft liable to start or cause fire shall not be possessed, flown, projected, or caused to be projected into or across wildfire risk areas.~~

~~**9007 – Open-Flame Devices.** Welding torches, tar pots, decorative torches and other devices, machines, or processes liable to start or cause fire shall not be operated or used in or upon wildfire risk areas, except by permit from the fire chief.~~

~~Flame-employing devices, such as lanterns or kerosene road flares, shall not be operated or used as a signal or marker in or upon wildfire risk areas.~~

~~**EXCEPTION:**~~

~~1. The proper use of fuses at the scenes of emergencies or as required by standard railroad operating procedures.~~

~~**9008 – Use of Fire Roads and Firebreaks.** Motorcycles, motor scooters and motor vehicles shall not be driven or parked upon, and trespassing is prohibited upon, fire roads or firebreaks beyond the point where travel is restricted by a cable, gate, or sign, without the permission of the property owners. Vehicles shall not be parked in a manner which obstructs the entrance to a fire road or firebreak.~~

~~**EXCEPTION:**~~

~~1. Public officers acting within their scope of duty.~~

~~**9010 – Liability for Damage.** The expenses of fighting fires which result from a violation of this chapter shall be a charge against the person whose violation caused the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the fire chief in the same manner as in the case of an obligation under a contract, expressed or implied.~~

Addition of 9.37.035 Trespassing

Chapter 9, Section 9.37.035 added to read as:

9.37.035 Trespassing

A. When the fire chief determines that a specific area within a wilefire risk presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or aaccessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

B. Approved signs prohibiting entry by unauthorized persons shall be placed on every closed area.

C. Entering and remaining within areas closed and posted is prohibited.

EXCEPTION: Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state, and federal public officers and their authorized agents acting in the course of duty.

Appendix D of the 2025 California Fire Code is amended to read:

~~Appendix D, Fire apparatus access roads~~

~~The minimum fire apparatus and emergency vehicle road widths throughout this appendix will be 27 feet (24 feet for subdivision comprised solely of Group R-3 occupancies).~~

Section D102, Required Access, is amended to add:

D102.2 Temporary Access and Identification. When approved, temporary fire and emergency vehicle access roads may be used until permanent roads are installed. Temporary access roads shall be provided with an all-weather road surface of 2 inches of asphalt concrete over 6 inches of 95% compacted aggregate base from October 1st through April 30th each year. Temporary access roads may be provided with an all-weather road surface of 6 inches of 95% compacted aggregate base from May 1st through September 30th each year.

D102.2.1 Identification. Prior to and during construction, an approved address sign shall be provided at each fire and emergency vehicle access road entry into the project.

Section D103, Minimum Specifications, is amended to read:

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade or 12.5 percent to accommodate natural grade

EXCEPTION: Grades steep than 10 percent as approved by the fire code official.

D103.3 Turning Radius. The required turning radius of a fire apparatus access road shall have a minimum dimension of 25 feet on the inside and 50 feet on the outside.**D103.5 Fire Apparatus Access Road Gates:**

9. Gates shall not be onstructed in any manner, including parking of vehicles. A "FIRE DEPARTMENT ACCES – DO NOT BLOCK" sign shall be posted on the gate or barricare when required by the fire code official.

10. The gates and barricades shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard.

Section D105, Aerial Fire Apparatus Access Roads, is amended to add:

D105.5 Access Road Locations, Aerial apparatus access roads shall be located in relation to buildings as follows:

a. Buildings up to 40 feet in height, located a minimum of 14 feet from building
b. Buildings 41 to 50 feet in height, located a minimum of 20 feet from building
c. Buildings 51 to 60 feet in height, located a minimum of 27 feet from building
d. Buildings 61 feet in height and greater, located at 33 feet from building
e. At no point shall aerial apparatus access roads be located more than 33 feet from the building.

Modifications to Title 14, Buildings and Construction

Chapter 14.02.015 and 14.02.040 of the Folsom Municipal Code are amended to reference the 2025 California Code of Regulations Title 24 to read:

14.02.015 Definitions

For purpose of this chapter, the following terms shall have the meaning set forth in this section. "Building codes" or "code" shall mean the Folsom construction codes and each and every ordinance codified therein as adopted by the city council of the city of Folsom by ordinance, including, but not limited to, the Folsom Building Code, the Folsom Residential Code, the

Folsom Electrical Code, the Folsom Mechanical Code, the Folsom Plumbing Code, the Folsom Energy Code, the Folsom Fire Code, the Folsom Green Standards Building Code (CALGreen), the Folsom Referenced Standards Code, the Folsom Property Maintenance Code, the Folsom Historical Building Code, Folsom Existing Building Code, Folsom Wildland Urban Interface Code and the Folsom Swimming Pool, Spa and Hot Tub Code. This shall also apply to references to the "Uniform Codes" found within the Folsom Municipal Code.

14.02.040 Adoption by reference

Subject to the additions, amendments, or deletions set forth in Section ~~14.02.050~~14.02.050, the California Building Code, ~~2022~~2025 Edition, based on the ~~2021~~2024 International Building Code, including Appendix Chapter I, published as Part 2, Volumes 1 and 2, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Building Codes. One copy of the Folsom Building Code and any and all amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Section 101.4, Referenced codes, is hereby amended to read:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this Code shall be considered part of the requirements of this Code to the prescribed extent of each reference. If another code is referenced elsewhere in this Code and has not been adopted, then that section shall be considered invalid. Where there is a conflict between the administrative requirements in this Code and those in other adopted technical codes, the more restrictive or specific requirements shall apply.
Exception: Administrative requirements in the City of Folsom Fire Code.
Any references to the International Residential Code, Residential Code for One- and Two-family Dwellings, or California Residential Code shall be deleted and the words "Folsom Residential Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the National Electrical Code or California Electrical Code shall be deleted and the words "Folsom Electrical Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the International Fuel Gas Code shall be deleted and the words "Folsom Plumbing Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the International Plumbing Code or California Plumbing Code shall be deleted and the words "Folsom Plumbing Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the International Mechanical Code or California Mechanical Code shall be deleted and the words "Folsom Mechanical Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.
Any references to the International Property Maintenance Code shall be deleted and the words "Folsom Property Maintenance Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Fire Code or California Fire Code shall be deleted and the words “Folsom Fire Code adopted by the City of Folsom and amended from time to time” shall be inserted in lieu thereof.
Any references to the International Zoning Code shall be deleted and the words “Folsom Zoning Code adopted by the City of Folsom and amended from time to time” shall be inserted in lieu thereof.
Any references to the International Energy Conservation Code shall be deleted and the words “Folsom Energy Code adopted by the City of Folsom and amended from time to time” shall be inserted in lieu thereof.
Any references to the California Historical Building Code shall be deleted and the words “Folsom Historical Building Code adopted by the City of Folsom and amended from time to time” shall be inserted in lieu thereof.
Any references to the California Existing Building Code shall be deleted and the words “Folsom Existing Building Code adopted by the City of Folsom and amended from time to time” shall be inserted in lieu thereof.
Any references to the International Private Sewage Disposal Code shall be deleted.
101.4.1 Electrical. The provisions of the Electrical Code adopted by the City of Folsom and amended from time to time shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.
101.4.2 Plumbing and Gas. The provisions of the Plumbing Code adopted by the City of Folsom and amended from time to time shall apply to the installation alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all applicable aspects of a medical gas system. The provisions shall also apply to the installation of gas piping from the point of delivery, gas appliances and related accessories.
101.4.3 Mechanical. The provisions of the Mechanical Code adopted by the City of Folsom and amended from time to time shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems.
101.4.4 Property maintenance. The provisions of the Property Maintenance Code, adopted by the City of Folsom, and amended from time to time shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety, hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures and shall be enforced along with the requirements of Title 8, “Health, Sanitation and Welfare”, of the Folsom Municipal Code. Where there is a conflict between Title 8 of the Folsom Municipal Code and` the Folsom Property Maintenance Code, the more restrictive shall apply.
101.4.5 Fire prevention. The provisions of the Fire Code adopted by the City of Folsom and amended from time to time shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire or explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 California Energy Code and California Green Building Standards Code. The provisions of the California Energy Code and California Green Building Standards Code adopted by the City of Folsom shall apply to all matters governing the sustainable and energy efficiency design and construction of those structures regulated by the Folsom Construction Codes as adopted by the City of Folsom.

101.4.7 California Historical Building Code. The provisions of the California Historical Building Code adopted by the City of Folsom are intended to facilitate, by means of alternative solutions, the restoration of change of occupancy so as to preserve their original or restored architectural elements and features, to encourage energy conservation, disabled access and a cost-effective approach to preservation, and to provide for the safety of the building occupants of those structures regulated by the Folsom Construction Codes as adopted by the City of Folsom.

101.4.8 California Existing Building Code. The provisions of the California Existing Building Code adopted by the City of Folsom are intended to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

101.4.9 California Wildland Urban Interface Code. The provisions of the California Urban Interface Code adopted by the City of Folsom are intended to establish minimum requirements to reduce the likelihood of life and property loss due to a wildfire.

Section 105.3.2, Time of application, is hereby redacted.

~~An application for a permit for any proposed work shall be deemed to have been abandoned 9 months after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one extension of time for a period not to exceed 9 months. The extension shall be requested in writing and justifiable cause demonstrated.~~

Chapter 14.04.040 and 14.04.050 of the Folsom Municipal Code are amended to reference the 2025 California Code of Regulations Title 24 to read:

14.04.040 Adoption by reference.

Subject to the additions, amendments, or deletions set forth in Section ~~14.04.050~~14.04.050, the California Residential Code, ~~2022~~ 2025 Edition, based on the ~~2021~~2024 International Residential Code for One- and Two-family Dwellings, including Appendix Chapters AH and AJ published as Part 2.5, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Residential Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

14.04.050 Additions, amendments, or deletions to Folsom Residential Code.

Table R301.2—Shall read as follows:

~~2022~~2025 CRC TABLE R301.2														
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA														
GROUND SNOW LOAD	WIND DESIGN					SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGING FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (MPH)	Exposure	Topographic Effects	Special Wind Region	Wind Borne Debris		Weathering	Frost Line Depth	Termite					
N/A	110 ult ~~90~~85 asd	C	No	No	No	CRC: C CBC: D[1]	Moderate	12”	Heavy	30 F	No	Reference	<1500	60.6 F
[1]When designing with the CBC per Section 1613.3.5. Reference Table 1613.3.5 (2)														

Appendix AJ Existing Buildings and Structures, is amended to read:

a. AJ 102.4.1 Energy efficiency. Replacement windows shall comply with the ~~2022~~ 2025 California energy Code and the ~~2022~~2025 California Green Building Standards Code (CALGreen).
b. AJ301.2 Water closets. Where any water closet is replaced with a newly manufactured water closet, the replacement water closet shall comply with the requirements of the ~~2022~~2025 California Plumbing Code and ~~2022~~2025 California Green Building Standards Code (CALGreen).
c. AJ301.3 Electrical. Exceptions 1, 2 and 3. The words ‘Chapters 34 through 43’ shall be replaced with the words ‘~~2022~~2025 California Electrical Code’.
d. AJ501.5.1 Materials and methods. In this section and in the Exception to this section, the words ‘Chapters 34 through 43’ shall be replaced with the words ‘~~2022~~2025 California Electrical Code’.
e. AJ501.5.3.3 Ground-fault circuit-interrupter. The words ‘Chapters 34 through 43’ shall be replaced with the words ‘~~2022~~2025 California Electrical Code’.
f. AJ501.5.3.5 Clearance. The words ‘Chapters 34 through 43’ shall be replaced with the words ‘~~2022~~2025 California Electrical Code’.

Chapter 14.04.080 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

The California Electrical Code, ~~2022~~2025 Edition, based on the ~~2020~~2023 National Electrical Code, published as Part 3, Title 24, C.C.R., published by the National Fire Protection Agency, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Electrical Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.12.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

Subject to the additions, amendments, or deletions set forth in Section ~~14.12.050~~14.12.050, the California Plumbing Code, ~~2022~~2025 Edition, based on the ~~2021~~2024 Uniform Plumbing Code, including Appendix Chapters A, B, D, and G published as Part 5, Title 24, C.C.R., published by the International Association of Plumbing and Mechanical Officials, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Plumbing Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.16.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

Subject to the additions, amendments, or deletions set forth in Section ~~14.16.050~~14.16.050, the California Mechanical Code, ~~2022~~2025 Edition, based on the ~~2021~~2024 Uniform Mechanical Code published as Part 4, Title 24, C.C.R., published by the International Association of Plumbing and Mechanical Officials, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Mechanical Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.19.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

The California Energy Code, ~~2022~~ 2025 Edition, published as Part 6, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Energy Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.20.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

The California Green Building Standards Code (CALGreen Code), ~~2022~~ 2025 Edition, excluding Appendix Chapters A4, A5 and A6.1, published as Part 11, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Green Building Standards Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.22.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

> The California Historical Building Code, ~~2022~~ 2025 Edition, published as Part 8, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Historical Building Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.23.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

> The California Existing Building Code, ~~2022~~ 2025 Edition, published as Part 10, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Existing Building Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.24.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

> Subject to the additions, amendments, or deletions set forth in Section 14.24.050, the ~~2021~~2024 International Property Maintenance Code, published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Property Maintenance Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.26.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

> The California Referenced Standards Code, ~~2022~~2025 Edition, published as Part 12, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Referenced Standards Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.27 of the Folsom Municipal Code is added to reference the 2025 California Code of Regulations Title 24 to read:

14.27.010 Title

This chapter shall be known and cited as the “Folsom Wildland Urban Interface Code”.

14.27.020 Authority having jurisdiction

The chief building official of the city is designated to be the authority having jurisdiction of the Folsom Wildland Urban Interface Code. The chief building official shall administer, enforce, and render interpretations of all the provisions of the Folsom Wildland Urban Interface Code and other referenced technical codes.

14.27.030 Purpose

The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present. This code shall supplement the City's building and fire codes to provide for special regulations to mitigate the fire and life safety hazards of the wildland-urban interface areas.

14.27.040 Adoption by reference

The California Wildland Urban Interface Code, 2025 Edition, published as Part 7, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Wildland Urban Interface and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

Chapter 14.28.040 of the Folsom Municipal Code is amended to reference the 2025 California Code of Regulations Title 24 to read:

The International Swimming Pool and Spa Code, ~~2021~~2024 Edition, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom construction codes. One copy of the Folsom Swimming Pool and Spa Code and any amendments thereto shall be kept on file in the community development department and shall be available for use and examination by the public.

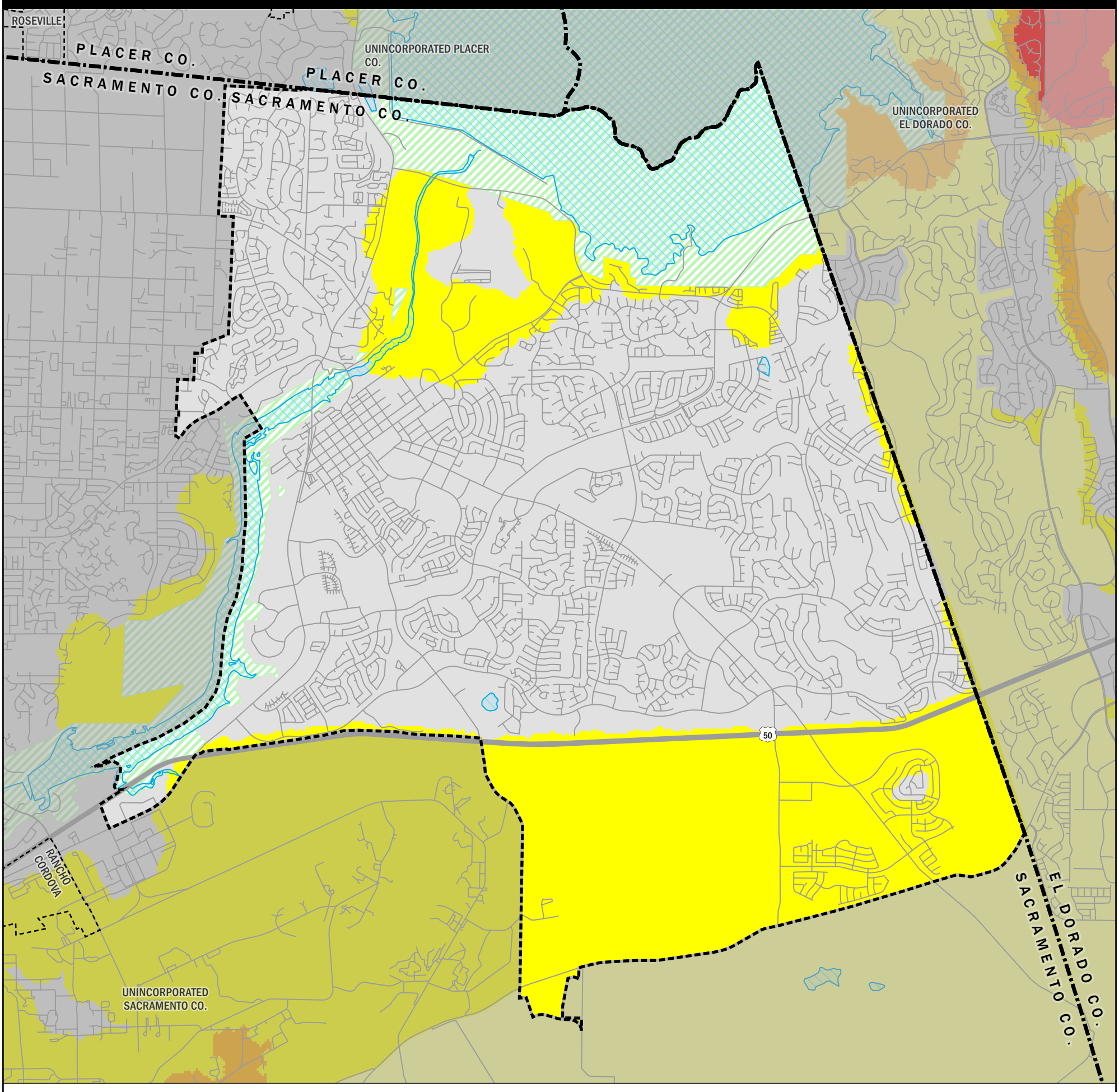
Attachment 3

CITY OF FOLSOM – SACRAMENTO COUNTY

Local Responsibility Area Fire Hazard Severity Zones

As Identified by the State Fire Marshal

March 10, 2025





Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal

Very High | High | Moderate

Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024

Very High | High | Moderate

Mi 0 1 2

Km 0 1 2 3 4

Projection: NAD 83 California Teale Albers
Scale: 1:52,000 at 11" x 17"

Incorporated City | Waterbody | Unzoned LRA | Federal Responsibility Area (FRA)

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California

Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency

Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection

Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:

CAL FIRE Fire Hazard Severity Zones (FHSZSRA23_3, FHSZLRA_25_1)

CAL FIRE State Responsibility Areas (SRA25_1)

City and County boundaries as of 10/22/24 (CA Board of Equalization)

Attachment 4

APPENDIX

D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User notes:

About this appendix:	Appendix D contains more detailed elements for use with the basic access requirements found in Section 503, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like Appendices B and C, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.
ICC code development note:	Code change proposals to this appendix will be considered by the IFC Code Development Committee during the 2024 (Group A) Code Development Cycle.

SECTION D101—GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *California Fire Code*.

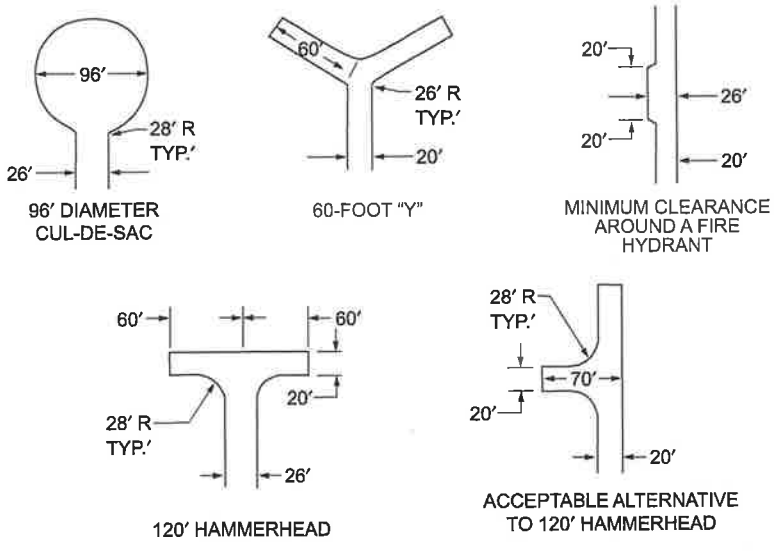
SECTION D102—REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

SECTION D103—MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

FIGURE D103.1—DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



For SI: 1 foot = 304.8 mm.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire code official.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

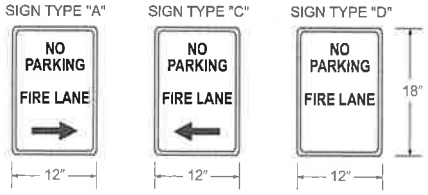
TABLE D103.4—REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS		
LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	
For SI: 1 foot = 304.8 mm.		

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING—FIRE LANE" signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

FIGURE D103.6—FIRE LANE SIGNS



D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104—COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m^2) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m^2) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105—AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be

10/28/2025 Item No.11.

determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or t whichever is greater.

Exception: Where approved by the fire code official, buildings of Type IA, Type IB or Type IIA construction equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 and having firefighter access through an enclosed stairway with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

SECTION D106—MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units shall have not fewer than one approved fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D107—ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D108—REFERENCED STANDARDS

D108.1 General. See Table D108.1 for standards that are referenced in various sections of this appendix. Standards are listed by the standard identification with the effective date, standard title, and the section or sections of this appendix that reference the standard.

TABLE D108.1—REFERENCED STANDARDS

STANDARD ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
ASTM F2200—14	*Standard Specification for Automated Vehicular Gate Construction*	D103.5
UL 325—02	*Door, Drapery, Gate, Louver, and Window Operators and Systems*, with Revisions through May 2015	D103.5

Attachment 5

	Current FMC Requirement	Proposed FMC Requirement
CFC Code Section		
503.2 - EV Access Road Widths		Adopt Appendix D of 2025 CFC
503.2.1 Major and Primary drive aisles	27 ft wide, 13.5 ft high	20 ft wide, 13.5 tall clear unobstructed width
503.2.1.1 R-3 Subdivisions	24 ft wide with parking requirements	20 ft wide, 13.5 tall clear unobstructed width
503.2.1.2 - EV Access Roads	20 ft wide	20 ft wide, 13.5 tall clear unobstructed width
503.2.4 - Turning Radius	25 ft inside, 50 ft. outside	25 ft inside, 50 ft. outside
503.2.5.1 - Dead End Lengths	500 ft	Up to 750 ft with turnarounds at every 150 ft per Appendix D, over 750 ft shall be approved by fire code official
503.2.7 - Fire Access Road Grade	12.5%, unless directly fronts a 2-story or taller bldg, then 9%	10% and up to 12.5% to accommodate natural grade, over 10% shall be approved by fire code official
503.2.8 - Angle of Approach	12.5% for approach and departure	12.5% unless approved by fire code official
503.2.9 - Center Median Islands	min. 13.5 ft min width (12 ft for subdivisions)	min. 13.5 ft width
504 - Access to Building Openings and Roofs		
504.1.1 - Required Access walkways	min. 5 ft access walkway except for trash cans	clear access to rear yard by alley or via 5 ft path
903.3.5.3 - Passive Purge System	looped system and passive purge to all toilets	looped, passive pruge to further toilet at each floor, dead arm maximum 6 ft
903.5.1 - Water Supply Test		Adopt Table for FPA Residential Areas based on Utilities modelling
1032.7.1 - Emergency egress from 2-3 story buildings	min. 5x5 and 5x7.5 deep for 2-3	See item 7 below for location based on height
1032.7.2 - Emergency egress from 4-story bldgs	roadway 15-27 ft away from egress windows	See item 7 below for location based on height
1205.6 - Remote elctrical disconnect	within 5 ft of main panel, see exceptions	within 10 ft and within view of panel to match SMUD requirement

7. Fire apparatus access roads for aerial fire apparatus shall be provided for all buildings exceeding 30 feet in height. Aerial apparatus access roads shall be provided on at least 2 intersecting building sides. Overhead utility and power lines shall not be located over aerial apparatus access roads or between the access road and the building. The unobstructed width of aerial apparatus roads shall not be less than 26 feet. Aerial apparatus access roads shall be located in relation to buildings as follows: (CFC 503.1.1)
   a. Buildings up to 40-ft in height, located a minimum of 14-feet from building
   b. Buildings 41 to 50-ft in height, located a minimum of 20-feet from building
   c. Buildings 51 to 60-ft in height, located a minimum of 27-feet from building
   d. Buildings 61-ft in height and greater, located at 33-feet from building
   e. At no point shall aerial apparatus access roads be located more than 33-ft from the building.

   For the purposes of this section, building height shall be determined by the measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	Public Hearing
SUBJECT:	Objective Development and Design Standards for Multi-Unit and Mixed-Use Residential Development for General Plan Mixed-Use and Residential Overlay Areas 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)
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Adopt 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.

Conduct the first reading of 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 to Establish a Ministerial Review Process.

BACKGROUND / ISSUE

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, and the comment letters received as of the writing of this report are included as Attachment 4 to this report.

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.

Objective Development and Design Standards Organization

The ODDS are divided into seven chapters as follows:

- Chapter 1 - Introduction. This chapter outlines the purpose and applicability of the ODDS, their relationship with existing regulatory documents, and procedures for review.
- Chapter 2 - Development Standards. This chapter includes site development standards and general development standards for projects subject to the ODDS.
- Chapter 3 – Massing and Articulation. This chapter provides additional standards for building massing and articulation that further refine the building design requirements of Chapter 2.
- Chapter 4 – Large Site Standards. This chapter provides additional standards for large development sites to create a pattern of walkable development.
- Chapter 5 – Exceptions to Standards. This chapter establishes criteria for allowing deviations from standards for specific situations without discretionary review.
- Chapter 6 – Definitions. This chapter provides definitions for specialized terms and phrases used in the ODDS.
- Chapter 7 – Measurement Methods. This chapter describes the measurement methods that should be used for site and building elements to ensure compliance with the ODDS.

A more detailed overview of the ODDS was provided to support a workshop held with the City Planning Commission on September 17, 2025. Materials from that session can be found at this link: https://www.folsom.ca.us/government/community-development/planning-services/planning-commission .

Proposed FMC Title 17 Amendments

Staff propose adopting 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. Staff propose amending FMC Chapter 17.06 (Design Review) and adding an additional section, Section 17.06.045 (Objective Development and Design Standards), to reference the ODDS and provide guidance on the applicability of the ODDS and the process for project review. Of note, proposed Section 17.06.045 specifies that multifamily and residential mixed-use project within the Regulated Area would be subject to a Director-level Ministerial Design Review. This is consistent with State policy direction to move residential project reviews to ministerial or nondiscretionary processes to streamline review.

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.

Repeal City of Folsom Design Guidelines for Multifamily Developments

Staff propose repealing the City of Folsom Design Guidelines for Multifamily Developments, adopted by the City Council on May 26, 1998 (Resolution No. 5734) and revised in April 2004 (Resolution No. 7275). The existing document includes subjective, general guidelines that leave

room for interpretation and so can no longer be used to review residential development, given changes to state law aimed at addressing the housing crisis in California. The document also includes guidelines that contradict development standards for multifamily development in FMC Title 17.

FINANCIAL IMPACT

Staff anticipate that adoption of the ODDS will lead to fewer residential projects in the Regulated Area going through discretionary entitlement process that requires review by the City's Planning Commission. This will reduce staff processing time as well as review costs for development applicants. As part of a processing fee update package being brought forward later this year, a reduced fee will be proposed that will align with the cost for processing a ministerial design review at the Director level. Should the proposed fee be adopted, adoption of the ODDS is expected to have a neutral financial impact on City funds and positive financial impact for development applicants.

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. 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
    - Exhibit A – Final Draft Objective Development and Design Standards, dated October 8, 2025
    - Exhibit B – City of Folsom Design Guidelines for Multifamily Developments, dated April 2004
2. 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
3. Folsom Municipal Code Chapter 17.06 "Design Review" – Strikethrough
4. Public Comments Received

Submitted,



_____

PAM JOHNS
Community Development Director

Attachment 1

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

WHEREAS, recent changes in California State law require jurisdictions to consider only objective criteria for streamlined review of certain types of housing and mixed-use projects; and

WHEREAS, on August 27, 2024, the City Council adopted a set of General Plan land use amendments that, among other policy changes, established minimum densities and maximum floor area ratios in newly established overlay areas to assist with meeting the City's Regional Housing Needs Allocation (RHNA) requirements; and

WHEREAS, adoption of Objective Development and Design Standards would benefit the City by providing clarity, consistency, and improved design for multifamily and residential mixed-use developments in certain designated areas of the City; and

WHEREAS, the current *City of Folsom Design Guidelines for Multifamily Development*, adopted by the City Council on May 26, 1998, is subjective in nature and contradicts Folsom Municipal Code Title 17 residential development standards; and

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

NOW, THEREFORE, BE IT RESOLVED that the adoption of the proposed Objective Development and Design Standards and repealing of the City of Folsom Design Guidelines for Multifamily Developments are exempt from further environmental review under Section 15061(b)(3) "Review for Exemption" of the CEQA Guidelines.

BE IT FURTHER RESOLVED that the proposed Objective Development and Design Standards, as shown in Exhibit "A," are hereby approved.

BE IT FURTHER RESOLVED that the City of Folsom Design Guidelines for Multifamily Developments, as shown in Exhibit "B," are hereby repealed.

PASSED AND ADOPTED this 28th day of October 2025, by the following roll-call vote:

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

Sarah Aquino, MAYOR

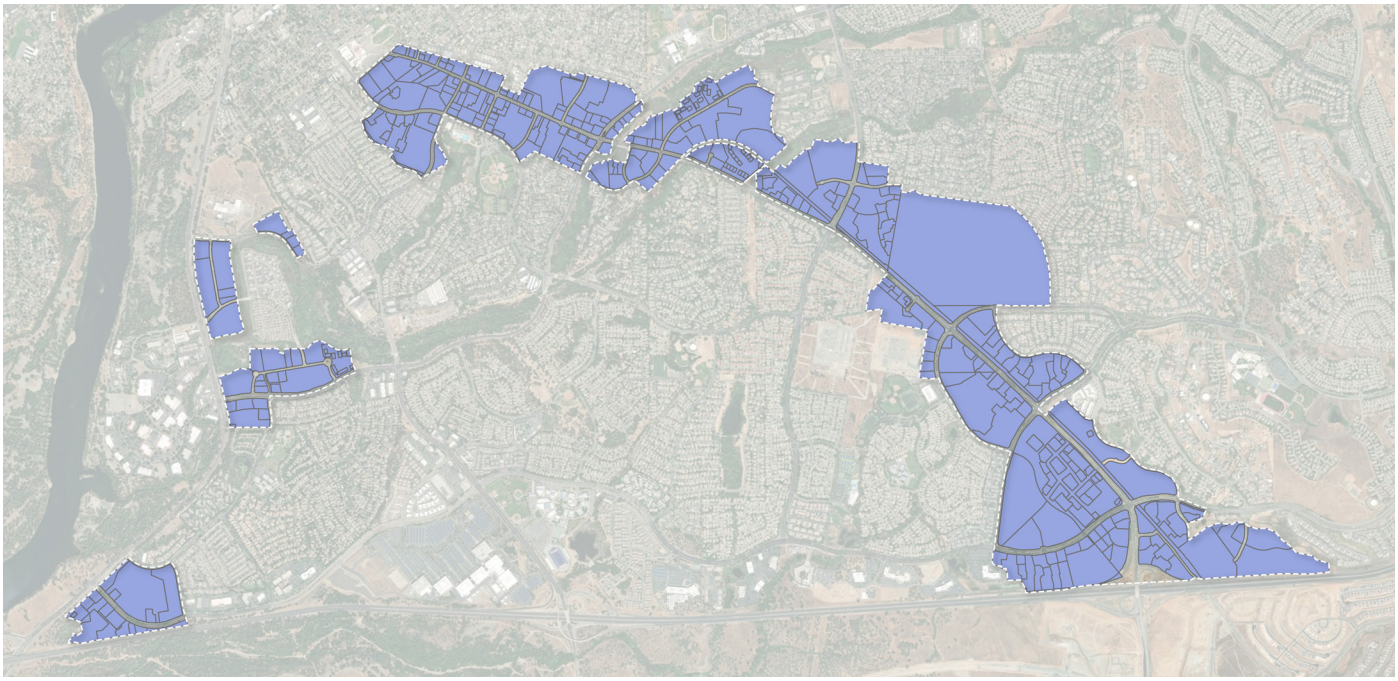
ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT ‘A’ – OBJECTIVE DEVELOPMENT AND DESIGN STANDARDS







Objective Development and Design Standards

For the East Bidwell Corridor Mixed-Use Overlay, Folsom Boulevard Transit-Oriented Development Overlay, and Folsom Town Center Overlay Areas

Public Review Draft

Prepared for
Folsom, California

October 2025

OPTICOS

CITY OF FOLSOM
DISTINCTIVE BY NATURE

Table of Contents

Chapter 1	**Introduction**	**5**
1.01	Purpose and Applicability	5
1.02	Relationship to State Housing Law	6
1.03	Relationship to the 2035 General Plan	6
1.04	Relationship to Title 17 Zoning	6
1.05	Regulated Area	7
1.06	Quick Code Guide	8
1.07	Procedures for Review and Approval	10
1.08	Severability	10
Chapter 2	**Development Standards**	**11**
2.01	Purpose and Applicability	11
2.02	Development Standards Overview	11
2.03	Site Development Standards	12
2.04	General Development Standards	14
Chapter 3	**Massing and Articulation**	**25**
3.01	Purpose and Applicability	25
3.02	Top, Middle, and Base Façade Design	26
3.03	Massing Features	28
3.04	Façade Composition	34
3.05	Fenestration	36
3.06	Exterior Finishes and Materials	38
3.07	Balconies and Decks	40
3.08	Blank Wall Treatment	42
Chapter 4	**Large Site Standards**	**45**
4.01	Purpose and Applicability	45
4.02	Private Thoroughfares	45
4.03	New Blocks	46
4.04	Civic Open Spaces	47
4.05	Design Sites	48

Chapter 5	**Exceptions to Standards**	**51**
5.01	Purpose and Applicability	51
5.02	Procedures and Findings	52
5.03	Alternate Discretionary Design Review Process	52
Chapter 6	**Definitions**	**57**
6.01	Purpose	57
6.02	Definitions	57
Chapter 7	**Measurement Methods**	**67**
7.01	Purpose	67
7.02	Façade Buildout	67
7.03	Building Form	70
7.04	Façade Transparency	71
7.05	Average Slope	72

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Chapter 1 Introduction

Sections:

1.01 Purpose and Applicability
1.02 Relationship to State Housing Law
1.03 Relationship to the 2035 General Plan
1.04 Relationship to Title 17 Zoning
1.05 Regulated Area
1.06 Quick Code Guide
1.07 Procedures for Review and Approval
1.08 Severability

1.01 Purpose and Applicability

A. **Purpose.** The Objective Development and Design Standards (ODDS) regulate the physical form and character of development so that new development develops 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. The creation of these ODDS has been guided by the following goals:

1. **Increase predictability and transparency** in the development process with consistent expectations for intended results.
2. **Promote a livable city** by supporting diverse housing types that engage the streetscape to create vibrant and walkable environments.
3. **Respect the context** of Folsom's existing built and natural environment through development that is sensitive to and complements adjacent land uses and development.
4. **Convey intent through visual guidance** to better communicate the standards with photographs, diagrams, and tables.

B. **Applicability.** The ODDS apply to all new multi-unit and mixed-use residential development for certain Overlay areas in the City of Folsom as identified in the 2035 General Plan. These areas are identified in Figure 1.05.1 (Regulated Area) and include the East Bidwell Corridor (EBC) Mixed-Use Overlay, the Folsom Boulevard Transit Oriented Development (TOD) Overlay, and Folsom Plan Area Specific Plan (FPASP) Town Center Overlay areas.

1.02 Relationship to State Housing Law

Recent changes in California State law require jurisdictions to only consider objective criteria for streamlined review of certain types of housing and mixed-use projects. In response to these changes, these ODDS have been developed to meet the requirements of "objective standards" and to produce high quality residential multi-unit and mixed-use development in compliance with State law.

1.03 Relationship to the 2035 General Plan

The ODDS implement the following Guiding Principles of Folsom's 2035 General Plan:

A. **Guiding Principle #3: Promote town centers as social gathering places**. Promote mixed-use, walkable districts that serve as social gathering places for the community. Ensure that all residents have convenient access to town centers by establishing several throughout Folsom.

B. **Guiding Principle #4: Promote the revitalization of aging commercial corridors**. Encourage pedestrian-oriented infill and redevelopment of Folsom's aging commercial corridors. Create mixed-use developments that take advantage of alternative transportation modes, where people can live, work, and shop.

C. **Guiding Principle #9: Provide all residents with opportunities to live an active, healthy, and green lifestyle**. Promote healthy lifestyles by enhancing opportunities for physical activity, healthy eating, and sustainable living.

D. **Guiding Principle #10: Provide for a range of attractive and viable transportation options, such as bicycling, walking, rail, and transit**. Support higher-density, mixed-use, transit-oriented development near light rail stations and in core areas where alternative transportation modes are planned. Support transportation improvements that allow and encourage more residents, workers, and visitors to walk, bike, or use transit.

E. **Guiding Principle #11: Provide a range of housing choices for all generations**. Provide for a range of housing choices to ensure Folsom is a community for all generations, where children can grow, raise families, and age in place.

F. **Guiding Principle #14: Commit to high-quality design**. Promote development that strengthens the physical form of the city, enhances livability, incorporates sustainable design practices, and fosters a unique sense of place through context-sensitive design and commitment to high-quality execution.

G. **Guiding Principle #16: Integrate the "old" and the "new" areas of the city**. Promote an integrated, cohesive city by connecting new development areas with the existing city fabric through pedestrian, bicycle, and transit linkages; harmonious design; and shared gathering places.

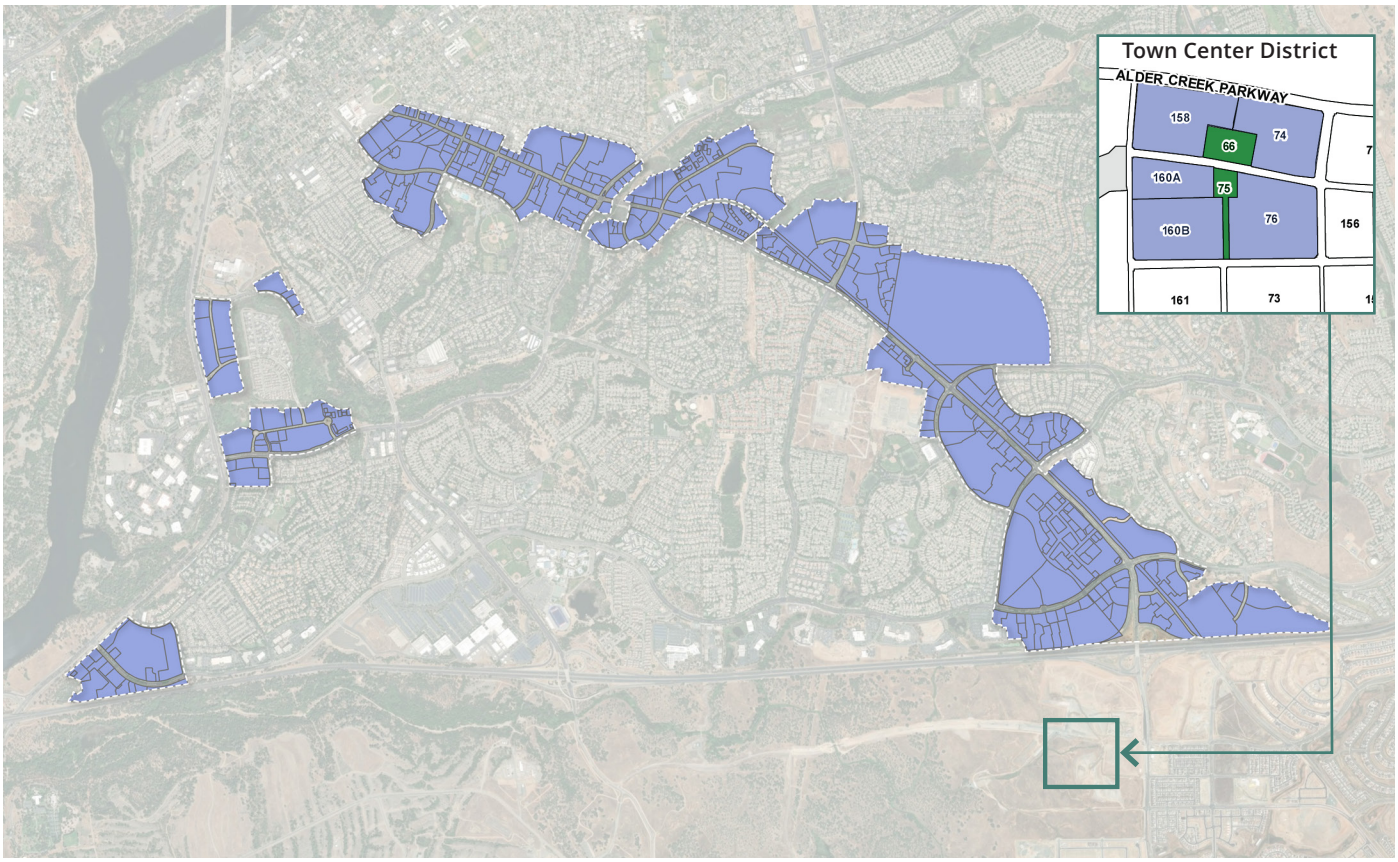
1.04 Relationship to Title 17 Zoning

The ODDS are adopted as an appendix to the Folsom Municipal Code (FMC) Title 17 (Zoning) and serve as the regulating document for development and design standards applicable to areas identified in Figure 1.05.1 (Regulated Area). Properties retain their base zoning, with requirements for site design and building form provided by the ODDS. Should the ODDS be silent on regulations, processes, or applications, Title 17 (Zoning)shall apply. Where conflict occurs between the regulations of the ODDS and those of Title 17 (Zoning), the more restrictive of any such regulations shall apply. Administrative exceptions are listed in Chapter 5 (Exceptions to Standards).

1.05 Regulated Area

Figure 1.05.1 (Regulated Area) identifies the parcels where these Development Standards apply. The Development Standards, which are provided in Chapter 2 (Development Standards), are intended to create walkable neighborhoods of medium-to-large building footprint, moderate-intensity mixed-use buildings and housing choices, supporting and within short walking distance of existing and new neighborhood-serving retail, food and service uses, in the Regulated Area.

Figure 1.05.1 Regulated Area



Key

Project Boundary

Regulated Area

1.06 Quick Code Guide

The Quick Code Guide is intended as a guide only and shall not be construed to represent the actual development and design process.

1 Confirm Applicability

Determine ODDS Applicability	a. Confirm your parcel is in one of the following Overlay Land Use Designations: EBC Mixed-Use Overlay, Folsom Boulevard TOD Overlay, FPASP Town Center Overlay	General Plan Land Use Diagram
	b. Confirm your development site is within the Regulated Area	Figure 1.05.1 (Regulated Area)
Determine Large Site Standards Applicability	c. Confirm your development site is more than three acres	Section 4.01 (Purpose and Applicability)

2 Design Large Sites (if not applicable, go to Step 3)

Create new blocks	a. Apply new thoroughfare and new block standards	Section 4.02 (Private Thoroughfares); Section 4.03 (New Blocks)
Place civic open space(s) and design sites	b. Apply new civic open space standards	Section 4.04 (Civic Open Spaces)
	c. Determine placement and orientation of design sites for proposed primary building(s)	Section 4.05 (Design Sites)

3 Design Your Building

Determine building placement and form	a. Identify the buildable area of the site by applying building setbacks, building setback area, and parking setbacks	Section 2.03 (Site Development Standards) Subsections A (Building Placement) and B (Parking Placement)
	b. Apply building form standards for building footprint, building height, and ground floor occupiable space	Section 2.03 (Site Development Standards) Subsection C (Building Form)
Design your building front façade	c. Apply façade transparency standards	Section 2.03 (Site Development Standards) Subsection D (Façade Design)
Apply required site features	d. Apply general development standards, as applicable	Section 2.04 (General Development Standards)

4 Complete the Design of Your Building

Fully develop your building design	a. Determine the applicable massing and articulation standards	Table 3.01.A (Massing and Articulation Standards Applicability)
	b. Apply standards for top, middle, and base of your building (where applicable)	Section 3.02 (Top, Middle, and Base Façade Design)
	c. Apply massing features to your building (where applicable)	Section 3.03 (Massing Features)
	d. Apply standards for façade composition	Section 3.04 (Façade Composition)
	e. Apply standards for fenestration	Section 3.05 (Fenestration)
	f. Apply standards for exterior materials and finishes	Section 3.06 (Exterior Finishes and Materials)
	g. Apply standards for balconies and decks (where applicable)	Section 3.07 (Balconies and Decks)
	h. Apply standards for blank wall treatment (where applicable)	Section 3.08 (Blank Wall Treatment)

5 Prepare Application for Approval

Identify applicable administrative relief	Determine eligible adjustments to the standards applicable to your project	Section 5.02 (Procedures and Findings)
Proceed with review and approval process	Submit application to the Community Development Director for review and approval	FMC § 17.06 (Design Review)

1.07 Procedures for Review and Approval

Applications for development are to be processed in compliance with the City's common procedures for reviewing all applications and processing permits and approvals identified in FMC § 17.06 (Design Review), consistent with State law. By-right relief from certain standards for specific situations shall be granted in compliance with the required findings in Chapter 5 (Exceptions to Standards) of these ODDS.

1.08 Severability

The provisions of these ODDS are severable; if a court of competent jurisdiction holds a provision or part of a provision unconstitutional, that decision will not automatically invalidate the remainder of a provision or any other provisions or part thereof.

Chapter 2 Development Standards

Sections:

2.01 Purpose and Applicability
2.02 Development Standards Overview
2.03 Site Development Standards
2.04 General Development Standards

2.01 Purpose and Applicability

A. **Purpose**. This Chapter provides the development standards in coordination with Figure 1.05.1 (Regulated Area). The standards of this Chapter are intended to ensure that proposed development is compatible with future development on neighboring properties and produces an environment that generates and supports the variety and physical character of existing and new pedestrian-oriented, walkable environments. Walkable environments are those that have interconnected streets and blocks with sidewalks, a variety of housing choices, and proximity to services, shopping, and/or transit.

B. **Applicability**. The standards of this Chapter apply to all new multi-unit and mixed-use residential development and to modifications where 70 percent or more of the surface area of a street-facing façade is modified. Modifications include changes to the exterior of a building, including additions or demolition, except as applied to routine maintenance and in-kind replacement of materials, façade renovations, or exterior renovations.

The standards of this Chapter shall be considered in combination with the standards in Chapter 3 (Massing and Articulation), Chapter 4 (Large Site Standards), and applicable sections of Title 17 (Zoning) of the Folsom Municipal Code (FMC). Where conflict occurs between the regulations of this Chapter and those of other Chapters in the ODDS or Title 17 (Zoning), the more restrictive of any such regulations shall apply, unless specified otherwise. For standards regarding accessory dwelling units, see FMC § 17.105 (Accessory Dwelling Units).

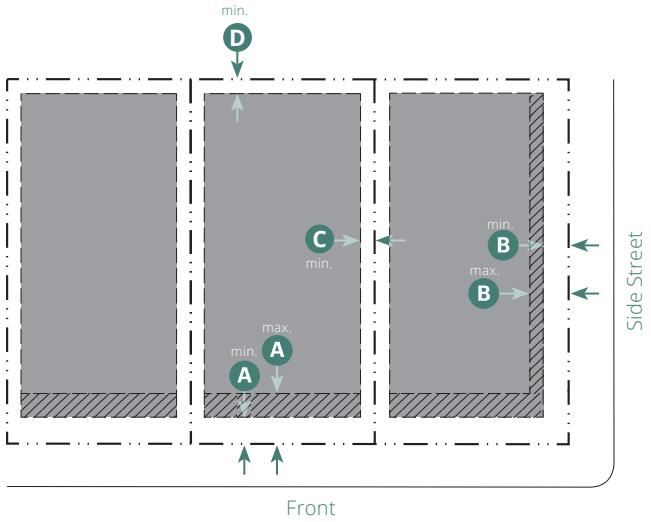
2.02 Development Standards Overview

A. Section 2.03 (Site Development Standards) provide development standards for the following topics:

1. **Building Placement:** the requirements for building setbacks and required façade buildout;
2. **Parking Placement**: the required location for vehicle access and parking;
3. **Building Form:** the standards for building height, building footprint, and ground floor occupiable space; and
4. **Façade Design:** the required façade transparency and limitations on blank walls.

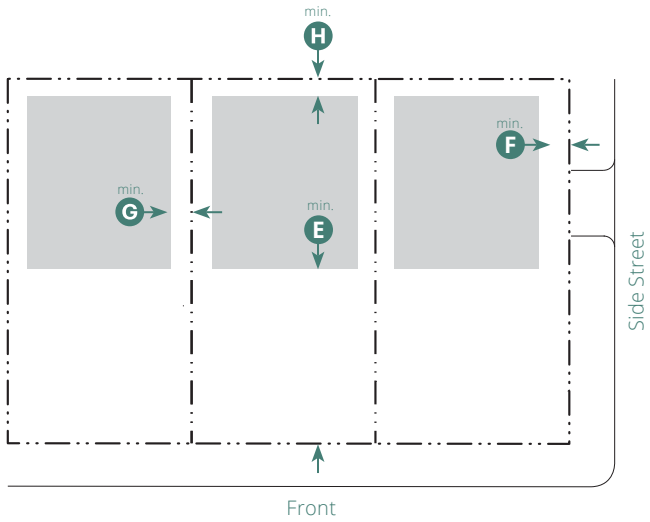
B. Section 2.04 (General Development Standards) provides general standards regarding building design, adjacency, façade transparency, open space, landscaping, hardscape surfaces, lighting, privacy, rooftop decks, screening and walls, on-site parking, and parking techniques.

2.03 Site Development Standards



Key

- Design Site/Lot Line
- Building Setback Line
- Buildable Area
- Building Setback Area



Key

- Design Site/Lot Line
- Parking Area

A. Building Placement		
Primary Building Setbacks		
Front (Building Setback Area)[1]	10' min.; 20' max.	A
Side Street (Building Setback Area)	5' min.; 10' max.	B
Side	5' min.	C
Rear	5' min.	D
Façade Buildout[2]	**Front**	**Side St**
Total length of façade required within or abutting the Building Setback Area	80% min.	60% min.

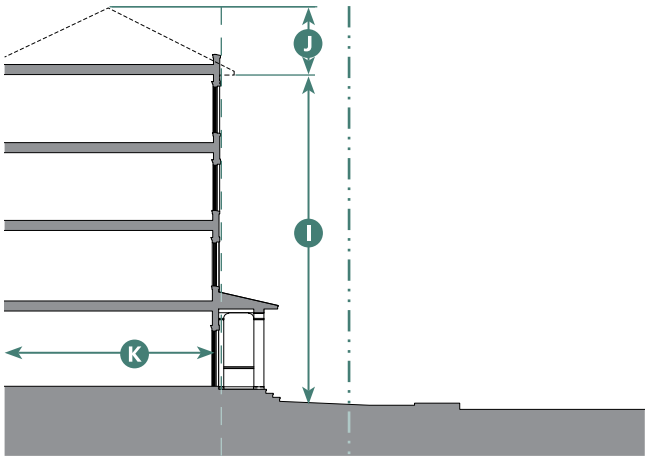
[1] Properties abutting a six-lane thoroughfare require 15' min.; 25' max. front setback.

[2] See Section 7.02 (Façade Buildout) for measurement method.

B. Parking Placement				
Minimum Setback	E	F	G	H
	Front	**Side St.**	**Side[1]**	**Rear**
Surface Parking[2]	40'	10'	5'	5'
Structured Parking	30'	10'	5'	5'
Town Center Overlay	0'	0'	0'	
Driveways				
Where an alley is present, all vehicular access shall be provided via the alley. Front street access shall only be provided in compliance with Chapter 5 (Exceptions to Standards).				

[1] Side setbacks for parking do not apply when parking is grouped across multiple design sites/lots.

[2] Surface parking, covered or uncovered, is prohibited between the primary building and front, side street, or civic open space, with the exception of a shared parking court in compliance with Subsection 7 (Shared Parking Court).



Key

Design Site/Lot Line

Building Setback Line



Key

Façade Surface Area

Glazing

C. Building Form			
Primary Building Footprint		**Town Center Overlay**	
Main Body Width	120' max.	No max.	
Main Body Depth	160' max.	No max.	
Primary Building Height		**Town Center Overlay**	
Stories	4 max.	5 max.	
To Highest Top Plate [1]	45' max.	55' max.	I
Height above Top Plate to Top of Roof Slope	10' max.		J
Ground Floor Occupiable Space[2] (along Façade Buildout)			
Depth, Clear			K
Residential	20' min.		
Nonresidential	30' min.		

[1] Tower elements may exceed the height of the top plate of the building by 10 feet, not including the height of the pitched roof of the tower. See Section 3.03 (Massing Features) Subsection F (Standards for Tower Elements).

[2] Exceptions to the minimum required depth of ground floor occupiable space is allowed where necessary to comply with California Building Code or California Fire Code.

D. Façade Design			
Façade Transparency[1]	**Front**	**Side St.**	
Ground Floor			L
Residential	15% min.		
Nonresidential	50% percent min.		
Upper Floor	15% min.		M
	50% max.		
Ground floor blank wall length	See Section 3.08 (Blank Wall Treatment)		

[1] See Section 7.04 (Façade Transparency) for measurement method.

2.04 General Development Standards

A. Building Design

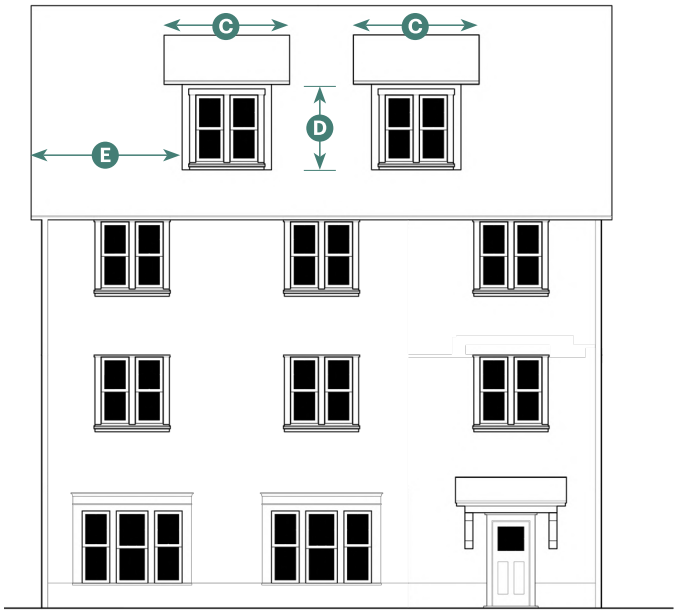
1. The façade buildout standards in Section 2.03 (Site Development Standards) apply to new primary buildings and their additions along the front and side streets.
2. All building façades shall be designed in compliance with Chapter 3 (Massing & Articulation).
3. Space between the highest top plate and the top of a sloped roof is allowed to be occupied in compliance with the standards of Figure 2.04.1 (Pitched Roofs).
4. Where flat roofs are provided, a parapet is required to conceal all roof areas/equipment. The parapet shall match the materials and finish used on the building walls. See Subsection L (Screening and Walls).
5. Structures and rooftop equipment that do not provide additional floor space shall be allowed to exceed the overall height limit in accordance with FMC § 17.58.080 (Height Exceptions).

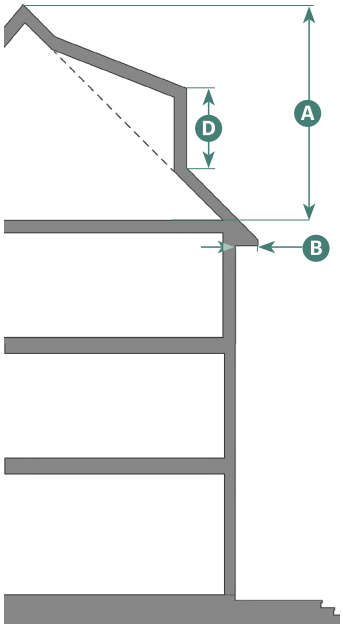
B. Adjacency Massing Requirements

1. Building façades within 50 feet of property zoned for single family residential development shall apply one of the following massing methods.
   (a) The top plate of the highest allowed story is lowered by a minimum of 10 feet and the uppermost floor is stepped back a minimum of 10 feet;
   (b) The top plate of the highest allowed story is lowered by a minimum of 10 feet and a pitched roof is designed in compliance with Table 2.04.A (Pitched Roof Standards). See also Figure 2.04.1 (Pitched Roofs); or
   (c) One or more wings are allowed to be added to the main body of the building.
      (1) Each building wing shall be one story less than the main body and offset from the main body façade by a minimum of three feet.
      (2) Building wing shall be in compliance with building setback standards in Section 2.03 (Site Development Standards).
      (3) Where a wing is added, the adjacent façade from which the wing is offset may not be counted as a projecting volume. See Figure 2.04.2 (Building Wing).
      (4) Wings shall be separated from other wings by at least 15 feet.

Table 2.04.A Pitched Roof Standards		
Height above Top Plate to Top of Roof Slope	10' max.	A
Eave	8" min. projection	B
Roof Pitch	Between 9:12 and 12:12	
Dormer Window(s) Length (Total Width)	50% max. of associated roof length	C
Dormer Window Height	6' max.	D
Dormer Window Separation from Edge of Roof	2' min.	E

Figure 2.04.1 Pitched Roofs

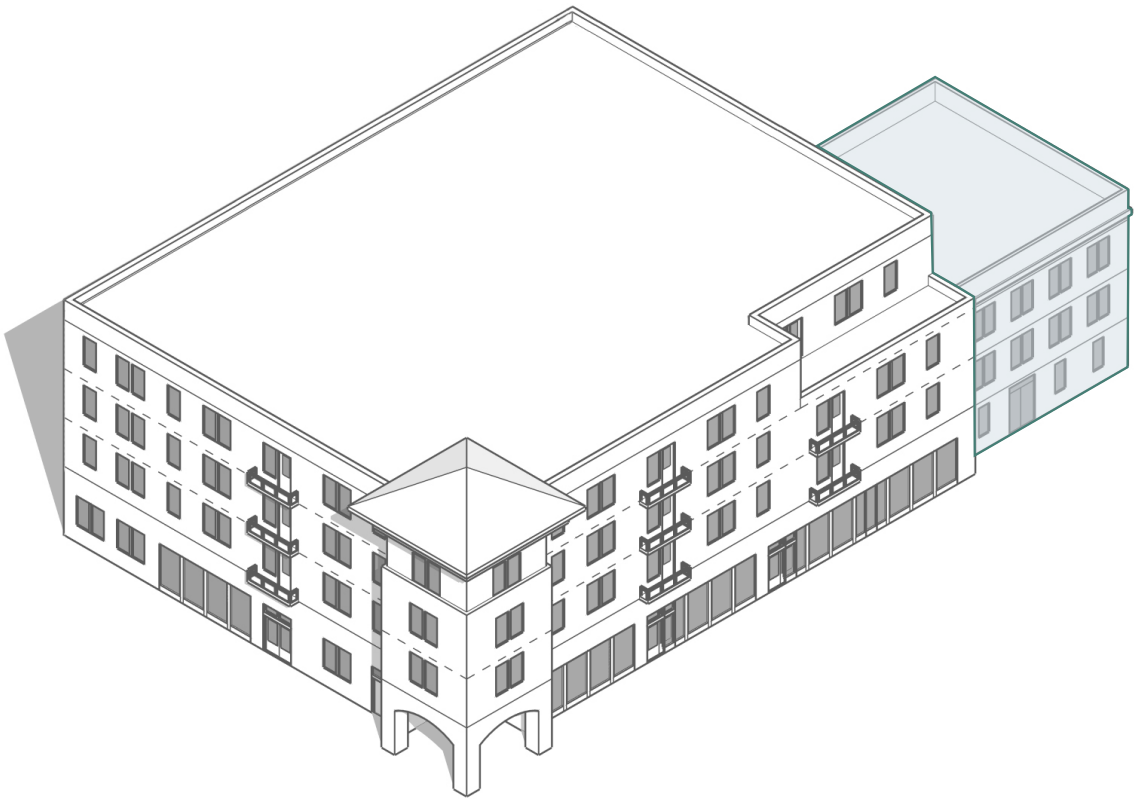




Key

See Table 2.04.A (Pitched Roof Standards)

Figure 2.04.2 Building Wing



C. **Façade Transparency**

1. The façade transparency standards in Section 2.03 (Site Development Standards) apply to all façades within the building setback area.
2. The following elements apply to the transparency requirement.
   (a) **Nonresidential Ground Floor.** Glazings with visibility of a minimum of four feet in depth
   (b) **All Floors.** Window frames, mullions, and clear, untinted glass

D. **Encroachments**

1. Encroachments into setback areas are allowed in compliance with Table 2.04.B (Allowed Encroachments); encroachment types not listed shall not be allowed.
2. Encroachments into public ROW are not allowed unless approved by a separate encroachment permit in compliance with FMC § 12.20.040 (Encroachment Permit Required).
3. Encroachments across a design site/lot line are not allowed.

Table 2.04.B Allowed Encroachments

Encroachment Type	Front	Side St.	Side	Rear
Architectural Features	2' max.	2' max.	--	5' max.
Steps to Building Entrance	4' max.	4' max.	4' max.	5' max.
Fences & Walls	●	●	●	●
Balconies & Exterior Stairs	5' max.	5' max.	4' max.	4' max.
Awnings	4' max.	4' max.	4' max.	4' max.
Signage	●	●	--	--
Ground-Mounted Equipment	--	--	●	●
Satellite Antennas	--	--	●	●

Key ● Allowed -- Not Allowed

E. **On-Site Parking**

1. FMC § 17.57 (Parking Requirements) shall be applied to calculate minimum parking requirements.
2. Parking spaces are not required to be located on design sites. Parking spaces may be grouped with those serving other design sites within the same block.
3. Fully subterranean parking may extend to property lines, subject to Community Development Department approval.
4. Semi-subterranean parking may be exposed up to four feet above the adjacent sidewalk grade. Semi-subterranean parking setbacks shall be the same as the primary building setbacks.
5. Driveways may be shared among adjacent design sites on the same development site but shall not exceed the maximum allowed width in compliance with Section 2.03 (Site Development Standards) Subsection B (Parking Placement).
6. The parking area landscape shall be in compliance with Subsection G (Landscaping) and FMC § 17.57.070 (Development and Maintenance of Off-Street Parking Facilities). Where in conflict, the ODDS shall prevail.
7. Bicycle parking may be located anywhere on a design site/lot or common area. Bicycle parking facilities shall comply with FMC § 17.57.090 (Bicycle Parking Facilities).

F. **Open Space**

1. Residential development is required to provide a minimum 50 square feet of open space per residential unit. The required open space may be provided as a single type or a combination of types in compliance with Table 2.04.C (Allowed Open Space Types).

Table 2.04.C Allowed Open Space Types	
On-Site Private Open Space	**Standards (W x D)**
Yard/Green	50 sf min.
Balcony	6' x 4' min.
Patio	15' x 10' min.
Porch	12' x 6' min.
Dooryard	10' x 5' min.
Rooftop Deck	10' x 15' min.; See Subsection K (Rooftop Decks)
Shared Open Space	**Standards (W x D)**
Common Yard/Green	20' x 30' min.
Forecourt/Court	15' x 15' min.
Common Terrace	Building length x 8' min.
Common Rooftop Deck	20' x 30' min.; See Subsection K (Rooftop Decks)
Civic Open Space	**Standards**
Park	5,000 sf min.; See Section 4.04 (Civic Open Spaces)
Plaza	5,000 sf min.; See Section 4.04 (Civic Open Spaces)
Passage	20' min. width; See Section 4.04 (Civic Open Spaces)

G. **Landscaping**

1. **Intent.** These standards for landscaping are intended to protect and enhance the environmental and visual quality of the community, enhance privacy, and control dust.

2. **Required Landscape Area.** Minimum 15% of the development site.

   (a) Required landscape areas shall be provided on the ground level and be open, unenclosed, and unobstructed by structures.

   (b) Each development site shall provide landscaping from the public sidewalk to the edge of the building along the front and side street, except where used for exit, entry, and frontages. The landscape area(s) shall count toward the minimum required landscape area.

   (c) Any landscaping measuring less than two feet in any direction shall not count towards the minimum required landscape area.

   (d) The minimum area of a development site to be landscaped may be combined with the minimum area of open space provided in compliance with Subsection F (Open Space).

   (e) On-site drainage basins count towards the minimum required landscape area if landscaped.

3. **Landscape Design Standards**

   (a) Landscapes may consist of any combination of living groundcovers, shrubs, vines, and trees. The use of indoor/outdoor carpeting, synthetic turf, or artificial shrubs, flowers, trees, or vines instead of living plants is prohibited.

(1) Plant size and spacing shall be based on the species selected and shall be installed to achieve the intended coverage of the landscaped area within three years.

(b) Trees protected by FMC § 12.16 (Tree Preservation) shall not be removed or adversely affected without a permit. Trees allowed to be removed with a permit must be replaced on-site at a minimum one-to-one basis.

(c) Landscapes may include benches and sculptures placed within the landscaped setting.

(d) Landscape areas may include hardscape, which, if composed of pervious paver stones, gravel, sand, wood, and decomposed granite, can satisfy up to 50 percent of the required landscape area.

4. **Landscape and Irrigation Plans.** Landscape and irrigation plans must be prepared in compliance with the City's Water Efficient Landscape Standards and submitted with each development application.

5. **Storm Water Management.** Landscape may be used for storm water Best Management Practices (BMPs) using biofiltration and retention and detention areas in compliance with FMC § 8.70 (Storm Water Management and Discharge Control).

H. **Hardscaped Surfaces**

1. **Intent.** These standards are to ensure that ground surfaces and paving contribute to the intended physical character as well as provide for pedestrian and vehicular access.

2. All hardscaped surfaces used for non-vehicular access and circulation, including but not limited to forecourts and pedestrian pathways, shall be articulated with pavers made of textured or scored concrete, brick, or decorative tile that are arranged in geometric patterns.

3. **Allowed Materials.** Brick, stone, concrete, terra-cotta tile, buff-colored permeable pavers, and/or stamped concrete.

4. **Prohibited Materials.** Asphalt.

I. **Lighting**

1. **Intent.** These standards are intended to promote high quality lighting, efficient use of energy, and reduce light pollution, glare, and light trespass.

2. All exterior lighting shall be designed, located, and lamped with downward light.

(a) Exterior building light fixtures shall use refractors, louvers, patterned, or translucent glass to obscure view of the lamp.

(b) Uplighting of the building façade, internally illuminated fascia, wall, roof, awning or other building parts is prohibited.

(c) Spotlighting and broadcast lighting are prohibited.

(d) All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.

(e) Bollard lighting is allowed to light sidewalks and other landscape features if the light is cast downward.

3. All exterior lighting shall use lower color temperature light sources of no more than 3000 Kelvin to minimize blue light emissions.

J. **Privacy**

1. **Intent.** These standards are designed to locate upper-story windows, balconies, and decks to minimize loss of privacy for existing neighboring properties.

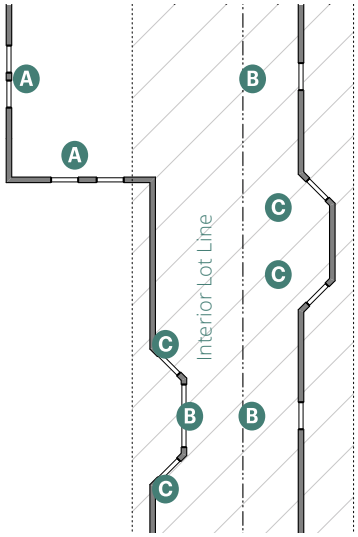
2. Development of a residential or mixed-use building where any portion of the proposed construction is either 2 or more stories tall or 18 feet or more in height shall comply with these standards. These standards do not apply to buildings within the same development project.

3. **Windows/Glazed Openings**

   (a) Residential structures adjoining an interior setback shall orient upper-story windows toward the front and rear of the building so that they do not directly align with windows on the adjoining property; or

   (b) Upper story windows within 15 feet of, and oriented to face or overlook, an interior design site/ lot line shall have a minimum sill height of 42 inches unless the window is placed at an angle of at least 30 degrees, measured perpendicular to the adjacent interior property line. See Figure 2.04.2 (Privacy).

Figure 2.04.2 Privacy



Key

- Design Site/Lot Line
- Interior Setback Line (Side or Rear)
- Area Within 15' of Design Site/Lot Line
- A — Principal Window
- B — 42" min. Sill Height
- C — No Limitation on Sill Heights

4. **Landings, Decks, and Balconies**

   (a) Upper-story unenclosed landings, decks, and balconies greater than 20 square feet that face or overlook the adjoining property shall be located a minimum of 15 feet from the interior design site/lot lines.

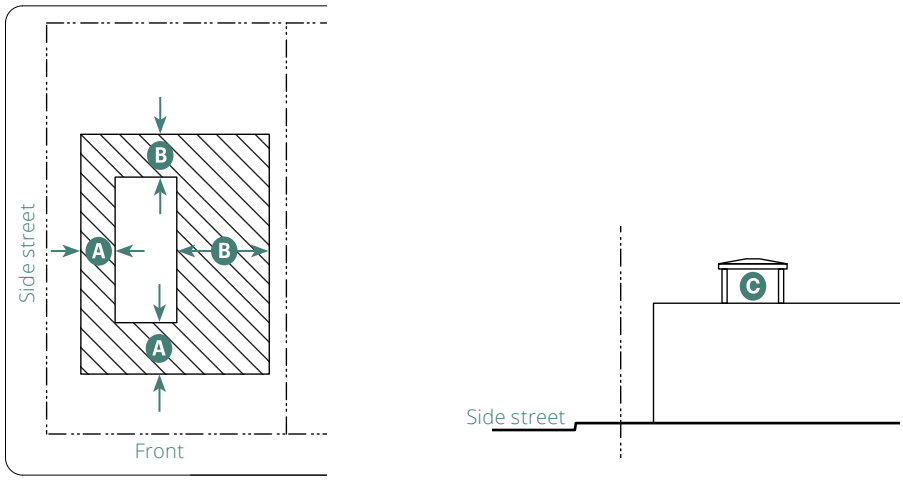
   (b) Upper-story unenclosed landings, decks, and balconies that do not face or overlook the adjoining property due to orientation or topography may be located at the minimum interior setback line if an architectural screening element such as enclosing walls, trellises, awnings, or perimeter planters with a five-foot minimum height is incorporated into the unenclosed landing, deck, or balcony.

K. **Rooftop Decks**

1. **Intent.** These standards are designed to allow functional outdoor space on top of a building while minimizing visual, noise, and privacy impacts to surrounding properties and rights-of-way.

2. Rooftop deck(s) shall be located on the roof of the primary building in compliance with the following:
   (a) Exterior Setback: 15' min. from the building edge along any front, side street, or civic open space
   (b) Interior Setback: 10' min. from the building edge
   (c) Deck Footprint: 25% max. of total roof area at the level of rooftop deck
   (d) Pergola Height: 12' max.
   (e) Stair Penthouse Height: 10' max.
3. Rooftop deck(s) shall not be enclosed or covered, except by a trellis and/or pergola.
4. Materials for trellis, pergola, and lighting shall match those used for the primary building.
5. All rooftop decks shall be designed in compliance with Building Code and Fire Code standards.
6. Stair penthouse(s), including roof hatches, shall be designed in compliance with the standards of the Building Code and located within the allowed area for the rooftop deck.
7. **Allowed Elements**
   (a) Furnishings (e.g., chairs, tables, stoves, barbecues, swimming pools, hot tubs) are allowed only within the delineated area for the rooftop deck.
   (b) Pergola, trellis, permanent shade device, and/or swimming pool are allowed.
   (c) Temporary fabric awnings and shade devices are not allowed.
   (d) Windscreens are allowed only within or along the edges of the maximum allowed area for the rooftop deck. Windscreens shall be transparent or designed in the same style, materials, and finishes as the primary building.

Figure 2.04.3 Rooftop Deck



Key

Building Roof
Deck Footprint
A Exterior Setback
B Interior Setback
C Pergola

L. Screening and Walls

1. **Intent.** These standards are intended to support pedestrian-oriented development, protect property, enhance privacy, attenuate noise, and improve the visual environment.

2. **Screening and Wall Height.** Table 2.04.D (Screening and Wall Height Standards) sets forth the maximum height limits for fences, walls, and landscaping. Screening within any building setback area shall not exceed a height that blocks the line of sight between any point at the front entrance measured five feet above the finished floor and any point measured five feet above the sidewalk.

   (a) Walls of three-and-a-half feet shall have a half-foot footing underground with a three-foot wall above; walls of six feet shall have one-foot footing underground with five-foot wall above.

   (b) Surcharge not allowed behind a free standing wall/retaining wall.

   (c) Retaining walls, including any open fences on top of the retaining wall, shall be in compliance with the height limits in Table 2.04.D (Screening and Wall Height Standards)

   (d) Any retaining wall greater than three feet in height within a building setback area shall include a planter on the cut side that is at least two feet in depth, as measured perpendicular to the retaining wall.

   (e) Multiple terraced retaining walls shall have a minimum horizontal distance between them that is at least equal to the average height of the vertical walls and landscaped.

Table 2.04.D Screening and Wall Height Standards

Screening Type	Front	Side Street	Side	Rear
Fence	3.5' max.	3.5' max.	6' max.	6' max.
Free Standing Wall[1]	3.5' max.	3.5' max.	6' max.	6' max.
Landscaping[2]	3.5' max.	3.5' max.	No max.	No max.

[1] Includes retaining walls

[2] Excludes trees

3. **Screen and Wall Materials**

   (a) **Allowed Materials.** Metal, wood fence, stucco wall with the same finish as the primary building wall, and sandstone.

   (b) **Prohibited Materials.** Chain-link, vinyl, barbed wire, razor wire, unfinished concrete block, hollow tubular steel, plastic, faux materials, such as manufactured stone, and electric fences.

4. **Screening of Mechanical Equipment.** Screening shall be provided for all new or relocated ground- or roof-mounted equipment that is visible from the public realm.

   (a) Screening shall match materials used on the street facing façade(s), including matching paint, finish, and trim cap of the building.

   (b) Buildings shall be designed to provide a parapet or other architectural element as tall as or taller than the highest point on any new roof-mounted equipment.

   (c) Screening of ground-mounted equipment shall be as high as the highest point of the equipment being screened.

      (1) Ground-mounted equipment shall be located in compliance with Subsection 2.04.D (Encroachments).

(d) Free-standing or roof-mounted solar energy systems and EV charging equipment are exempt from screening.

5. **Temporary Fencing.** Temporary fencing may be used to provide security for approved special events, construction sites, or vacant structures and land which cannot otherwise be secured.

M. **Parking Techniques and Allowed Reductions**

1. **Intent.** This section provides standards for functional parking techniques to enhance pedestrian-oriented development and minimize the visual impact of automobiles and parking structures.

2. The parking techniques included in this section may be applied individually or in combination in compliance with Subsection 2.03.B (Parking Placement).

3. The standards in this section supplement FMC § 17.57 (Parking Requirements), which provide the standards for the number of parking spaces required for each use, the dimensional standards for parking areas, and parking lot development and maintenance. The required number of spaces may be reduced pursuant to Table 2.04.E if one or more of the following is provided:

(a) Shared parking agreement with an adjacent property or a property within one block of the project site;

(b) Provision of a car-share vehicle (ZipCar, Turo, GIG, Getaround, etc.);

(c) Provision of a shuttle service van for residents;

(d) Provision of Sacramento Regional Transit passes for residents for duration of lease if project located within ¼-mile of a transit station with at least 30-minute service;

(e) Provision of additional bike parking space and facilities in compliance with FMC § 17.57.090 (Bicycle Parking Facilities); or

(f) Provision of dedicated parking space for deliveries and ride share vehicles.

Table 2.04.E Allowed Parking Reductions

Use	Parking Required	Reduced Parking Allowances
Residential	1.5 spaces per unit	1 space per unit
Commercial / Retail	1 space per 250 sf	1 space per 1,000 sf

4. **Surface Parking.** Surface parking, covered or uncovered, is prohibited between the primary building and front, side street, or civic open space, with the exception of a shared parking court in compliance with Subsection 7 (Shared Parking Court).

5. **Garages, including Tuck-Under Parking.** The opening to garages, including tuck-under parking, shall not be publicly visible along the front, side street, or civic open space.

6. **Structured Parking**

(a) Any portion of a parking facility exceeding eight feet in length that is within 15 feet of the building façade along the front, side street, or civic open space, including individual garages and carports, shall be designed with the allowed materials of the primary building in compliance with Chapter 3 (Massing and Articulation).

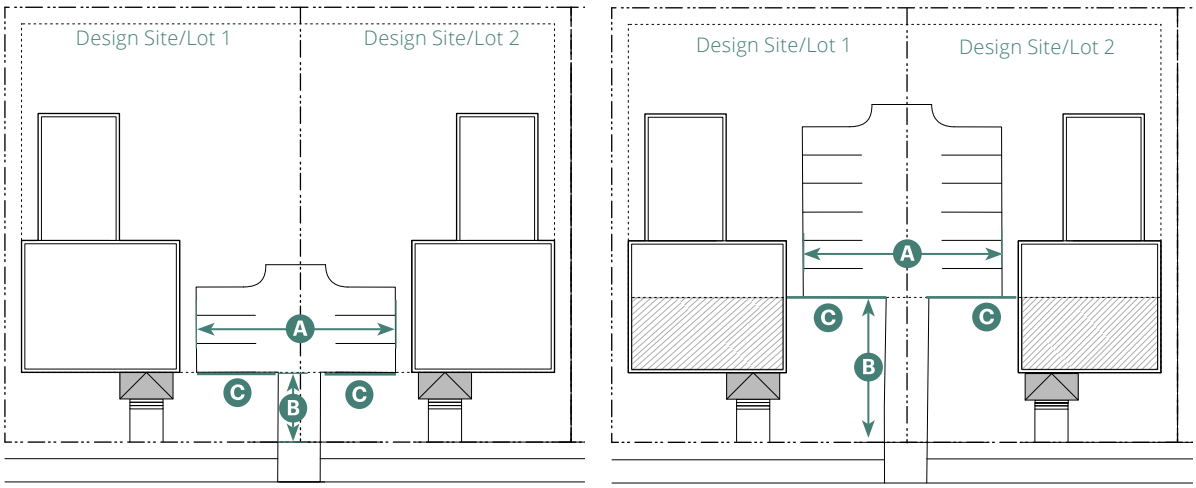
(b) Garage openings for ventilation shall be designed in compliance with Section 3.04 (Façade Composition).

(c) Stacked and tandem parking is allowed in within a podium and subterranean parking structure.

7. Shared Parking Court

(a) Shared parking courts shall be allowed across design sites/lots between primary buildings and accessed from the front or side street.

Figure 2.04.4 Shared Parking Court



Key

– –	Design Site/Lot Line		
----	Setback Lines		
	Required Occupiable Ground Floor Space. See Subsection C (Building Form)		
A	Maximum Width of the Shared Parking Court, measured parallel to the adjacent street/ROW: 65'		
B	Minimum Shared Parking Court Setback:	Small Parking Court (6 or fewer spaces)	10' min.
		Large Shared Parking Court (7 spaces or more)	Behind line of required ground floor occupiable space in Subsection C (Building Form)
C	A landscape buffer shall be provided in compliance with one of the following methods along the front property line for the length of the shared parking court.	Location: Not closer than the required minimum building setback. a. A landscaped buffer with a minimum inside width of five feet and a fence or hedge 42 inches in height, or b. A landscaped buffer with a minimum inside width of eight feet.	

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Chapter 3 Massing and Articulation

Sections:

3.01 Purpose and Applicability
3.02 Top, Middle, and Base Façade Design
3.03 Massing Features
3.04 Façade Composition
3.05 Fenestration
3.06 Exterior Finishes and Materials
3.07 Balconies and Decks
3.08 Blank Wall Treatment

3.01 Purpose and Applicability

A. **Purpose.** This Chapter provides design standards for building massing and articulation which shall be applied in combination with the standards in Chapter 2 (Development Standards) to refine further the building design and physical character of new development.

B. **Applicability.** The standards of this Chapter apply to all new development and to modifications where 70 percent or more of the surface area of a street-facing façade is modified. Modifications include changes to the exterior of a building, including additions or demolition, except as applied to routine maintenance and in-kind replacement of materials, façade renovations, or exterior renovations. See Table 3.01.A (Massing and Articulation Standards Applicability) for applicability of specific sections to specific conditions.

Table 3.01.A Massing and Articulation Standards Applicability

Applicable Section		Façade(s) in the Building Setback Are			Adjacency Massing[1]
		of a building < 3 stories	of a building ≥ 3 stories	≥ 80 linear feet	
3.02	Top, Middle, and Base Façade Design	--	●	--	--
3.03	Massing Features	--	--	●	--
3.04	Façade Composition	●	●	●	●
3.05	Fenestration	●	●	●	●
3.06	Exterior Finishes and Materials	●	●	●	●
3.07	Balconies and Decks	Wherever occurs			
3.08	Blank Wall Treatment	Wherever occurs			

Key: ● Standards apply -- Standards do not apply

[1] See Subsection 2.04.B (Adjacency Massing Requirements) for additional standards.

3.02 Top, Middle, and Base Façade Design





A. Intent

To define the horizontal articulation of a building and affect its perceived height and massing and thus its visual impact on the public realm.

General Note: Photos on this page are illustrative, not regulatory.

B. Top, Middle, and Base Façade Design Standards

1. General Standards

(a) Building façades shall be designed to visually display three distinct sections: a base, a middle, and a top.

(b) Boundaries between the base, middle, and top shall be articulated by a cornice, projecting profile/string course, or other horizontal element.

(c) Elements defining the base, middle, and top shall be consistent across the length of the module or building.

2. Standards for Top

(a) The top shall include at least one of the following:

(1) A parapet with a cap that projects at least two inches;

(2) Pitched roof with projecting eave or rake; or

(3) Cornice (may be used in combination with a parapet or pitched roof).

(b) The top may include the uppermost story, provided that a cornice or projecting profile/string course, and change of material or color are expressed on the façade at the floor level of the uppermost story.

(c) The height of the top, not including the height of any pitched roof above the eave, shall not exceed the height of the base.

(d) Upper stories that are stepped back 10 feet or more from the primary façade do not constitute the top; the portion of the façade that is not stepped back shall include its own top in compliance with this section.

3. Standards for Middle

(a) The middle shall incorporate the building's primary wall color and finish, or material.

(b) If the building is more than three stories, the middle shall comprise at least half of the building's stories, not counting any half story or basement.

4. Standards for Base

(a) The base shall comprise the lowest story/stories of the building or module and be defined by a horizontal expression line.

Figure 3.02.1 Base, Middle, and Top Design



3.03 Massing Features





A. Intent

To contribute to the aesthetic quality of the public realm by integrating massing features into the architecture of large buildings, along front or side streets, or buildings at corners.

General Note: Photos on this page are illustrative, not regulatory.

B. Massing Features Standards			
Building Length (along Front or Side Street)		**Features Required**	**Allowable Features**[1]
A	≤ 80 feet	None	• Projecting Volumes • Architectural Recessions • Upper Story Stepbacks • Wings • Bay Windows • Corner and Tower Elements
B	80 feet - 120 feet	1	
C	120 feet - 160 feet	2	
D	> 160 feet	3	

[1] The same massing feature may be used more than once on the same façade.

Figure 3.03.1 Massing Features



Key

1. First Massing Feature: Tower Element example
2. Second Massing Feature: Architectural Recession example
3. Third Massing Feature: Upper Story Stepback example

C. Standards for Projecting Volumes and Architectural Recessions

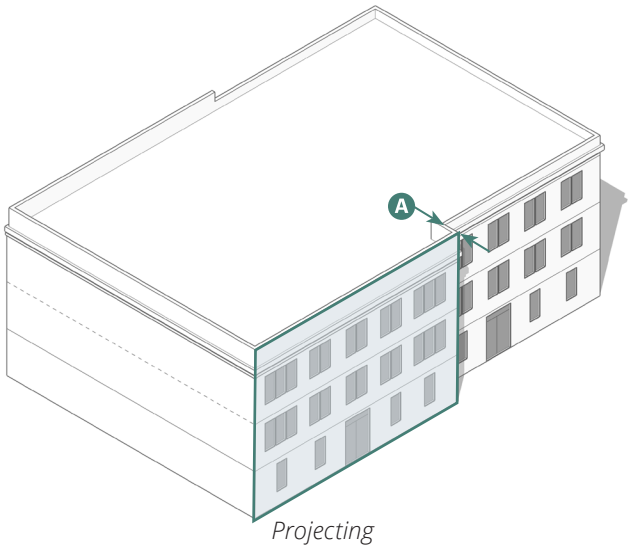
A Projecting Volumes

1. A projecting volume shall project from the adjacent façade by at least two feet. Adjacent façade(s) shall not be counted as an architectural recession.
2. A projecting volume shall be between two and five bays wide. Bays are required to be between 4 and 30 feet wide.
3. A projecting volume shall extend vertically throughout the building or module's middle and may also extend through the top and/or base.

B Architectural Recessions

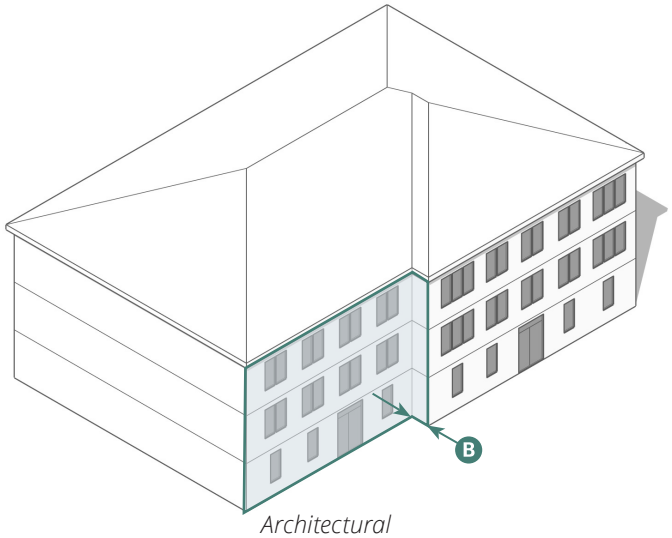
1. Where included, a wall inset shall recede from the adjacent façade by at least two feet. Adjacent façade(s) shall not be counted as a projecting volume.
2. A wall inset shall be between two and five bays wide. Bays are required to be between 4 and 30 feet wide.
3. A wall inset shall extend vertically throughout the building or module's middle and top and may also extend through the base.
4. Gable or hipped roof forms shall break at a wall inset and maintain the same eave height on all sides of the wall inset where eaves occur.

Figure 3.03.2 Projecting Volumes



Projecting Volume

Figure 3.03.3 Architectural Recessions

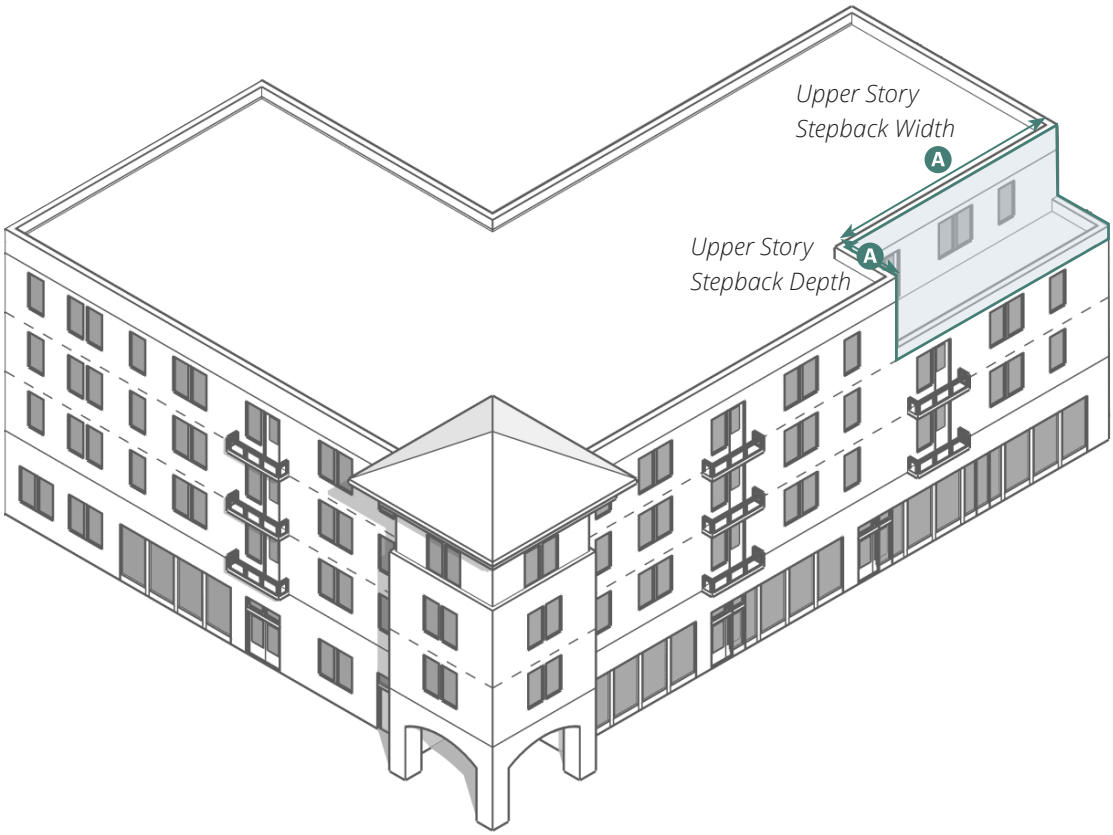


Architectural Recession

D. Standards for Upper Story Stepbacks

Ⓐ	**Upper Story Stepbacks**	1. Stepback depth: 10' min. 2. Stepback width: 30' min.; 80' max.

Figure 3.03.4 Upper Story Stepbacks and Wings



E. Standards for Bay Windows

1. Applicable to All

Bay windows shall not exceed the height of façade to which they are attached.

2. Specific to Round Bay Windows

(a) Depth: 1' min.; 3' max.

(b) Width: 6' min.; 10' max.

(c) Must be vertically proportioned.

(d) Ganged windows are not allowed.

3. Specific to Chamfered Bay Windows

(a) Depth: 1'min.; 3' max.

(b) Width: 6'min.; 10' max.

(c) Interior angle: 135° or 150°

(d) Number of faces: 3 to 5

(e) Ganged windows are allowed on faces that are parallel to the façade.

(f) Ganged windows are not allowed on corner bay windows.

4. Specific to Square Bay Windows

(a) Depth: 1' min.; 3' max.

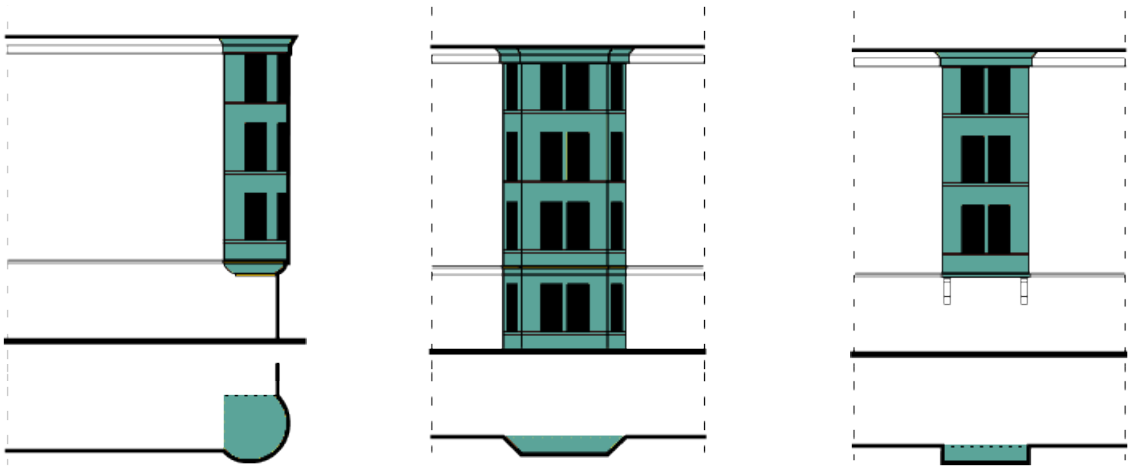
(b) Width: 6' min.; 9' max.

(c) All windows must be taller than they are wide.

(d) Widest face shall accommodate window grouping.

Figure 3.03.5 Bay Windows

Round Bay Window | Chamfered Bay Window | Square Bay Window



F. Standards for Tower Elements

1. General Standards

(a) The footprint of a tower element shall be between 10 by 10 feet and 30 by 30 feet.

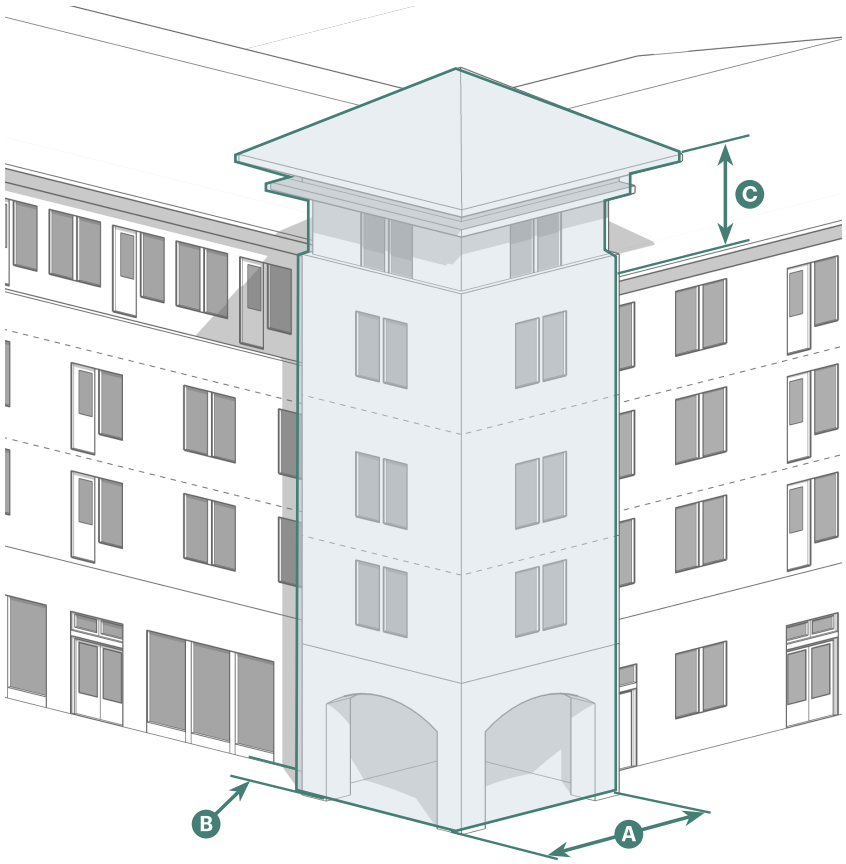
(b) Tower elements shall not include blank walls: the transparency requirements of Section 2.03 (Site Development Standards) Subsection D (Façade Design) shall apply.

(c) Where a tower element is identified, adjacent façade(s) shall not be counted as a projecting volume or architectural recession.

(d) Towers element may exceed the height of the top plate of the building by 10 feet, not including the height of the pitched roof.

(e) Tower elements shall project or recess from adjacent façade by three to four feet, not including eaves.

Figure 3.03.6 Example of Tower Element at Corner



Key

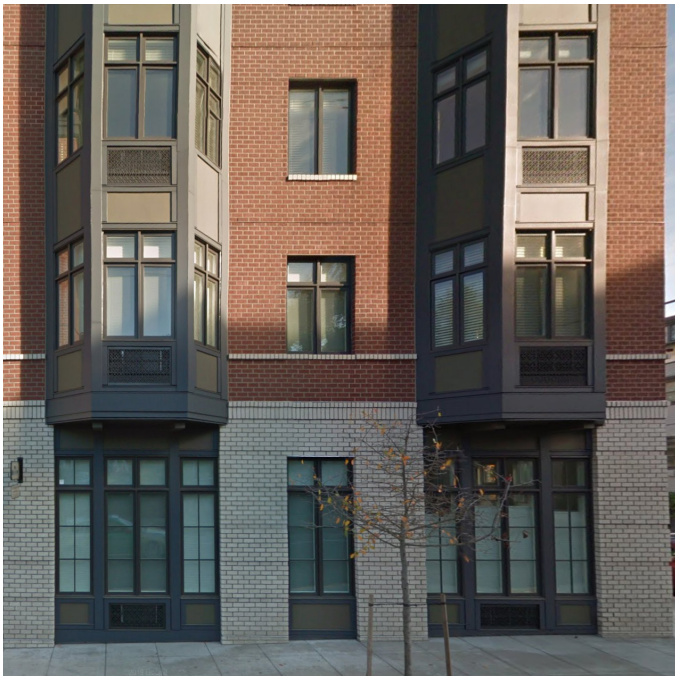
A Tower Element Footprint

B Tower Element Projection

C Additional Tower Height

3.04 Façade Composition





A. Intent

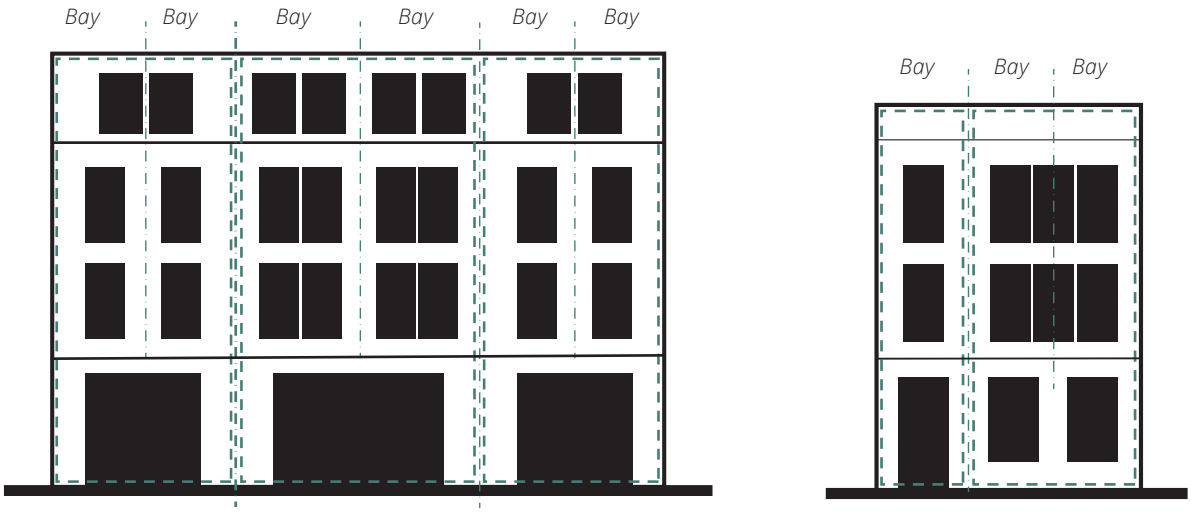
To affect a building's perceived size and massing and contribute to the visual appeal of the public realm through a system of symmetry and arrangement of façade elements.

General Note: Photos on this page are illustrative, not regulatory.

B. Façade Composition Standards

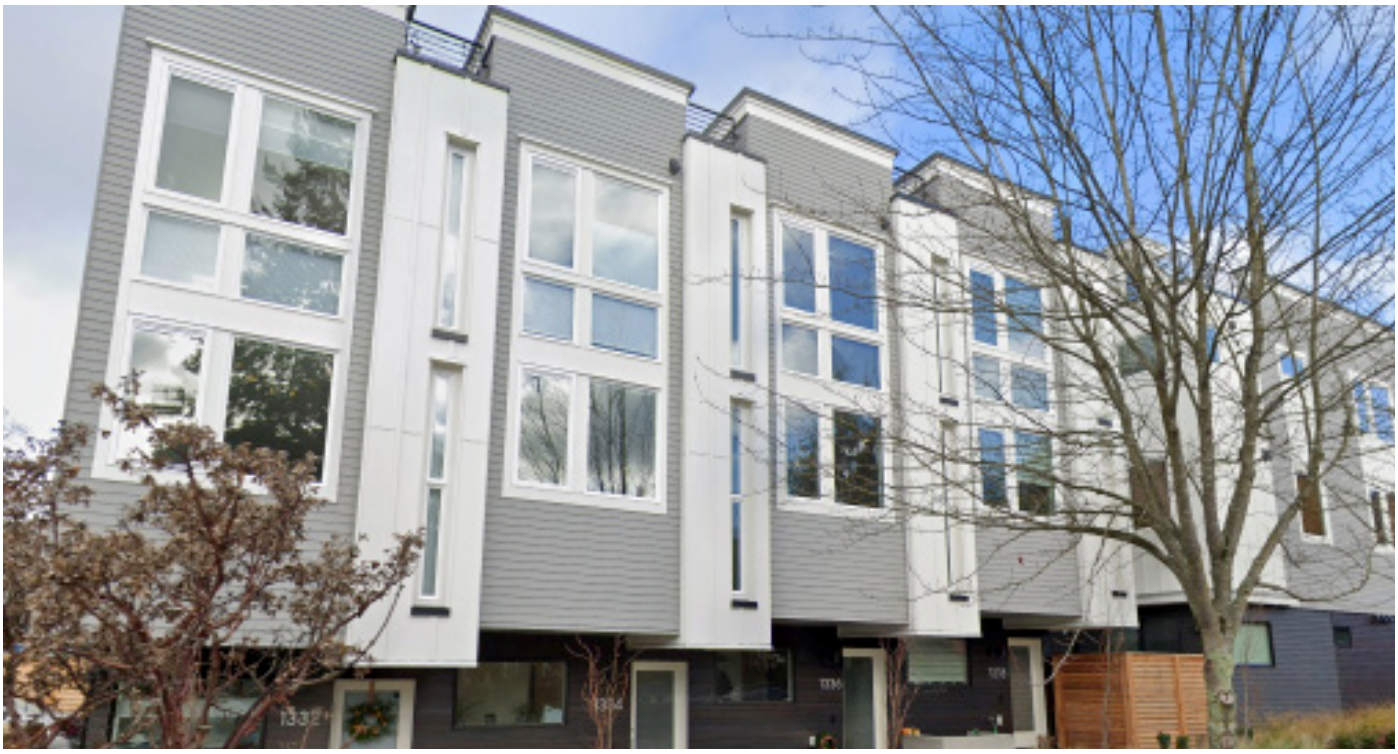
1. Each façade within a Building Setback Area is required to be arranged according to a pattern of bays that extend from top to bottom indicating the alignment of façade openings, such as windows and doors. See Section 2.03 (Site Development Standards) Subsection A (Building Placement) for Building Setback Area standards.
2. Bays are required to align throughout the base, middle, and top, but the number of bays may differ between the base, middle, and/or top.
3. Bays are required to be between 4 and 30 feet wide; bays are not required to be equal in width.
4. On façades that exceed 80 feet in length, bays are required be grouped into segments of 40 feet or less in width.

Figure 3.04.1 Façade Composition



Key Bay Vertical Division Line Bay Grouping

3.05 Fenestration





A. Intent

The design of windows and openings promotes cohesion with surrounding architectural context and reinforces the overall architectural character of the building.

General Note: Photos on this page are illustrative, not regulatory.

B. Fenestration Standards

1. Applicable to All

(a) When placed within punched openings, all windows or window groupings shall include a sill.

(b) Permanent or retractable security gates, grill or bars are prohibited.

2. Specific to Window Openings

(a) At least 75 percent of individual windows on each façade shall be oriented vertically (height greater than width). Where used, horizontally oriented windows shall be ganged with vertically-oriented windows or doors to form a grouping.

(b) Ganged windows shall be separated by visible mullions or jambs; continuous ("ribbon") windows are not allowed.

3. Specific to Ventilation Openings

(a) All ventilation openings (such as for a parking garage) shall be screened.

(b) Screening material shall be consistent with other materials on façade in terms of color, texture, and/or material.

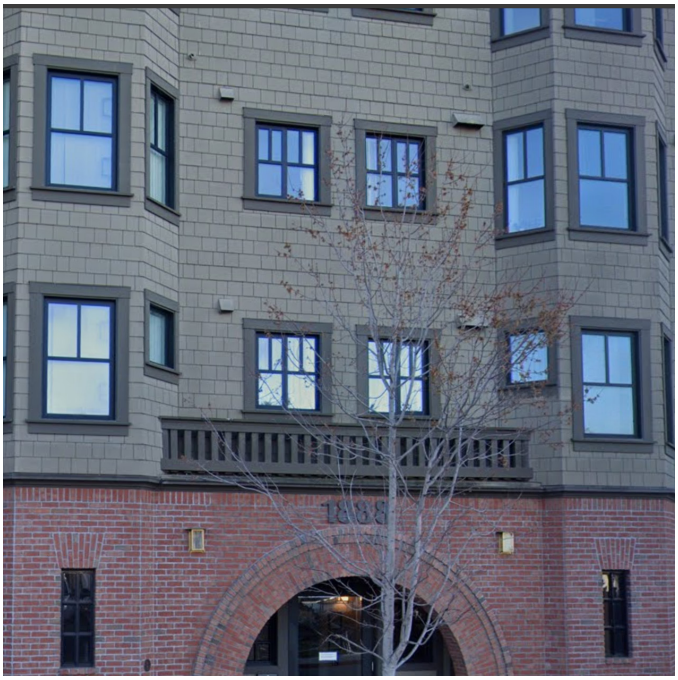
(c) Ventilation openings shall be aligned with window openings on the same façade.

(d) Ventilation openings shall be of consistent scale and proportion to window openings on the same façade.

(e) Ventilation openings shall include a sill and lintel consistent with those for window openings on the same façade.

3.06 Exterior Finishes and Materials





A. Intent

To improve sustainability and durability of the building and respond to existing architectural context through appropriate material selection and application.

General Note: Photos on this page are illustrative, not regulatory.

B. Exterior Finishes and Materials Standards

1. Exterior Finishes and Materials

Element	Allowed Materials
(a) Exterior Wall Cladding	Wood, fiber cement, brick
(b) Base or Foundation (where applicable)	Brick, cast stone, wood, fiber cement, treated concrete
(c) Roofs	
(1) Roofing, mansard	Slate shingles or metal (natural or synthetic)
(2) Roofing, sloped	Asphalt, slate shingles (natural or synthetic), or standing seam metal
(d) Windows, Bay Windows, and Entry Doors	
(1) Trim or Surround	Cast Iron, composite wood, wood, fiber cement
(2) Entry Door	Wood, fiberglass, composite wood, wood-clad aluminum
(3) Window Frames	Wood, fiberglass, vinyl, powdercoated aluminum
(4) Window Sill	Wood, composite wood, fiber cement, cast stone
(5) Glazing	Clear glass; shall not be tinted, mirrored, or colored
(e) Balconies	
(1) Guard/Railing	Metal, glass
(2) Fascia	Metal, wood, composite wood
(f) Porches and Galleries	
(1) Columns	Wood, composite wood, fiberglass, cast stone
(2) Guard/Railing	Metal, wood, composite wood, metal, glass
(g) Storefronts	
(1) Storefront	Brick, wood, composite wood, metal
(2) Columns	Wood, composite wood, fiberglass, metal
(3) Storefront Base/Bulkhead	Wood panels, brick, stone, cast stone, tile, fiber cement, stucco

2. Change in Façade Color and/or Material

(a) Color and/or material change on a façade shall occur only at the following locations:

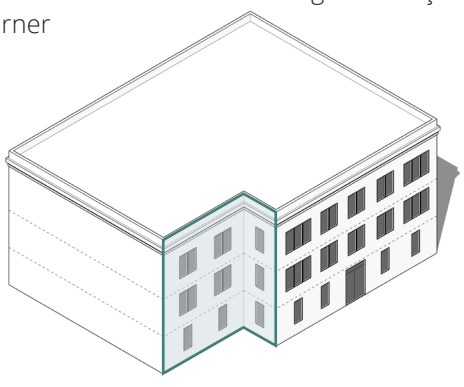
(1) At inside corners rather than outside corners.

(2) At a horizontal articulation (e.g., string course).

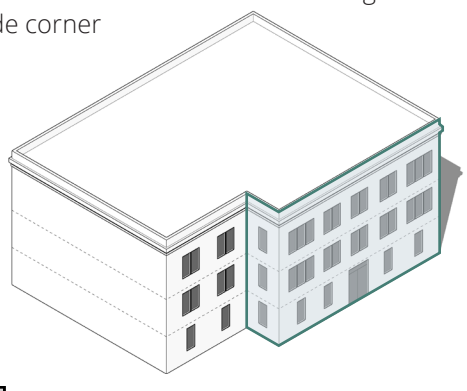
(3) At the boundaries between bays/bay groupings (see Section 3.04).

Figure 3.06.1 Change in Façade Color and/or Material

Allowed: Color and/or material change on a façade at inside corner



Not Allowed: Color and/or material change on a façade at outside corner



3.07 Balconies and Decks





A. Intent

Balconies provide an option for façade articulation and/or usable outdoor space.

General Note: Photos on this page are illustrative, not regulatory.

B. Balcony and Deck Standards

Where balconies are included, their design shall comply with the following.

1. Specific to Juliet Balconies

(a) Shall be placed in front of inward-swinging door(s) with full glazing.

(b) Shall include a base. Base shall project at least four inches from the wall finish surface and shall be a height at least three inches.

(c) Shall include a guard/railing in compliance with building code requirements.

(d) At least two brackets are required if balcony projects at least six inches from the wall finish surface and is not part of a porch or gallery.

2. Specific to Occupiable Balconies

(a) Occupiable area shall be at least 4 feet deep and 48 square feet in area.

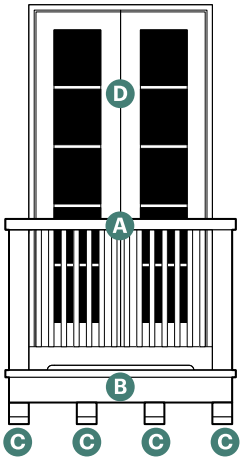
(b) Occupiable area may be recessed into building façade.

(c) Shall include a guard/railing in compliance with building code requirements.

(d) At least two brackets are required if balcony projects at least six inches from the wall finish surface and is not part of a porch or gallery.

Figure 3.07.1 Balconies

Juliet Balcony



Key

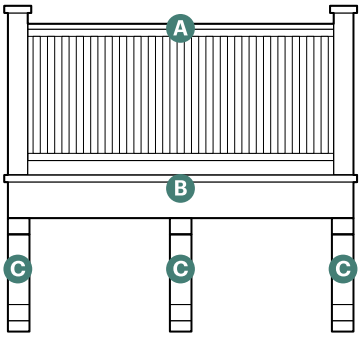
A Guard/Railing

B Base

C Brackets

D Inward-Swinging Doors

Occupiable Balcony



Key

A Guard/Railing

B Base

C Brackets

3.08 Blank Wall Treatment





A. Intent

A blank wall is a ground-floor wall, or portion of ground floor wall, where no transparent materials or entrances are provided adjacent to the public realm for a continuous length of at least 8 feet and a height of at least 10 feet. Blank wall treatment standards apply to enhance the character and quality of public streetscapes along the ground level.

General Note: Photos on this page are illustrative, not regulatory.

B. Blank Wall Treatment Standards

1. At least 50 percent of the area of the blank wall must be covered by one or more of the following:
   (a) Mural and/or other art installation.
   (b) Protruding/recessed brickwork and tile.
   (c) Living plant material, including, but not limited to, green/living wall, and/or plants of sufficient height to screen the blank wall that are rooted in the ground or in planters.
2. The following treatments may be used in combination with any of the above treatments:
   (a) Benches or other outdoor seating. Benches may be freestanding or integrated into the articulation of the façade.
   (b) Bicycle racks. May be freestanding or integrated into the articulation of the façade.

Figure 3.08.1 Blank Wall Treatment Area



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Chapter 4 Large Site Standards

Sections:

4.01 Purpose and Applicability
4.02 Private Thoroughfares
4.03 New Blocks
4.04 Civic Open Spaces
4.05 Design Sites

4.01 Purpose and Applicability

A. **Purpose.** This Chapter sets forth standards for large development sites to create a pattern of walkable development.

B. **Applicability**. The standards of this Chapter apply to all new development sites over 10 acres. The development site may include one or more parcels.

4.02 Private Thoroughfares

A. New private thoroughfares shall be designed in compliance with city standards.

B. Existing and new thoroughfares, together with civic open spaces (Section 4.04), shall comprise a contiguous pedestrian network throughout the development site and adjacent public ROW.

C. Alleys and driveways are not considered thoroughfares or components of the public realm for the purpose of these standards and shall only be used along the rear or side of design sites (Section 4.05). Where an alley or driveway intersects the public realm, the pavement of the public realm shall prevail.

D. The thoroughfare network within the development site may be privately owned but shall be accessible by the general public.

1. Private thoroughfares shall not be gated.

4.03 New Blocks

A. New blocks, including half-blocks, shall be created using thoroughfares in compliance with city standards and Section 4.02 (Private Thoroughfares) or civic open space types in Section 4.04 (Civic Open Spaces).

1. New thoroughfares shall be designed in compliance with city standards and Section 4.02 (Private Thoroughfares). Passages shall not be more than 50 feet from the center of the block.
2. New civic open spaces shall be designed in compliance with Section 4.04 (Civic Open Spaces)

B. Individual block lengths and the total block perimeter shall be in compliance with the standards in Table 4.03.A (Block Size Standards).

1. New thoroughfares, not including alleys or driveways, shall align with the centerline of existing thoroughfares adjacent to the development site.
2. Right-of-way stubs, where used, shall be identified and include a notation that all stubs are to connect with future thoroughfares on adjoining property and be designed to transition in compliance with city standards.
3. New dead-end streets and cul-de-sacs are not allowed unless used to divide half-blocks.
4. Where an alley is included, the maximum block perimeter is allowed to be exceeded by the width of the alley.

C. A half-block is allowed to adjoin an existing half-block in compliance with Table 4.03.A (Block Size Standards).

D. Blocks may be uniquely shaped in compliance with the standards in Table 4.03.A (Block Size Standards).

Table 4.03.A Block Size Standards

	Block Length	Block Perimeter	Depth of Half-Block(s)
Passage not included	500' max. (A)	1,800' max.	250' max. (C)
Passage included	600' max. (B)	2,000' max.	

Figure 4.03.1 Maximum Block Size without Passage

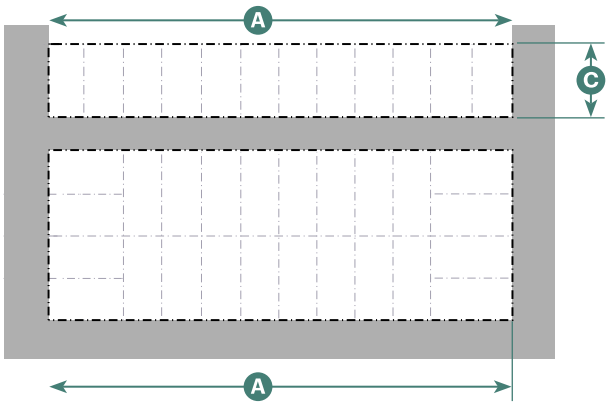
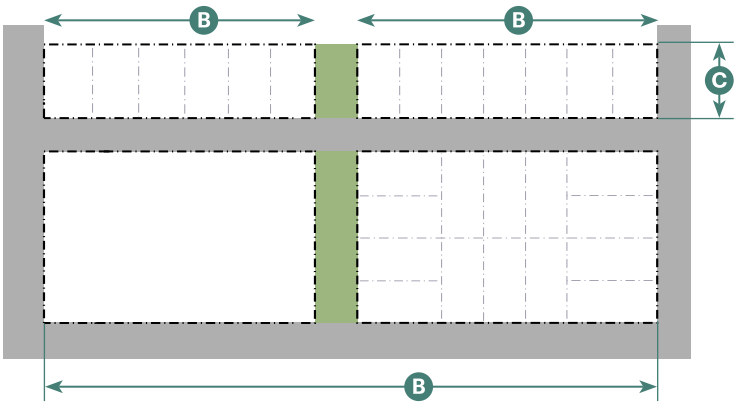


Figure 4.03.2 Maximum Block Size with Passage



4.04 Civic Open Spaces

A. The total amount of civic open space required is a minimum of five percent of the development site's gross area (minus existing easements).

1. The civic open space(s) shall be located within the development site.
2. The civic open space(s) shall be designed and built in compliance with the allowed civic open space types in Table 4.04.A (Civic Open Space Types).
3. The civic open space(s) shall be privately owned and maintained.

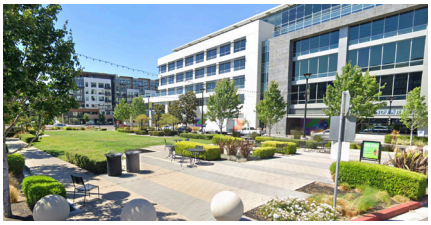
B. Each civic open space shall abut and be accessible from existing or new thoroughfares for a minimum of 50 feet.

C. Fences and landscaping up to 42 inches tall are allowed to be installed along the perimeter of civic open spaces. Freestanding walls are not allowed.

D. Asphalt surfaces are prohibited unless stamped.

E. Building façades that abut or are across a street from a civic open space shall be designed as the front of the building in compliance with the standards of Chapter 2 (Development Standards).

Table 4.04.A Civic Open Space Types

Type	Standards
Park. A landscaped open space for passive recreation or programmed use.	
	(1) Minimum of 5,000 square feet in size. (2) No side narrower than 50 feet. (3) At least one side of the green or plaza space shall abut and be accessible from the street or sidewalk network. (4) Minimum 60 percent landscaped.
Plaza. A hardscaped open space used primarily for civic purposes and commercial activities.	
	(1) Minimum of 5,000 square feet in size. (2) No side narrower than 50 feet. (3) At least one side of the green or plaza space shall abut and be accessible from the street or sidewalk network. (4) Minimum 60 percent hardscaped.
Passage. A private thoroughfare that provides access into or through a block.	
	(1) Minimum total width of 20 feet, including walkway and parkway. (2) Minimum walkway width of 8 feet. (3) Minimum parkway width of 6 feet each on both sides of the walkway. (4) Parkway shall be designed with non-continuous planting strips or tree wells located between walkway and building.

4.05 Design Sites

A. A design site is a portion of land within a parcel, delineated from other design sites or parcels, to accommodate no more than one primary building. The main purpose of a design site is to allow a parcel to contain multiple buildings while not requiring the legal subdivision of the parcel.

B. **Development Standards.** The following standards apply to all design sites. See Figure 4.05.1 (Examples of Multiple Design Sites) and Figure 4.05.2 (Example Application of Large Site Standards).

1. The front of all design sites shall abut the public realm along existing and new thoroughfares and civic open spaces. Alleys/driveways are not considered part of the public realm;
2. The side of all design sites shall abut the public realm along existing and new thoroughfares and civic open spaces, the side or rear of another design site, or an alley/driveway; and
3. The rear of all design sites shall abut the side or rear of another design site or an alley/driveway.
4. Design sites shall comply with FMC Chapter 8.36 (Folsom Fire Code).
5. Development standards apply to each individual design site, with the exception of the following, which are applied to the entire development site:
   (a) Number of units per General Plan maximum density and FAR; and
   (b) Public improvements, including private thoroughfare(s) and civic open space(s).
6. Each design site shall have a maximum width of 200 feet and maximum depth of 250 feet, unless approved as an adjustment due to site conditions per Chapter 5 (Exceptions to Standards).
7. Parking, driveways, pedestrian pathways, trash enclosures, and stormwater detention areas may be shared with adjacent design sites within the same parcel.
8. Where new primary buildings are proposed within a development site and have no existing public realm to abut, the public realm shall be extended into the site in the form of a new thoroughfare(s) and/or civic open space(s).
   (a) New thoroughfares within the development site shall be designed in compliance with Section 4.02 (Private Thoroughfares), connect to existing abutting public ROW and be contiguous.
   (b) New civic open space(s) shall be designed in compliance with Section 4.04 (Civic Open Spaces), be located adjacent to the existing street, or be connected to the existing street through new thoroughfares.

Figure 4.05.1 Examples of Multiple Design Sites

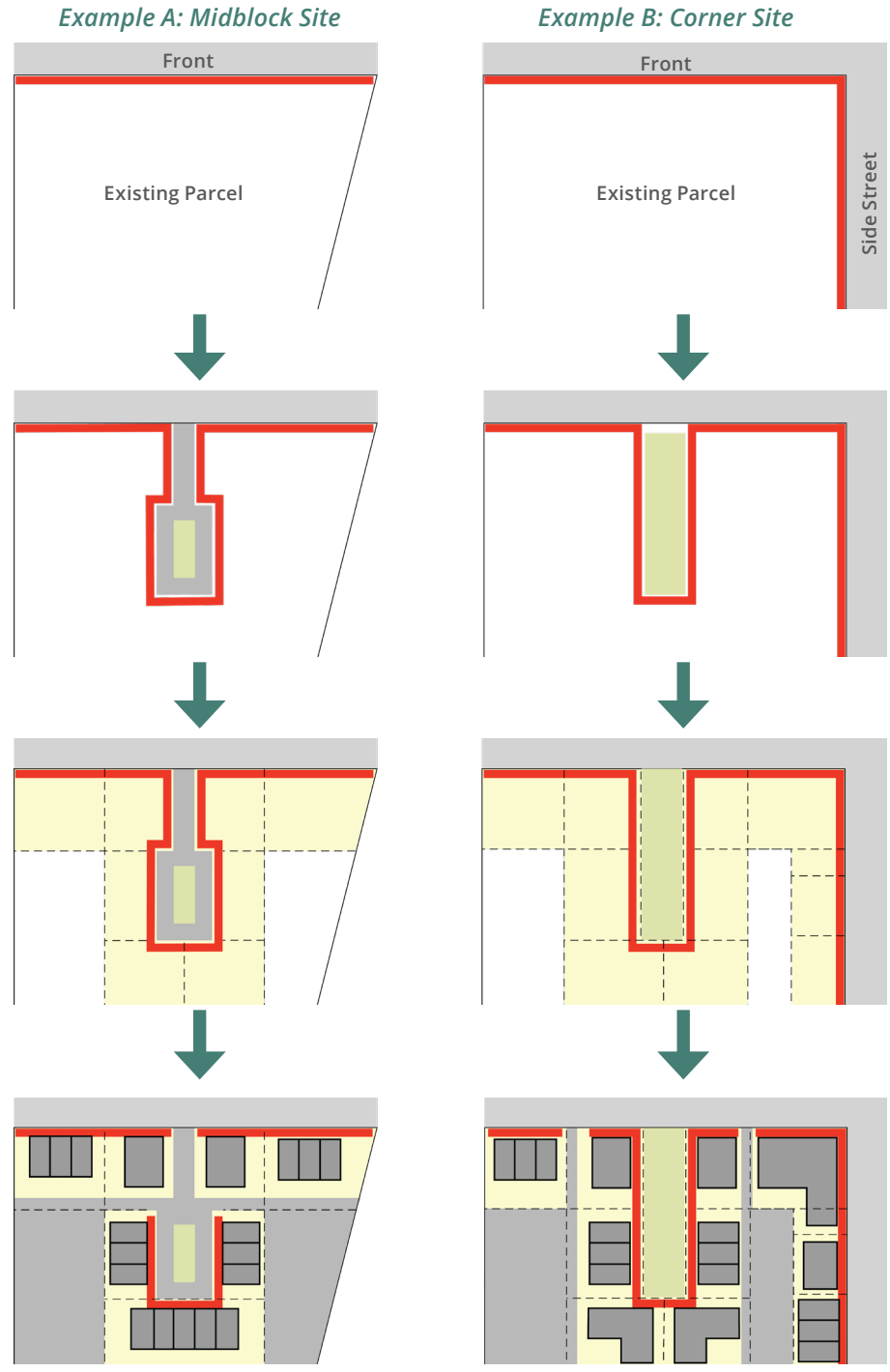
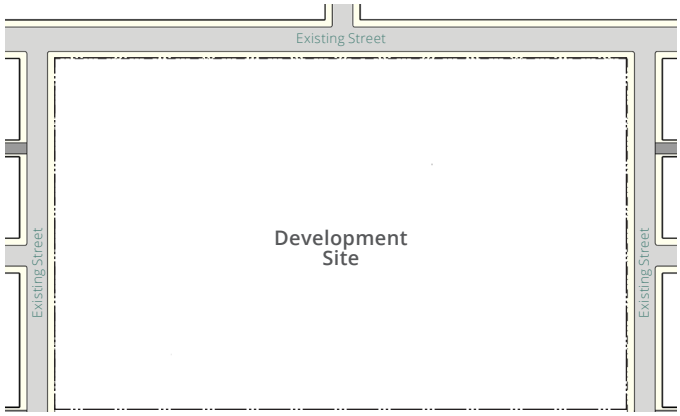


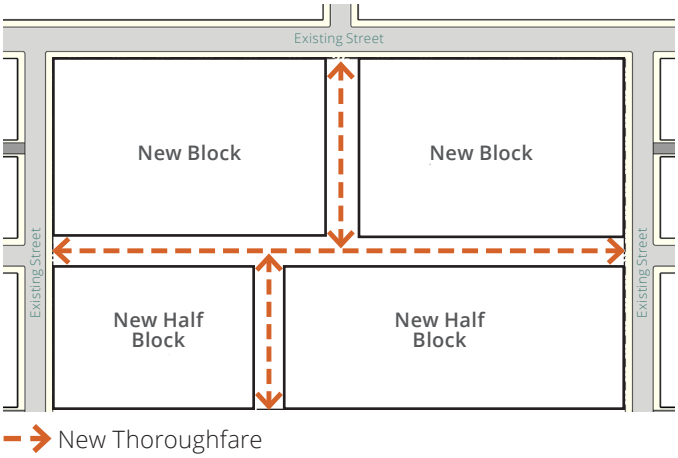
Figure 4.05.2 Example Application of Large Site Standards

The following four steps summarize the process of applying the standards of this Chapter. In this example, new thoroughfares and civic open spaces create an interconnected network of new blocks within the development site. See also Section 4.05 (Design Sites).



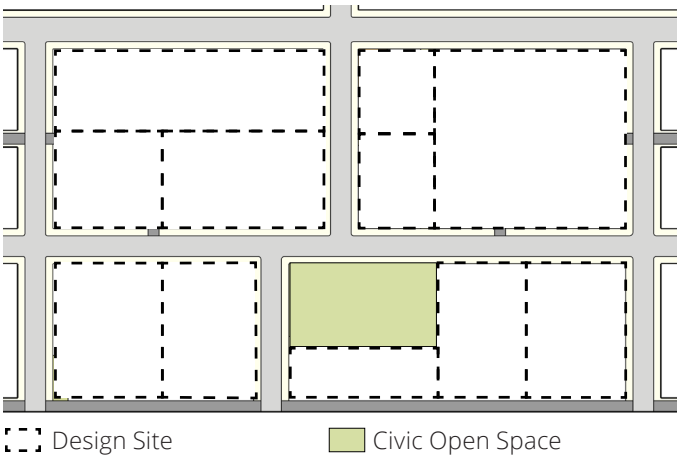
Step 1: Identify the Development Site

The development site is the entire site within the scope of the project, which may include one or more parcels.



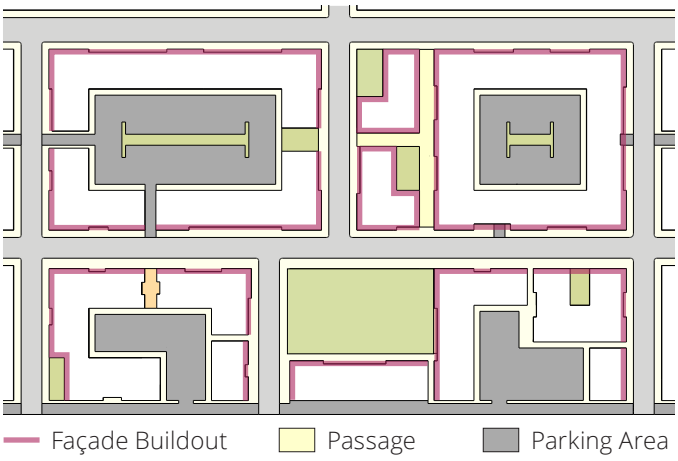
Step 2: Introduce New Private Thoroughfares to Create New Blocks

Introduce new private thoroughfares (Section 4.02) to create new blocks (Section 4.03) and extend the public realm into the development site.



Step 3: Place Civic Open Space(s) and Design Sites

Locate and design civic open space(s) in compliance with the standards in Section 4.03 (Civic Open Spaces). Place design sites (Section 4.05) to front the public realm along existing and new thoroughfares and civic open spaces.



Step 4: Place Buildings on Design Sites

Locate buildings and parking in compliance with standards in Chapter 2 (Development Standards).

Chapter 5 Exceptions to Standards

Sections:

5.01 Purpose and Applicability
5.02 Procedures and Findings
5.03 Alternate Discretionary Design Review Process

5.01 Purpose and Applicability

A. **Purpose.** This Chapter establishes criteria for allowing deviations from certain standards for specific situations without discretionary review because of the prescriptive nature of the standards, as allowed by State law.

B. **Applicability**. This Chapter applies to all developments proposed under these Objective Development and Design Standards (ODDS). The Review Authority is allowed to grant exceptions for only the standards identified in this Chapter. Adjustment of the identified standards in Tables 5.030.A and B shall be only to the extent necessary to achieve compliance with the ODDS.

1. Exceptions are applied separately for design sites with an average slope of 10 percent or less and an average slope over 10 percent. The average slope for a lot is based on existing topography and calculated using the methodology in Section 7.05 (Average Slope).

   (a) Lots with an average slope of 10 percent or less may request an exception in Table 5.03.A (Exceptions to Standards for Design Sites with 10% or Less Average Slope).

   (b) Lots with an average slope over 10 percent may request an exception in Table 5.03.B (Exceptions to Standards for Design Sites with Over 10% Average Slope).

5.02 Procedures and Findings

A. **Review Procedure and Authority**

1. Exception request(s) shall be submitted to the Planning Division of the Community Development Department and reviewed together with the project plans.
2. The Community Development Director shall be the Review Authority, except for standards that affect visibility at driveways and intersections, or standards in the right-of-way, which shall be reviewed by the Community Development Director.

B. **Application Requirements.** Exception requests shall be reviewed and processed as follows:

1. Exception requests shall be accompanied by a written request by the applicant explaining the need for the exception and identifying all existing site conditions or features that prevent compliance with the specific standard(s).
2. Granting an exception does not eliminate other standards not specified in Table 5.03.A (Exceptions to Standards for Design Sites with 10% or Less Average Slope) or Table 5.03.B (Exceptions to Standards for Design Sites with Over 10% Average Slope).

C. **Findings.** For the Review Authority to grant an exception, findings/criteria in Table 5.03.A (Exceptions to Standards for Design Sites with 10% or Less Average Slope) or Table 5.03.B (Exceptions to Standards for Design Sites with Over 10% Average Slope) are required for the exception.

D. **Existing Site Condition.** An existing site condition is a legally permitted building or structure constructed on the site with a final inspection or certificate of occupancy or a natural feature that exists as of the date of initial application submittal.

1. For purposes of this Chapter, existing site conditions that prevent compliance with a standard include, but are not limited to, the following:
   (a) A protected tree or Landmark Tree per FMC § 12.16 (Tree Preservation).
   (b) Utility infrastructure that is not required to be removed, relocated, or installed underground.
   (c) A retaining wall necessary to retain or support soil.
   (d) A watercourse, including wetlands and vernal pools, identified by the City, or any other map as may be adopted or established by ordinance.
   (e) Easements on record at the Sacramento County Recorder's Office.
2. The existing site condition used as a basis for requesting an exception shall not be removed or altered in their footprint.

5.03 Alternate Discretionary Design Review Process

A. Applicants wishing to deviate from these standards beyond the allowed exceptions outlined in this Chapter must apply for a Planned Development Permit which involves discretionary design review and Planning Commission action. For information on Planned Development Permit process please refer to FMC Chapter 17.38.

Table 5.03.A Exceptions to Standards for Design Sites with 10 % or Less Average Slope

Administrative Relief Type	Required Findings	Allowed Administrative Relief & Conditions	Reference to Standard
1. Building Placement Standards			
(a) **Primary Building Setbacks** Increase or decrease in the minimum to maximum required setback for a primary building.	i. Existing site conditions prevent compliance with the setback standard.	Front or Side Street Setback: Deviation of up to 25 percent of the standard. Side or Rear Setback: Standard reduced to three feet minimum.	Section 2.03.A (Building Placement)
(b) **Building Setback Area** Reduce the minimum length of façade required within or abutting the building setback area.	i. Existing site conditions prevent compliance with the setback standard.	Reduction by up to 10 percent of the standard. The horizontal unbuilt area resulting from this exception shall be landscaped in compliance with the State's Model Water Efficient Landscape Ordinance (MWELO).	
2. Parking Placement Standards			
(a) **Front or Side Street Minimum Setback** Reduce the minimum parking setback.	i. Existing site conditions prevent compliance with the parking minimum setback standard.	Reduction by up to 25 percent of the standard. The setback reduction maintains visibility at driveways and intersections and does not affect standards for the right-of-way.	Section 2.03.B (Parking Placement)
(b) **Front Vehicle Access** Allow vehicle access from front on design sites/lots.	i. Existing site conditions prevent compliance with the driveways standard; or ii. Alley does not meet vehicle access requirements.	Vehicular access from the front. The driveway is in compliance with the Development Standards; and The ground floor space remains occupiable in compliance with the Development Standards, as allowed to be adjusted by this section; and The existing lot is at least 50 feet wide; and The proposed driveway is not aligned with any driveway on the opposite side of the street.	

Table 5.03.A Exceptions to Standards for Design Sites with 10 % or Less Average Slope			
Administrative Relief Type	**Required Findings**	**Allowed Administrative Relief & Conditions**	**Reference to Standard**
3. Building Form			
(a) **Building Footprint Depth or Width** Increase in the maximum allowed.	i. Existing site conditions prevent compliance with the standard.	Increase of up to 10 percent of the standard.	Section 2.03.C (Building Form)
(b) **Ground Floor Occupiable Space** Decrease in the minimum depth required.	i. If existing parcel is less than 100 feet in depth.	20 feet minimum.	Section 2.03.C (Building Form)
4. Open Space			
(a) **Private or Common Open Space** Reduction in the required minimum open space.	i. Existing site conditions prevent compliance with the open space standard.	Up to 5' of the dimensional standard or up to 10 percent of the required area.	Section 2.04.F (Open Space)
5. Block Size Standards			
(a) **Block Length or Perimeter**	i. Preservation of existing building or buildings, constructed prior to the adoption of these ODDS.	Maximum block length and perimeter standards to be increased to encompass the building(s) and all setbacks required by the applicable zone(s).	Table 4.03.A (Block Size Standards)
6. Design Site Dimensions			
(a) **Depth or Width** Increase in the maximum allowed.	i. Existing site conditions prevent compliance with the standard.	Reduction by up to 10 percent of the standard.	Section 4.05 (Design Sites)

Table 5.03.B Exceptions to Standards for Design Sites with Over 10% Average Slope			
Administrative Relief Type	**Required Findings**	**Allowed Administrative Relief & Conditions**	**Reference to Standard**
1. Building Placement Standards			
(a) **Front or Side Building Setback** Increase or decrease in minimum to maximum required setback for a primary building.	i. Existing site conditions prevent compliance with the setback standard.	Deviation of up to 50 percent of the standard.	Section 2.03.A (Building Placement)
2. Parking Placement Standards			
(a) **Front or Side Street Minimum Setback** Reduce the minimum parking setback.	i. Existing site conditions prevent compliance with the parking minimum setback standard; or	Reduction by up to 10 percent of the standard. The setback reduction maintains visibility at driveways and intersections and does not affect standards for the right-of-way.	Section 2.03.B (Parking Placement)
	ii. The parcel exceeds an average slope of 20 percent.	Required parking is allowed to be located between the ROW and the building for a max 50 percent of front lot width. The driveway is in compliance with the Development Standards; and The ground floor space remains occupiable in compliance with the Development Standards, as allowed to be adjusted by this section.	
(b) **Front Vehicle Access** Allow vehicle access from front on design sites/lots.	i. Existing site conditions prevent compliance with the driveways standard.	Vehicular access from the front. The driveway is in compliance with the Development Standards; and The ground floor space remains occupiable in compliance with the Development Standards, as allowed to be adjusted by this section; and The existing lot is at least 50 feet wide; and The proposed driveway is not aligned with any driveway on the opposite side of the street; and The design site/lot average slope along the side street exceeds 15 percent.	

Table 5.03.B Exceptions to Standards for Design Sites with Over 10% Average Slope

3. Building Form			
(a) **Building Footprint Depth or Width** Increase in the maximum allowed.	i. Existing site conditions prevent compliance with the standard.	Increase of up to 10 percent of the standard.	Section 2.03.C (Building Form)
(b) **Ground Floor Occupiable Space** Decrease in the minimum depth required.	i. Existing site conditions prevent compliance with the ground floor occupiable space standard.	15 feet minimum.	Section 2.03.C (Building Form)
4. Open Space			
(a) **Private or Common Open Space** Reduction in the required minimum open space.	i. Existing site conditions prevent compliance with the open space standard.	Up to 5' of the dimensional standard or up to 10 percent of the required area.	Section 2.04.F (Open Space)
5. Site Grading			
(a) **Retaining Wall (Height)** Increase in maximum retaining wall height.	i. Existing slopes average 20 percent slope; and ii. The retaining wall(s) is necessary to accommodate the building(s) and required site access and parking.	Increase in retaining wall height up to 10 feet along interior design site/lot line(s); Increase in retaining wall height up to 12 feet within the building footprint if primary building height is in compliance with Development Standards.	Section 2.04.L (Screening and Walls)
6. Design Site Dimensions			
(a) **Depth or Width** Increase in the maximum allowed.	i. Existing site conditions prevent compliance with the standard.	Reduction by up to 10 percent of the standard.	Section 4.05 (Design Sites)

Chapter 6 Definitions

Sections:

6.01 Purpose
6.02 Definitions

6.01 Purpose

This Chapter provides definitions for specialized terms and phrases used in the Objective Design and Development Standards (ODDS). All other applicable definitions in the Folsom Municipal Code (FMC) Section 17.02 (Definitions) apply. In the event of a conflict between the ODDS and FMC definitions, that the ODDS definitions shall apply to projects subject to these standards.

6.02 Definitions

A. Definitions

Abutting. Having a common boundary either directly sharing a border or separated by an alley. Lots/design sites having no common boundary other than a common corner shall not be considered abutting.

Alley. A public or private way that is primarily used for vehicular access to the back or side of design sites. Alleys are not considered thoroughfares.

Applicant. Any person, firm, partnership, association, joint venture, corporation, or any other entity or combination of entities, or state or local government agency applying for a permit.

Architectural Feature. An exterior building element that contributes to its overall appearance or functionality, including, but not limited to, eaves, rakes, cornices, bay windows, window and door surrounds, chimneys, light fixtures, and oriels.

Awning (syn. Canopy). A covering that extends from the wall of a building typically used to shade or cover a window, door, or entry.

B. Definitions

Balcony. A projecting or recessed platform on a building, partially enclosed with a railing, wall, or balustrade.

Base (of Building). The lowest story or stories adjacent to the ground, occupying at least an entire floor. See Section 3.02 (Top, Middle, and Base Façade Design).

Bay. A division of a building between vertical lines or planes that run entirely through solid components of the building, including the entire space between consecutive structural supports.

Bay Window. An architectural projection that is either attached to the ground or projects from the building façade, consisting of one or more stories in height and contains at least 60 percent glass area.

Block. An area of land separated from other areas by an adjacent thoroughfare(s) or civic open space(s). For the purposes of these ODDS, a block is defined by design site/lot lines. See Section 4.03 (New Blocks).

Block Length. The horizontal distance from the design site/lot line on one end of the block to the design site/lot line on the other end along the same street. See Figures 4.03.2 (Maximum Block Size without Passage) and 4.03.1 (Maximum Block Size with Passage).

Block Perimeter. The aggregate of all sides of a block as defined by design site/lot lines.

Bracket. Structural and/or ornamental elements are designed to strengthen the connection between components of a structure that meet at an angle.

Buildable Area. The horizontal area in which a building is allowed to be constructed.

Building, Primary. The building that serves as the focal point for all activities related to the principal use of the parcel.

Building Elevation. See "Building Façade."

Building Entrance. See "Entry."

Building Façade. The exterior walls of a building.

1. **Building Façade, Front.** The exterior wall of a building facing a front design site/lot line.
2. **Building Façade, Side Street.** The exterior wall of a building facing a side street design site/lot line.
3. **Building Façade, Interior Side.** The exterior wall of a building facing a side design site/lot line(s).
4. **Building Façade, Rear.** The exterior wall of a building opposite the front design site/lot line.

Building Form. The overall shape and dimensions of a building.

Building Setback. See "Setback."

Building Setback Area. The area between the minimum and maximum setback lines along the front of a design site/lot and along the side street of a corner design site/lot where the building façade is required to be placed. Chapter 2 (Development Standards) Subsection A (Building Placement) identify the minimum amount of façade to abut and/or be placed in the building setback area.

Bulkhead (syn. Shopfront Base). The area of the storefront between the sidewalk and the display window.

By-Right Relief. Allowed deviations from certain standards for specific situations without discretionary review because of the prescriptive nature of the standards, as allowed by State law. See Chapter 5 (Exceptions to Standards).

C. Definitions

Canopy. See "Awning."

Civic Open Space. An outdoor area dedicated for public gathering and civic activities. See Section 4.04 (Civic Open Spaces).

Column. A vertical shaft extending from the ground or from one part of the structure to another.

Commercial. Pertaining to any business, trade, industry, or other activity engaged in an exchange of goods, services, rights or interests in property, or any other valuable consideration.

Common Area. A portion of a development held in common and/or single ownership that is not reserved for the exclusive use or benefit of an individual tenant or owner and is available for use by all persons who reside or work in the building or on the design site/lot.

Cornice. A horizontal projection traditionally used to join a roof to the wall below and protect the wall from rainwater. The cornice forms the uppermost part of an entablature and may appear secondarily in locations other than at the building's eave or parapet, such as the upper boundary of a base story.

Cul-de-sac. A street that connects to another public street only at one end and is not planned for future extension.

D. Definitions

Dedication. The transfer by a subdivider to a public entity of title to real property or an interest therein, or of an easement or right in real property, the transfer of facilities, the installation of improvements, or any combination of these. See FMC § 16.32.010 (Dedication of Street, Alleys, and Other Public Right-of-Way or Easements).

Design Site. A parcel or portion of land within a parcel, delineated from other design sites and/or parcels, to accommodate one primary building. Design sites are treated like parcels for the purpose of applying development standards but are not required to be legally subdivided. See Section 4.05 (Design Sites).

Design Site Depth. The horizontal distance between the front design site line and the rear design site line of a design site measured perpendicular to the front design site line.

Design Site Line. The perimeter and geometry of a design site demarcating one design site from another.

1. **Design Site Line, Front.** The design site line abutting a thoroughfare or civic open space where the building front will be placed.
2. **Design Site Line, Side Street.** The design site line that abuts a thoroughfare or civic open space and is not the front design site line.
3. **Design Site Line, Side.** The design site line not abutting a thoroughfare or civic open space and is not the rear design site line.
4. **Design Site Line, Rear.** The design site line opposite the front design site line.

Design Site Width. The horizontal distance between the design site lines perpendicular to the front design site line.

Development Site (syn. Project Site). A parcel, group of parcels, or portion(s) of parcels on which proposed structures and improvements are to be constructed.

Driveway (syn. Drive Aisle). An accessway that provides vehicular access between a street or alley and the parking or loading facilities of an adjacent property.

E. Definitions

Eave. The junction of the lower edge of a sloped roof and the wall of a building, running parallel to grade.

Elevated Ground Floor. A ground floor that is situated above the grade plane of the adjacent sidewalk.

Encroachment. Any architectural feature, structure, or structural element that breaks the plane of a vertical or horizontal regulatory limit by extending into a setback, forecourt, or required open space.

Entry, Building. An opening, including, but not limited to, a door, gateway, or gate, that allows access to a building.

Expression Line. A horizontal molding, projection, or other boundary articulating one portion of a façade from the portion above.

F. Definitions

Façade. See "Building Façade."

Façade Transparency. Related to the requirement for fenestration along the front of a building. See Chapter 2 (Development Standards) Subsection D (Façade Design).

Fence. A structure made of wood, metal, masonry, or other material typically used to screen or enclose, an open space.

Finish Level, Ground Floor. The height difference between the finished floor on the ground floor and the adjacent sidewalk.

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Ganged Windows (syn. Grouped Windows). Multiple windows separated by a mullion (structural divisions).

Garage. See "Parking, Covered."

Glazing. Openings in a building in which glass is installed.

Grade. The finished ground level at any point along the exterior walls of a structure. Where walls are parallel with and within five feet of a sidewalk, alley, or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley, or public way. Also see "Grade, Finished."

Grade, Finished (syn. Proposed Grade). The final ground surface elevation after the completion of grading or other site preparation related to a proposed development that conforms to an approved Grading Permit or Building Permit. See also "Grade."

Grading. Any excavating or filling or combination thereof.

Ground Floor. See "Story, First."

Ground Floor, Finish Level. The height of the finished level of the ground floor above the adjacent sidewalk. In the case of a terrace frontage type, the ground floor finish level is the height of the walk above the adjacent street. Regulations for ground floor finish level for residential uses do not apply to ground floor lobbies and common areas in buildings.

Grouped Windows. See "Ganged Windows."

H. Definitions

Hardscape. Paving, decks, patios, and other hard, non-porous surfaces.

Height

1. **Height, Above Grade.** The vertical distance from a point on the ground below a structure to a point directly above.
2. **Height, Highest Top Plate.** The vertical distance between the adjacent finished grade and the highest top plate of the building.

3. **Height, Number of Stories.** The number of stories in a structure allowed above the adjacent finished grade. See "Stories."

4. **Height, Overall.** The vertical distance between the adjacent existing or finished grade, whichever is lower, and the highest part of the structure directly above.

I. Definitions

Impervious. A hard surface area which either prevents or retards the entry of water into soil, as would occur under natural conditions, or which causes water to run off the surface in greater quantities or at an increased rate of flow than would occur under natural conditions.

Infill. Refers to building within unused and underutilized lands within existing development patterns. Infill development is critical to accommodating growth and redesigning cities to be environmentally- and socially sustainable.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

Landing. An unenclosed, unroofed platform attached to a building and serving as a required means of egress from the first floor of a building or a level area at the top or bottom of a staircase or between one flight of stairs and another.

Lintel. Horizontal support for a door or window below.

Lot (syn. Parcel). A parcel, tract, or area of land whose boundaries have been established by a legal instrument such as a deed or map recorded with the County of Sacramento and that is recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way. For the purposes of these ODDS, lot line, parcel line, and design site line shall be considered synonymous.

M. Definitions

Main Body. The primary massing of a primary building.

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Median. A planted or paved area that separates two roadways or divides a portion of a road into two or more lanes.

Mixed-Use. The combination of residential and nonresidential uses within the same building or the same general area.

1. **Mixed-Use Building.** A single building that contains both nonresidential and residential uses.

2. **Mixed-Use Development.** A development site that contains both nonresidential and residential uses on the same design site/lot, whether or not they are located within the same structure.

Mullion. Vertical bar providing structural support between windows.

N. Definitions

No specialized terms beginning with the letter N are defined at this time.

O. Definitions

Occupiable Space. The portion of the building between the street-facing façade and the rear interior wall of the ground-floor space available for permitted uses. This space is designed and intended for human occupancy and active use, such as residential units, offices, retail, lobbies, and amenity areas, as opposed to space used for storage, parking, utilities, or circulation only.

Open Space, Civic. An outdoor area dedicated for public gathering and civic activities.

Open Space, Private. The area required for each residential unit in some building types provided as outdoor yard areas, patios, decks, or balconies.

Open Space, Shared. An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

P. Definitions

Panels. Solid raised or recessed parts of a door, surrounded by stiles, rails, and mullions.

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel. See "Lot."

Parking

1. **Parking, Covered.** An accessory building, such as a carport or garage, accessible to vehicles that completely covers the parking spaces.
    a. **Carport.** A structure, or portion of a structure, accessible to vehicles, with a solid weatherproof roof that is permanently open on at least two sides, used as parking or storage of one or more motor vehicles.
    b. **Garage.** An enclosed building or portion of a building accessible to vehicles, used as parking or storage of one or more motor vehicles.
    c. **Garage, Private.** A building or portion of a building in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.
    d. **Garage, Public.** A structure or portion thereof offering parking to the public with or without a fee.
    e. **Parking, Tuck-Under.** Parking spaces located in an at-grade garage or accessed by an open driveway under the rear or interior side of the building or under all of the building except for the required ground floor habitable space. Tuck-under parking has occupiable space above the garage level.
2. **Parking, Shared Court.** A small grouping of covered or uncovered parking spaces. See Subsection 2.04.M.7 (Shared Parking Court).
3. **Parking, Structured.** A structure, or portion of a structure, comprised of one or more levels or floors used predominately for parking motor vehicles, including underground parking and parking at grade within a building or structure.
    a. **Parking, Podium.** Parking spaces located in an at-grade garage with shared ingress/egress and maneuvering areas located under the rear or interior side of the building or under all of the building except for the required ground floor occupiable space. The podium parking garage has occupiable space above the garage level.

b. **Parking, Stacked.** Parking spaces arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system is within a podium and subterranean parking structure.

c. **Parking, Subterranean.** Parking spaces located below the finished grade of the building.

4. **Parking, Surface.** A ground level parking lot used exclusively for parking motor vehicles. Parking spaces may be uncovered or covered as a carport.

5. **Parking, Tandem.** A parking space deep enough to allow a maximum of two cars to park, one behind the other

6. **Parking, Uncovered.** Parking spaces that are completely or partially open to the sky.

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Parkway. That portion of a public ROW, typically landscaped, located between the outermost edge of the sidewalk and the curb.

Parkway Tree. See "Street Tree."

Passage. A pedestrian pathway that extends from a sidewalk or civic open space to enhance bike and pedestrian connectivity and provide frontage opportunities.

Patio Cover. A one-story, roofed structure used only for recreational and/or outdoor living purposes that may be attached or detached as an accessory structure to the primary building.

Podium. A continuous projecting base or pedestal under a building often occupied by parking.

Porch. A covered shelter projecting in front of the entrance of a building.

Primary Building. See "Building, Primary."

Private Open Space. See "Open Space, Private."

Public Realm. The outdoor space (horizontally and vertically) accessible to the public, including the setbacks, sidewalks, landscaping, and street between buildings, consisting of new and existing thoroughfares and civic open spaces. For the purpose of the ODDS, the public realm may be privately owned.

Punched Opening. A window opening on an exterior wall where the glass is inset at least three inches from the primary plane of the façade.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Renovation (syn. Remodel**)**

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility or the extension of an existing facility to increase its floor area.

2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.

3. Remodeling of the building's interior or exterior.

Residential. Lands, buildings, or structures or portions thereof used, or designed for use, as a home or residence of one or more individuals.

Right-of-Way (ROW). A strip of land acquired by reservation, easement, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a street, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar use.

S. Definitions

Setback. The distance by which a structure, parking area, or other development feature is separated from a design site/lot line.

1. **Setback, Front (syn. Building Setback Area, Front).** An area extending across the full width of the design site/lot parallel to the front design site/lot line, extending between the side design site/lot lines.
2. **Setback, Parking.** The mandatory clear distance between a design site/lot line and parking area.
3. **Setback, Rear.** An area extending the full width of the design site/lot between a rear design site/lot line, parallel to the rear design site/lot line, extending between the side design site/lot lines.
4. **Setback, Side.** An area between a side design site/lot line, parallel to the side design site/lot line, extending between the front and rear design site/lot lines.
5. **Setback, Side Street (syn. Building Setback Area, Side Street).** Setback adjacent to side street design site/lot.

Shopfront Base. See "Bulkhead."

Sidewalk. A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sill. The horizontal bottom member of a window frame.

Stair Penthouse. An enclosed rooftop space for the housing of a stairway and containing no habitable or storage space.

Storefront. The majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, except that the topmost story shall be that portion of a building included between the surface of the topmost floor and the surface of the roof above.

1. **Story, First (syn. Ground Floor).** The lowest story, or the ground story of any building, that is closest to the finished grade. The story above is the Second Floor or Second Story.
2. **Story, Half (syn. Attic Story).** A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half-story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.

Street. A public or private way constructed for the primary purpose of vehicular travel. The term “street” describes the entire legal ROW or easement (public or private), including, but not limited to, the traffic lanes, bike lanes, curbs, gutters, sidewalks, whether paved or unpaved, parkways, and any other grounds found within the legal ROW. The name given to the ROW (avenue, court, road, etc.) is not determinative of whether the ROW is a street.

1. **Street, Front.** Street located along the front design site/lot line.
2. **Street, Private.** Any street, not a public street.
3. **Street, Public.** A street for which the ROW is owned by or offered for dedication to the public and accepted by the City. A public street will be shown on the official dedicated street map of the City of Folsom.
4. **Street, Side.** Street located along a lot line/design site/lot line that is not the front design site/lot line.

Street Tree (syn. Parkway Tree). A tree planted in public areas, tree wells, parkways, sidewalk areas, street easements, streets, and rights-of-way.

String Course. A continuous horizontal band on the exterior wall of a building providing visual definition between floors.

T. Definitions

Thoroughfare. A way for use by vehicular, pedestrian, and/or bicycle traffic that provides access to design sites and civic open spaces. Thoroughfares include both private and public streets, but not alleys or driveways.

Transom. Glazed lite or window set above a door that is the same width or no wider than the door frame, including sidelights if present.

Trim. A narrow strip of wood, molding, or other material as surface decoration and/or the covering for joints and seams between the building structure and window and door openings or at wall edges.

U. Definitions

Upper Floor. A floor in a building that is located above the first floor.

V. Definitions

No specialized terms beginning with the letter V are defined at this time.

W. Definitions

Walkway. A paved way used for pedestrian traffic. See also "Sidewalk."

Window. An opening in an exterior wall, that allows light into the interior, but is not designed as an entry.

Window, Dormer. A vertical window opening with surrounding wall and roof construction projecting from a sloping roof.

Wing. A structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Z. Definitions

Zoning Code. The Zoning Code of the City of Folsom specified in Title 17 (Zoning).

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Chapter 7 Measurement Methods

Sections:

7.01 Purpose
7.02 Façade Buildout
7.03 Building Form
7.04 Façade Transparency
7.05 Average Slope

7.01 Purpose

This Chapter describes the measurement methods and calculations of site and building elements to ensure compliance with the Objective Development and Design Standards (ODDS).

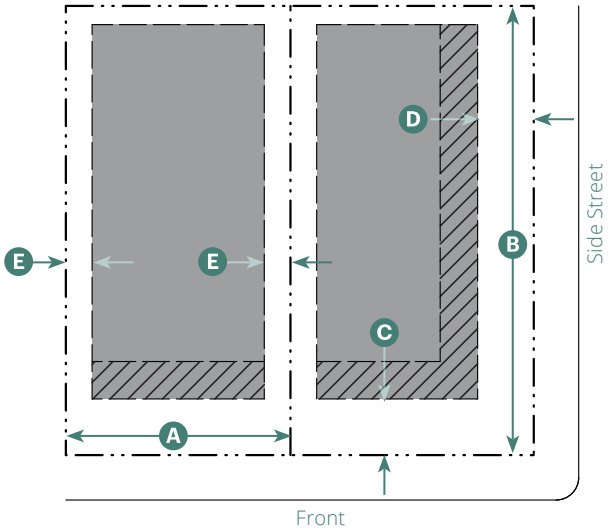
7.02 Façade Buildout

A. The required amount of building façade in the building setback area is expressed in the Development Standards as a percentage, which is calculated as follows:

1. Identify the width and depth of the design site/lot and required setbacks for the primary building. See Section 2.03.A (Building Placement).
2. Calculate the net buildable width of the design site/lot as follows:
   (a) **Front building setback area of an interior design site/lot:** Subtract the horizontal length of each side setback from the total width of the design site/lot.
   (b) **Front building setback area of a corner design site/lot:** Subtract the horizontal length of the side and side street setback from the total width of the design site/lot.
   (c) **Side street building setback area:** Subtract the horizontal length of the front and rear setback from the total depth of the design site/lot.
3. Multiply the net buildable width of the design site/lot by the façade buildout requirement for front or side street. See Section 2.03.A (Building Placement).
4. The result is the minimum length of building façade required within or abutting the building setback area. See Figure 7.02.1 (Example Calculations of Required Façade Buildout) for an example of requirements calculations for the front building setback area of an interior design site/lot and the side street building setback area of a corner design site/lot. See also Figure 7.02.2 (Examples of Façade Buildout Compliance).

B. The building façade is allowed in any configuration (e.g., curved, rectilinear).

Figure 7.02.1 Example Calculations of Required Façade Buildout



Key

	Building Setback Area	C	Front Setback
A	Design Site/Lot Width	D	Side Street Setback
B	Design Site/Lot Depth	E	Side Setback

Front Building Setback Area for Interior Design Site/Lot

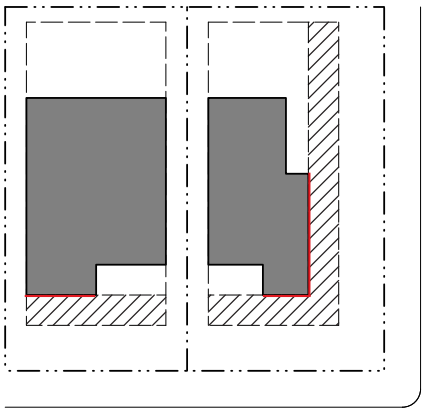
	50 ft	Design Site/Lot Width
-	5 ft	Side Setback
-	5 ft	Side Setback
=	40 ft	Net Buildable Width
X	70%	Min. percentage of Façade Buildout for Front
=	28 ft	Min. required length of façade required within or abutting Front building setback area

Side Street Building Setback Area for Corner Design Site/ Lot

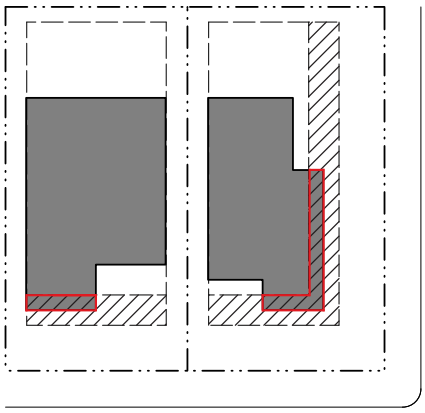
	50 ft	Design Site/Lot Width
-	5 ft	Side Setback
-	10 ft	Side Street Setback
=	35 ft	Net Buildable Width
X	60%	Min. percentage of Façade Buildout for Side Street
=	21 ft	Min. required length of façade required within or abutting Side Street building setback area

Figure 7.02.2 Examples of Façade Buildout Compliance

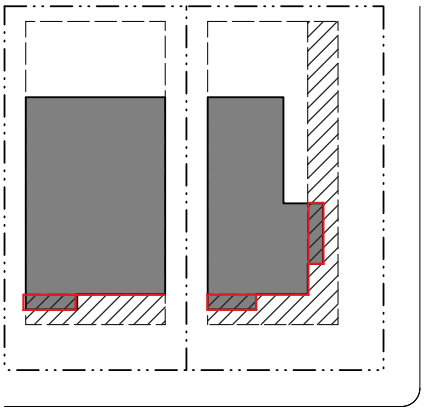
A. Abutting Building Setback Area Only



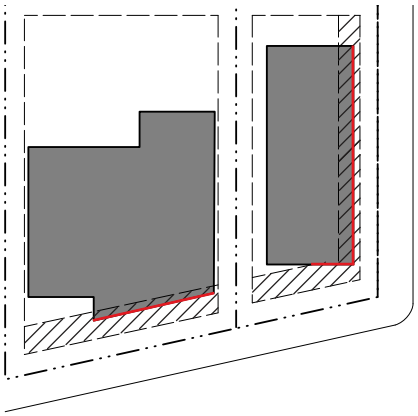
B. Within Building Setback Area Only



C. Abutting and Within Building Setback Area



D. Abutting and Within Building Setback Area on Non-rectilinear Parcels



Key

Building Setback Area — Façade within or abutting Building Setback Area

7.03 Building Form

A. **Building Height.** The height of a building is measured in the following ways. Where height varies on different sides of a building, the tallest height shall be the building's height.

1. **Height, Highest Top Plate.** The vertical distance between the adjacent finished grade and the top of the highest top plate of the primary building. See Figure 7.03.1 (Height, Highest Top Plate).

2. **Height, Above Top Plate to Top of Roof Slope.** The vertical distance between the highest top plate and the top of the roof slope of the primary building. See Figure 7.03.2 (Height, Above Top Plate to Top of Roof Slope).

B. **Building Width.** The width shall be the widest length parallel to the front. See Figure 7.03.3 (Building Width and Depth).

C. **Building Depth.** The depth shall be the deepest length perpendicular to the front. See Figure 7.03.3 (Building Width and Depth).

Figure 7.03.1 Height, Highest Top Plate

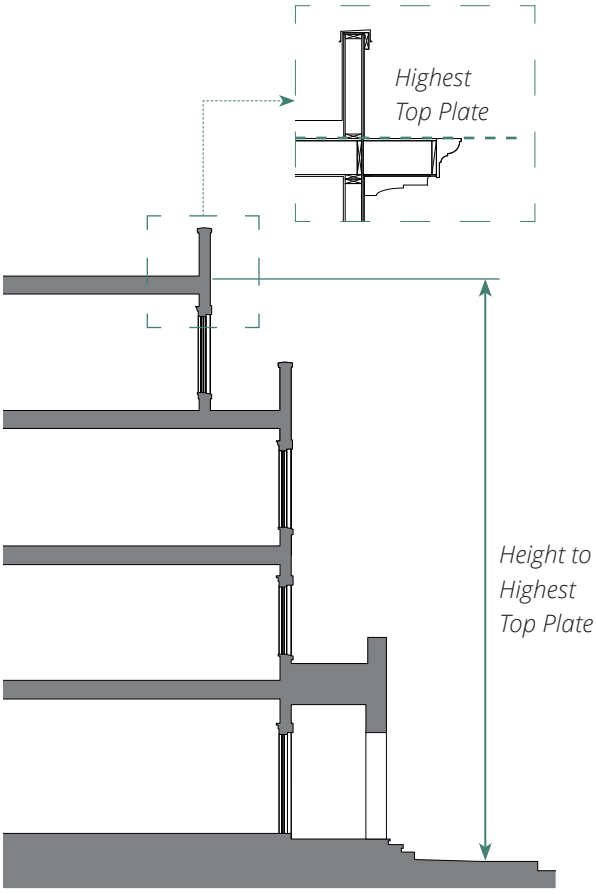


Figure 7.03.2 Height, Above Top Plate to Top of Roof Slope

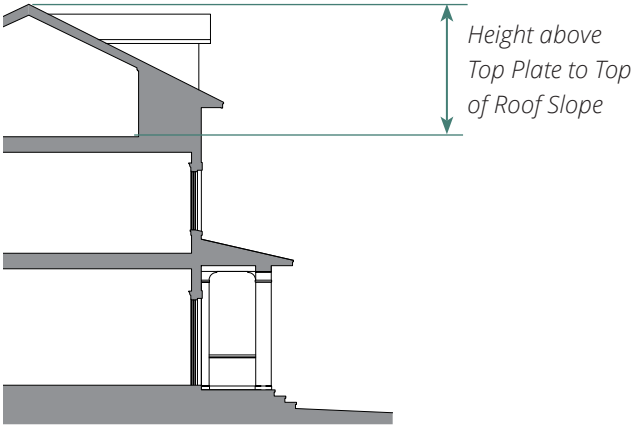
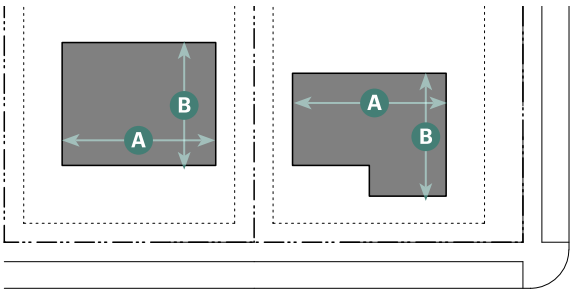


Figure 7.03.3 Building Width and Depth



Key

A Building Width

B Building Depth

7.04 Façade Transparency

A. The required amount of transparency on a building façade is stated in the Development Standards as a percentage, which is calculated as follows:

1. Identify the applicable façade surface area and proposed transparency area. See Figure 7.04.1 (Measuring Façade Transparency).

   (a) The ground floor façade surface area is from two feet above the ground floor finish level to the ceiling of the ground floor.

   (b) The façade surface area of the upper stories is from the top of the floor plate above the ground floor to the ceiling of the top floor.

   (c) For façades that include a pitched roof, the roof area shall be excluded from the façade surface area.

2. Divide the proposed transparency area by the applicable façade surface area and multiply by 100.

3. The result is the proposed façade transparency percentage. Check for compliance with the transparency requirement in Section 2.03.D (Façade Design).

Figure 7.04.1 Measuring Façade Transparency



Key					
A	Façade Height	C	Transparency Height		Façade Surface Area
B	Façade Width	D	Transparency Width		Transparency Area

7.05 Average Slope

A. The slope is measured by taking the vertical distance, or "rise," over the horizontal distance, or "run." The resulting fraction, or percentage, is the "average slope" of the land. For purposes of the ODDS, the average slope is based on existing topography and calculated as follows:

B. **Design Sites/Lots with Even Slope.** The average slope for design sites/lots with relatively even slope across the site is determined by the following formula: S = ((T - B) ÷ run) × 100.

1. S = average slope
2. T = elevation at the top of the slope
3. B = elevation at the bottom of the slope
4. Run = horizontal distance between the top and bottom elevations

C. **Design Sites/Lots with Uneven Slope.** The average slope of design sites/lots with an uneven slope across the site before grading is determined by the following formula: S = (1.0029 × I × L) ÷ A.

1. S = average slope
2. I = contour interval in feet
3. L = summation of the length of the contour lines in scale feet
4. A = area of the design site/lot in acres

D. **Sloping Design Site/Lot Height.** Design sites/lots with slopes of more than 10 percent shall measure the maximum height of structures as set forth in the Development Standards and measured vertically from ground level at the front setback line or, if no setback is required, at the center of the design site/lot.

Figure 7.05.1 Average Slope

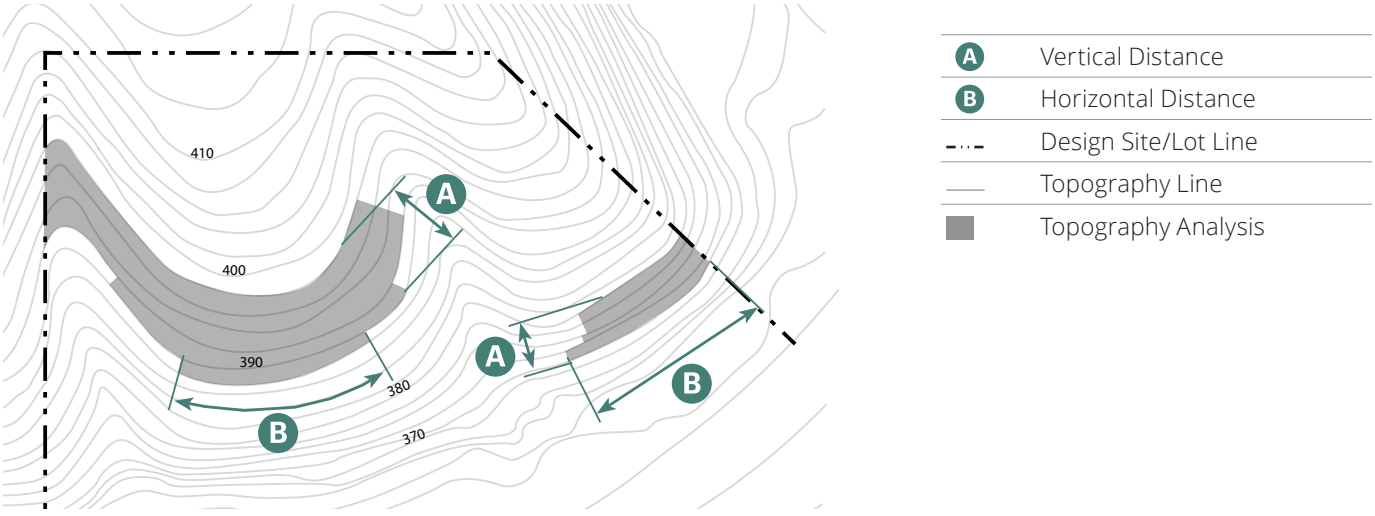


EXHIBIT ‘B’ - CITY OF FOLSOM DESIGN GUIDELINES FOR MULTIFAMILY DEVELOPMENTS, DATED APRIL 2004

CITY OF FOLSOM

DESIGN GUIDELINES FOR MULTIFAMILY DEVELOPMENTS

Revised

April 2004

City Council Resolution No. 7275

CITY OF FOLSOM
DESIGN GUIDELINES FOR MULTIFAMILY DEVELOPMENTS

Table of Contents

Page

A. PURPOSE 1
B. APPLICABILITY 1
C. GENERAL 2
D. DESIGN GUIDELINE GOALS 2
E. SITE PLANNING PRINCIPLES 2
1. Site Layout 2
2. Space Delineation 3
3. Crime Prevention Through Environmental Design (CPTED) 3
4. Development Entries & Informational Signage 4
5. Parking Requirements 5
6. Parking Layout 5
7. Storage 6
8. Pedestrian and Vehicular Circulation 6
9. Traffic 7
10. Noise 7
11. Grading 8
12. Lighting 8
13. Open Space/Recreational Amenities 9
14. Drainage 10
F. ARCHITECTURE 10
1. Scale 10
2. Structure Design 11
3. Design Compatibility 11
4. Building Articulation 11
5. Façade and Roof Articulation 11
6. Building Materials 11
7. Roofing Materials 12
8. Building Colors 12
9. Carports, Garages, and Accessory Structures 12
10. Mechanical Equipment Screening 12
11. Utility Equipment 13
12. Trash/Recycling Enclosures 13
13. Windows and Skylights 14
14. Exterior Stairways 14
15. Fire Resistance 14
16. Energy Conservation 14
G. LANDSCAPING 14
1. Planning 14
2. Maintenance 15
3. Fencing and Walls 16

CITY OF FOLSOM
DESIGN GUIDELINES FOR MULTIFAMILY DEVELOPMENTS

A. PURPOSE

The purpose of this document is to establish specific design guidelines for the development of multifamily residential units that are necessary to promote and protect the public health, safety, and general welfare of the community by:

1. Ensuring compatibility between multifamily land use and the surrounding developments and adjacent properties.
2. Promoting and protecting the long-term economic viability and property values in the vicinity of multifamily uses.
3. Ensuring multifamily units will not conflict with accepted traffic safety standards.

This document is not intended to limit innovative design but rather to provide clear direction and design criteria.

B. APPLICABILITY

These design guidelines shall be applied consistent with existing Development Agreements and other vested entitlements, including, but not limited to, the *Folsom General Plan* and *Folsom Municipal Code*.

1. These guidelines shall apply to the development and construction of multifamily units whether 100% multifamily or in a mixed-use development.
2. These Guidelines shall be used in conjunction with the regulations and development standards included in City's Zoning Ordinance and shall not be used to limit the discretion of the approving authority to exceed or vary from the standards contained in these Guidelines or from other regulations as permitted by City Code.
3. In approving these Design Guidelines, the *Folsom City Council* strongly encourages applicants for multifamily developments to exceed these standards.
4. For the purposes of this document, the phrase "multifamily unit" shall mean three or more dwelling units in a single structure, including, but not limited to, developments commonly referred to as apartments, townhouses, and condominiums. "Dwelling Unit" is defined as a building or part of a building designed for one family containing one kitchen.

5. By definition, the word "shall" is synonymous with the word " implies a mandatory or imperative requirement.
6. By definition, the word "should" is synonymous with the word "may" and "might". For the purposes of this document, "should" has the significance of establishing a goal and providing an expectation for development.

C. GENERAL

In accordance with the *Folsom General Plan* all multifamily developments shall be required to obtain a Planned Development Permit in accordance with the *Folsom Municipal Code*.

Other citywide regulations that have not been incorporated into this document shall be applicable to the development of a particular multifamily site.

D. DESIGN GUIDELINE GOALS

1. Support the preservation of existing neighborhood character and community value.
2. Promote the provision of suitable housing types for all residents including new standards for developments with higher densities and usage mix.
3. Encourage the formulation of regulations that reflect the direction of the *Folsom General Plan* and add a qualitative direction for new developments in support of general plan policies.
4. Provide guidance for increasing density with greater attention paid to amenities.
5. Creation of a community of interconnected and livable neighborhoods.
6. Minimize the impact of parking within existing or planned neighborhoods.

E. SITE PLANNING PRINCIPLES

Because of higher densities, multifamily developments shall be designed to maximize open space and to provide an attractive environment.

1. Site Layout

   a. The minimum front yard setback for the main living quarters of multifamily developments shall be 20 feet.

   b. The street setback for all accessory structures, carports, parking areas, fences, patios, enclosed storage areas, swimming pools, spas, walls, and similar development features shall be 25 feet as measured from the rights-of-way or private streets, whichever is greater, along the perimeter of the multifamily site.

c. The area between the street improvements and street set shall be landscaped.

d. The setback for all structures greater than two stories abutting one-family and two-family land uses shall be 100 feet minimum as measured from the property line.

e. Parking spaces, carports, and internal access drives abutting one-family and two-family land uses shall be 25 feet minimum from the property line.

f. An effort shall be made to reduce barrier walls along street frontages. However, a 6-foot high masonry wall with a 10-foot wide landscaped planter may be provided in lieu of the 25-foot setback. Wall height may be increased to address site-specific conditions.

g. All multifamily developments not adjacent to other multifamily developments shall have a 6-foot high masonry wall at the abutment.

h. There shall be no more than eight dwelling units in each group of attached dwellings when any portion of such building is located within 100 feet of any property zoned for single family residential use.

2. Space Delineation

It is important to clearly delineate public space, common space, and private space.

a. Locate common facilities such as laundries and play areas so they are clearly intended for the residents and are not public amenities.

b. Provide a visual buffer in the form of landscaping, privacy walls, or semi-private patios between the interior of dwellings and sidewalks and common open spaces.

3. Crime Prevention Through Environmental Design (CPTED)

Multifamily development site planning shall integrate the principles of Crime Prevention through Environmental Design (CPTED) to the maximum extent practicable. Applicants shall consult with the *Folsom Police Department* and *Folsom Community Development Department* regarding implementation of CPTED principles into multifamily developments.

Multifamily developments shall integrate site planning principles, such as easy surveillance of common areas and walkways by residents, into the design to lessen the likelihood of crime within the development. These principles shall include, but not be limited to:

a. Territoriality. Space within the development and along the edges shall be well defined and delineated to create a sense of ownership such that intruders and strangers stand out. This may be accomplished through the use of pavement treatments, landscaping, art, signage, screening, fencing, and similar techniques.

b. Natural Surveillance. Create an environment where it is pos people engaged in their normal behavior to observe the spaces around them. Maximize a space's visibility through thoughtful design of building orientation, window placement, entrances and exits, landscaping of trees and shrubs, and other physical obstructions. Utilize nighttime illumination of parking lots, walkways, entrances, stairwells, and related areas that promote an environment in which natural surveillance is possible.

c. Access Control. Plan and implement access control to restrict criminal intrusion, especially in areas where criminal activity cannot be easily observed. Access control may include, but is not limited to, use of fences, walls, landscaping, and lighting to prevent or discourage public access to or from dark or unmonitored areas. In addition, sidewalks, pavement, lighting, and landscaping areas should be used to guide the public to and from the primary development entrances and exits.

d. Activity Support. Create activity support by placing new or existing activities in an area so individuals engaged in a particular activity become part of the natural surveillance of other areas. For example, picnic areas shall be located next to tot lots, not away from such areas, to assist in observation of children at play.

4. Development Entries & Informational Signage

The entries of multifamily developments shall be designed to provide a welcoming effect, complete with landscaping, and conveniently located building directories.

a. Each driveway entrance shall include an illuminated informational directory constructed of vandal-resistant material. The lettering, numbering, and diagrams shall be large enough so that the driver of a vehicle can read the directory from the driver's seat. Additionally, there shall be a pullout from which to view the directory so as to not obstruct the traffic flow.

b. Monument signage shall include illuminated street number identifiers of at least 6" in height. Individual units shall include unit number identifiers. Illuminated signage identifying the range of addresses shall be posted on each building and shall be visible from all vehicle approach ways.

c. All monument signage, unit identifiers, and addresses shall be illuminated and designed to *Folsom Fire Department* standards.

5. Parking Requirements

The following parking ratios shall be used to determine the ~~minimum~~ on-site parking standards for each development.

1 bedroom	1.5 spaces/unit
2 bedroom	1.75 spaces
3 bedroom	2.0 spaces
Guest parking	1 space/5 units
Club House/Rec Room	1 space/30 sf
Management Office	1 space/200 sf

a. On-site parking spaces shall not be used for recreational vehicles, boat parking, or storage unless specifically provided onsite above the minimum parking requirements for tenants and guests.

b. Bicycle racks shall be provided for all multifamily developments in sufficient quantities to accommodate anticipated levels of bicycle traffic as required by *Folsom Municipal Code,* but no less than one bicycle parking space for every 5 dwelling units. Bicycle racks and lockers shall be located in highly visible and convenient areas to residential units and common areas, but shall not obstruct pedestrian walkways.

c. Multifamily buildings adjacent to a public street shall be designed to minimize the likelihood of on-street parking by development residents and guests. For example, physical barriers such as landscaping, berming, or other design elements shall be incorporated into the development design.

6. Parking Layout

a. To avoid long, unbroken drive aisles and parking areas, parking areas shall be designed with no more than ten uninterrupted parking spaces in any single parking row. A walkway, finger planter, or landscape area shall separate every ten parking spaces.

b. Perimeter parking aisles that surround a complex and isolate the residences from the parking areas are not permitted.

c. Special consideration shall be given to age-restricted communities to allow for improved access and mobility within the project site.

d. For multi-unit buildings, the majority of parking, whether garages, covered parking, or open parking areas, shall be located behind the building that is not adjacent to the street.

e. Parking areas and drive aisles shall be screened from all publi of-way with mounds, berms, other design elements, or a combination thereof, to achieve a minimum screening of 3-feet above the finished grade of the parking lot or drive aisle.

f. Parking spaces shall be located within convenient and reasonable walking distance to the dwelling units and serve to maximize the security of the residents.

g. Parking areas shall be illuminated and located in a manner to maximize the safety of the tenants and the security of the vehicles.

h. Parking courts shall consist of no more than two double-loaded parking aisles. Dwelling units or landscaping shall separate individual parking courts. Trees, shrubs, and ground covers shall be required in landscaped areas to enhance the aesthetics and shading of all parking areas.

i. Enclosed garages shall be designed in a manner compatible with the design of the primary residential structures. Enclosed garages shall be broken up by setbacks or offset planes of garages to avoid "corridors" of garage walls.

j. Enclosed parking shall be used for automobile parking rather than storage.

7. Storage

Outdoor storage shall be provided so that items do not fill up balconies and patio areas.

a. Sixty cubic feet of outdoor storage per dwelling unit shall be viewed as a minimum.

b. The storage areas shall be covered and able to be locked.

c. The storage unit shall be designed and constructed of similar materials to the dwelling units.

8. Pedestrian and Vehicular Circulation

a. Circulation patterns shall be as obvious and simple as possible. All likely pedestrian and bicycle routes shall be considered in the design phase to eliminate "short cuts".

b. Pedestrian and bicycle connections shall be provided to any adjacent public sidewalks, trail systems, public property, or commercial parcels.

c. Trellises, trees, or other landscaping shall be placed along pedestrian walkways.

d. All site facilities and amenities shall be accessible to people with disabilities in accordance with provisions of State and Federal regulations.

e. Circulation systems shall be designed to avoid conflicts betwe vehicular, bicycle, and pedestrian traffic.

f. Development driveways shall be situated away from or immediately opposite street intersections. The number of driveways shall be consistent with the direction of the *Folsom Community Development Department* for purposes of traffic safety.

g. The width of curb cuts shall be minimized, but shall always meet the requirements of emergency and service vehicles. A wider curb cut may be required on a higher speed street that may include the addition of acceleration and/or deceleration lanes as deemed necessary by the *Folsom Community Development Department.*

h. Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures, or colors shall be provided to emphasize potential points of conflict and improve visibility and safety.

i. Circulation routes shall focus upon main entries and also identify secondary access points to concentrate or disperse traffic on adjacent streets to minimize traffic impacts from the development.

j. All elements of the site design shall accommodate access requirements of emergency vehicles and site services.

k. Service functions shall be integrated into the circulation pattern in a manner that minimizes conflicts with vehicles and pedestrians.

l. Redundant circulation that unnecessarily reduces the amount of land available for landscaped areas shall be minimized.

m. Speed bumps or undulations are encouraged to increase safety.

9. Traffic

Each multifamily development proposal shall be considered for submission to the *Folsom Traffic Safety Committee* for review and evaluation.

10. Noise

a. Developments located directly adjacent to arterial roadways, rail corridors, and any other uses identified in the *Folsom General Plan* as possibly exceeding noise standards at the property line shall be designed to minimize noise impacts and as part of the environmental review process, may be required to be reviewed and evaluated by a Folsom city approved noise consultant to determine any noise mitigation necessary to ensure compliance with the *Folsom Noise Ordinance*. Appropriate mitigation measures shall be incorporated into development conditions of approval.

b. For purposes of noise attenuation, early acoustical site planning shall be incorporated into the design. Use the design of the complex to

shelter private yards from noise. Use the building exterior to r noise within the units to acceptable levels.

c. Sound walls shall only be considered if all other options have been exhausted. When sound walls are found to be necessary, the sound wall shall be set back a minimum of 25 feet from the public right of way. The setback area shall be planted with dense landscaping. Earth berms are encouraged to minimize the perceived height of the sound wall.

11. Grading

The overall development shall be in scale with its surroundings.

a. To the extent practical, site grading for multifamily developments shall retain the natural topography of the land and preserve natural features such as protected trees, riparian habitat, wetlands, rock outcroppings, and other natural features.

b. Slope conditions can exaggerate height, bulk, and mass. Special attention shall be given to minimize the height, bulk, and mass on steep sites. Multifamily developments constructed on sloping land should be designed to relate to the existing landforms in order to minimize the building's mass and bulk and integrate the development with the site and adjoining sites (for example, step with the slope). Excessively steep roads or parking facilities are to be avoided.

c. Refer to the *Folsom Municipal Code* for grading permit requirements.

12. Lighting

Site lighting shall be carefully designed to accent building and landscape features. Appropriate night lighting shall be provided for security and safety.

a. Both construction and permanent exterior lighting shall be designed to conserve energy and to minimize glare and fugitive light upon adjacent properties or public areas.

b. Primary light sources shall be shielded and directed downward. Lamps shall be of a minimal wattage and have a warm light color. Lighting from concealed sources is encouraged. The use of colored bulbs or lenses is prohibited.

c. Security and safety lighting shall be architecturally integrated into the development. The use of motion detection devices for security lighting is recommended.

d. Overhead sports court lighting shall be limited and designed to illuminate only the court area. Spillover light onto neighboring properties and uses shall be prohibited.

e. Parking areas and entry drives shall have an illumination of 1.0 foot-candles as a maintained minimum at the pavement surface. Parking

area pole mounted lighting shall be spaced for maximum energy efficiency and shall be no more than 16 feet in height.

f. Pedestrian walks shall have illumination levels of 0.5 foot-candles as a maintained minimum at the walking surface to identify any level changes or changes in walking conditions. Pedestrian walk lighting shall be of an appropriate scale and style such as, but not limited to, bollard-type lighting, step lighting, and/or pole-mounted lighting not exceeding 10 feet in height.

g. All lights shall be placed on an automatic device capable of turning the lights OFF one-half hour prior to dawn and ON one-half hour past dusk.

13. Open Space/Recreational Amenities

Creating open space areas that are easily accessible by residents provides focal points for community recreation and interaction while adding to the overall quality of life for residents. Given the environmental and recreational benefits of open space, it shall be integrated purposefully into the overall design of the development, not merely be residual areas left over after buildings and parking lots are situated.

a. Multifamily developments that are greater than 10 acres in size shall contain a minimum of 30 percent of the land in natural or improved open space, exclusive of roadways and parking lots.

b. The following areas shall not be included in calculating Open Space requirements:

   i. Private lots, yards, balconies, and patios dedicated for use by a specific unit.

   ii. Public rights-of-way, private streets, and private drives.

   iii. Open parking areas and driveways.

   iv. Land covered by structures, except for ancillary structures associated with the use of the open space such as gazebos and picnic shelters.

   v. Designated outdoor storage and trash collection areas.

   vi. Land areas of less than 25 feet between buildings and/or parking lots or driveways.

c. Buildings, roofed areas, hardscape areas, and parking facilities, including drives, shall not cover more than 70% of the site.

d. Onsite open space areas shall be located where residents of the development receive maximum benefit.

e. Recreational amenities shall be required in all multifamily developments and shall include one or more of the following facilities

as may be determined by the *Folsom Planning Commission* or *City Council*:

> Swimming pools, recreation buildings, tennis courts, children's play areas, passive and active recreation areas, or such other amenities which in the opinion of the *Folsom Planning Commission* or *City Council* are appropriate to serve the needs of the residents.

This requirement for recreational amenities will vary and be reflective of the number of units and types of units within the multifamily development proposed.

f. If a planned development is not age-restricted for senior housing there shall be a children's active play area. Such area(s) shall be determined by the type of planned developments and shall be programmed for the security of the children with minimal disturbance of nearby residents.

g. Active and passive recreation areas shall be located within the view shed of as many units as possible to provide casual supervision. Separate the recreation areas from traffic, trash dumpsters, or on otherwise unsuitable areas of the development.

h. Provide recreation areas with shaded benches or picnic tables for adults that are accompanying younger children.

14. Drainage

All onsite drainage shall be collected and conveyed to an approved existing underground storm drainage system when available. All onsite drainage patterns shall occur on or through areas that are designed to serve this function.

a. Drainage shall not be conveyed within the drip line of any oak tree to be retained on the site.

b. Drainage from landscape areas shall be properly conveyed and contained and not allowed to drain freely across sidewalks, roadways, parking areas, and other hardscape features.

F. ARCHITECTURE

Multifamily structures shall be designed in a manner that compliments the surrounding environment.

1. Scale

The scale of multifamily developments shall be considered in the context of surrounding developments. There shall be a scale transition between multi-story developments and adjoining single-family neighborhoods.

2. Structure Design

Variety and distinctiveness in design is desirable. The goal is for functional design solutions that are compatible with the surrounding natural and man-made features. All elevations shall be designed in a manner consistent with the design used for the front elevation of the buildings (i.e., the same design theme used on the front/entry of the building shall be used on the side and rear elevations).

3. Design Compatibility

The design of multifamily residences shall compliment surrounding developments, but shall not replicate adjacent residential designs. Designs within the development area need to be consistent in scale and character, but not to the point of being identical or repetitious. The residential design shall respect the predominant characteristics of height, massing, setbacks, and materials of the existing developments in the development area. Windows, balconies, or openings shall not provide for visual intrusion into adjacent residential properties.

4. Building Articulation

Expanses of uninterrupted wall area, unbroken roof forms, and box-like structures shall be prohibited. Balconies, porches, bay windows, chimneys, and other design elements with projections and varied setbacks shall be used to break up the physical characteristics of structures. Units clustered into one structure shall have varying front setbacks, staggered roof planes, and variety in orientation.

5. Façade and Roof Articulation

Separations and changes in the height of roof planes shall be used to visually separate the units. Articulation such as roof dormers, hips, gables, balconies, wall projections, and porches shall be used to break up the visual massing of building facades. End units shall have articulation such as windows and doors opening onto the sidewalks.

a. Flat and Mansard roofs are discouraged.

b. Roof overhangs of 12-inch minimum shall be required.

6. Building Materials

The use of a variety and combination of building materials is encouraged. It is generally preferred however that the number of materials used on the exterior be such that a clean, uncluttered design statement is the result. Building materials selected for multifamily developments shall be very durable and require low maintenance including, but not limited to, stucco, stone, and brick. Overuse of pre-fabricated, less durable materials, including wood siding, is discouraged. Building materials shall integrate

quality design elements consistent with the design of the develop the surrounding neighborhood.

7. Roofing Materials

   Predominant roof materials shall be of high quality, durable material such as, but not limited to, clay or concrete tiles and asphalt shingles. Other materials will be considered on a case-by-case basis.

   a. All roofs shall consist of non-combustible, non-reflective materials chosen to be compatible with the surroundings.

   b. All roof penetrations and roof-mounted equipment shall be compatible with the roof color.

8. Building Colors

   Exterior building colors shall be compatible with the surrounding neighborhood setting and shall not be out of character or in visual competition with the existing surrounding design elements. The goal is not to create bland, monochromatic neighborhoods, but rather to provide a complementary range of colors from residence to residence.

   a. Unfinished galvanized metals such as flashing, gutters, down spouts, roof vents, vent stacks and pipes, etc., shall be painted or finished to compliment adjacent building surfaces.

9. Carports, Garages, and Accessory Structures

   All accessory structures, including carports, garages, and solid waste receptacle enclosures, shall be designed with materials and in a manner consistent with the architectural design characteristics of the development. These accessory structures shall utilize colors and materials similar to the residential structures.

   a. If carport roofs are flat or vary from the design of adjacent buildings, they shall be located within the interior of the site, away from street views.

   b. A minimum of 50 percent of the development's parking shall provide some type of overhead protective covering such as carports, garages, or other solid structures.

10. Mechanical Equipment Screening

    Mechanical equipment shall be located and operated in a manner as unobtrusively as possible for both sound and appearance for adjacent residents. All mechanical equipment shall be screened from public view with either a solid barrier or landscaping. If a solid barrier is used, the construction materials shall be compatible with the materials and finish colors of the primary structures on site.

    a. All mechanical equipment including, but not limited to, compressors, air conditioners, antennas, pumps, heating ventilating and air conditioning

equipment, emergency generators, elevator penthouses, and communications equipment shall be concealed from view from public streets, neighboring properties, and nearby higher buildings.

b. Mechanical equipment shall not be located on the roof of a structure unless the equipment can be concealed from view and designed as an integral part of the building.

11. Utility Equipment

a. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and/or landscaping.

b. Utility transformers shall not be the dominant visual element of the front landscape area. For areas outside of the front yard setback, utility transformers shall be completely screened by walls and/or landscaping, and shall not obstruct views of monument signs and driveways.

c. All utility lines from the service drop to the site shall be placed underground.

12. Trash/Recycling Enclosures

Provisions shall be made for placing an appropriate number of garbage/trash receptacles for the development in a manner that does not adversely impact adjacent properties.

a. All trash and recycling containers shall be stored in an approved enclosure. The *Folsom Community Development Department* shall approve the sizes and quantity.

b. Trash enclosures shall be designed to allow convenient access for each tenant. Enclosure locations shall not be blocked by parking spaces.

c. Trash enclosures shall be located away from existing surrounding residential uses and shall not create a nuisance for the adjacent residents.

d. Lighting shall be provided at trash enclosures for nighttime security.

e. Trash enclosures shall be constructed with masonry walls and heavy wood and/or metal doors. No cyclone fencing with redwood/plastic slats shall be permitted.

f. Trash enclosures shall be designed in a manner to be architecturally compatible with the design of the primary structures on the development site.

13. Windows and Skylights

Windows shall be located to maximize the possibility of occupant surveillance of entryways, recreation areas, and laundry areas.

a. Bay windows shall extend a minimum of 3' beyond the main façade area and a minimum of 8' in width.

b. Garden windows are encouraged, but shall be incorporated with other design elements so as to avoid creating a visual effect similar to rows of window air units.

14. Exterior Stairways

Exterior stairways that can be viewed from the public streets shall be enclosed or screened from public view.

15. Fire Resistance

Buildings shall be designed to be fire defensive. Designs shall minimize risk of fire by a combination of both architectural and landscape attributes including, but not limited to, the use of fire resistive building materials, fire sprinklers, non-combustible roofing, and defensible landscaping space.

16. Energy Conservation

Buildings shall be designed to meet or exceed the current *California Energy Commission* standards. The use of methods to reduce energy consumption is encouraged. Design and location of solar panels should be consistent with other design considerations.

G. LANDSCAPING

Landscaping can be used to complement buildings and to make a positive contribution to the aesthetics and function of the specific site and the area. Planted areas shall be used to enhance the appearance of structures, define site functions, and screen undesirable views. Provisions for ongoing maintenance shall be identified to ensure the timely replacement of any dead or diseased vegetation.

1. Planning

A preliminary landscape plan shall be included as part of the development submittal requirements. The landscape plan shall address the following items:

a. All areas not covered by structures, service yards, walkways, recreational facilities, driveways, and parking spaces shall be landscaped, unless inappropriate (i.e. planting under the drip line of native oak trees).

b. The principle element of landscaping shall consist of living plan various heights and textures. Spaces between vegetation may be dressed with bark or other natural materials.

c. Unity of design is to be achieved by repetition of certain plant varieties and other materials, as well as through the coordination with adjacent landscaping, where appropriate.

d. Existing mature trees, rock outcroppings, and riparian corridors shall be preserved and incorporated into landscape plans where feasible.

e. Landscaping incorporated into building design is encouraged. Trellises, arbors, cascading landscaping, vines, and perimeter garden walls are encouraged.

f. Planting of shade trees along the south and west side of structures is desirable to ensure adequate shading during the summer months.

g. Drought-tolerant plants and water conservation measures are required to be in accordance with *Folsom Municipal Code Water Conservation* regulations.

h. Selected landscaping shall be in a scale with the development and adjacent land uses. Security issues shall be addressed in the landscape planning of the site.

i. Landscaping shall be used around the base of structures to soften the transition from hardscape or parking areas to the structure. Landscaping shall also be used to accentuate entrances to structures.

j. Trees shall be located throughout the parking lot, as well as at the ends of the parking aisles. Placement of trees within the parking area shall comply with the requirements of the *Folsom Municipal Code*, to ensure compliance with the city's parking lot shade requirements so that in 15 years, 50 percent of the parking lot will receive shade at high noon.

k. Landscaping shall be protected from vehicular and pedestrian encroachment through the use of raised planters, curbs, or depressed walkways.

2. Maintenance

The intent is to maintain the original appearance of the landscaping over the long term, to ensure the health of the introduced plant materials so they reach their natural maturity, and to preserve the visual image of the community.

a. All required landscaping improvements shall be continually preserved and maintained to professional maintenance industry standards through routine, scheduled care including, but not limited to, watering, weeding, mowing, fertilizing, pruning, spraying, root aeration, and irrigation repair.

b. Plant materials that have died or are in a visible state of declin be replaced to meet the requirements of the original landscape plan approval.

c. All proposed work on or near native oak trees that are considered to be a regulated activity under the *Folsom Tree Preservation Ordinance* shall require approval with tree permit.

3. Fencing and Walls

Where proposed, fencing and walls shall be of high quality and design, shall be consistent with the design theme of the development, and shall be constructed to discourage graffiti in accordance with the *Folsom Graffiti Ordinance.*

Attachment 2

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

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 and add Section 17.06.045 to Chapter 17.06 of the Folsom Municipal Code to reference the Objective Development and Design Standards and to establish a ministerial review process for certain residential and mixed-use projects.

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, except for projects located in the Regulated Area as described in Section 17.06.045;

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. 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. Projects within the Regulated Area that do not comply with the ODDS may proceed through a discretionary entitlement process that requires review by the Planning Commission, such as the Planned Development Permit.

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 SCOPE

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

SECTION 5 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 6 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 7 EFFECTIVE DATE

This ordinance shall become effective January 1, 2026.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on October 28, 2025 and the second reading occurred at the special meeting of the City Council on November 12, 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 12th Day of November 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

Modifications to FMC Chapter 17.06 "Design Review" (Strikethrough/Underline Version)

Section 17.06.030 of the Folsom Municipal Code is 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, except for projects located in the Regulated Area as described in Section 17.06.045;
   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 17.06.045 is added to the Folsom Municipal Code 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 occurs between the standards of the *ODDS* and those of Title 17, the standards of the ODDS shall apply.

C. Ministerial Design Review.

1. 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. Projects within the Regulated Area that do not comply with the ODDS may proceed through a discretionary entitlement process that requires review by the Planning Commission, such as the Planned Development Permit.

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.

Attachment 4

Jessica Brandt

From: [redacted]
Sent: Tuesday, October 21, 2025 2:33 PM
To: Desmond Parrington
Cc: Jessica Brandt
Subject: Re: Apartment Building Proposed for Oak Ave

You don't often get email from [redacted]. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Desmond,

Thank you for clarifying the intent and current status of the Objective Development and Design Standards. I appreciate the additional context and understand that the example site at Oak Avenue and E. Bidwell Street is not tied to any active proposal at this time.

That said, I do want to express my concern about this intersection being used as a future example site for potential redevelopment. As a Folsom resident who lives on Thorndike Way, I experience firsthand how congested this area already is, particularly during peak hours and when events occur at nearby churches.

When I am traveling eastbound on E. Bidwell to turn left onto Oak Avenue, merging traffic often backs up due to the heavy flow of vehicles making right turns from E. Bidwell onto Oak. This congestion worsens when event parking from Lakeside Church exits onto Oak Avenue. In addition, the overflow from the Muslim Community church parking lot regularly spills onto South Lexington, extending through nearby residential streets such as Duxbury Way and up to Cannington Lane; during these times, the area becomes especially congested and unsafe, with many pedestrians at the same time walking throughout the neighborhood streets to get to/from their parked vehicles.

Additionally, traffic from surrounding neighborhoods, such as those traveling from Empire Ranch via Silberhorn or from El Dorado Hills through Green Valley and Blue Ravine, often funnels through this corridor, creating a sustained level of density that already strains the area.

Given these conditions, I strongly urge the City to carefully evaluate traffic impact, access points, and parking requirements for any future high-density development in this vicinity. Solutions such as improved ingress and egress design, dedicated event traffic routes, or required structured parking for large facilities could help alleviate pressure on the surrounding neighborhoods.

I appreciate your time and transparency on this issue.

Thanks!

[redacted]

On Tue, Oct 21, 2025 at 12:07 PM Desmond Parrington <dparrington@folsom.ca.us> wrote:

Hi [redacted]

The information posted on Folsom Chat on Facebook and on Next Door is not correct. There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don't adopt these then developers do not have to follow any design rules.

Back in August 2024, the City Council approved amendments to the City's General Plan and the Folsom Plan Area Specific Plan to increase heights and densities in certain areas of Folsom to meet the requirements of the City's Housing Element, which is another State Mandate. Under that mandate, the City has to identify sites for approximately 3,500 units of housing affordable to lower-income households. The East Bidwell Corridor, the areas around the Iron Point and Glenn stations, and the Folsom Town Center area were the areas chosen to have the increased heights and higher densities so that existing established residential neighborhoods would not be rezoned or impacted. Staff has also worked with the landowners south of Highway 50 to restrict parcels down there to accommodate almost 900 units of affordable housing. While that has not yet been built those units will eventually be built there.

These issues are being driven by changes in State law that the City has to comply with or we risk losing State funding and failure to comply would expose Folsom to potential lawsuits from the State and others. If you would like to learn more about the proposed objectives design standards you can visit:

https://www.folsom.ca.us/government/community-development/planning-services/objective-development-and-design-standards

If you have any other questions or concerns and would still like to voice your opposition to this, please let me know and we can include your comments along with our staff report to the City Council.

-Desmond

Desmond Parrington, AICP
Planning Manager

City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813

www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: [redacted]>
Sent: Tuesday, October 21, 2025 11:57 AM
To: Desmond Parrington <dparrington@folsom.ca.us>; Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Apartment Building Proposed for Oak Ave

You don't often get email from [redacted] Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I grabbed both of your emails from a Facebook Folsom Chat post about the high-density apartment building initiative. I live on Thorndike Way with my husband and five-year-old daughter. I have some concerns with the idea of building an apartment complex on the corner of Oak and E. Bidwell. What is the best way for me to communicate my concerns for a project like this? I have anxiety issues, so unfortunately, I do not typically attend in-person commission meetings. Is there another preferred way other than in-person for me to send you feedback? Do you have a feedback form of some kind, a direct email for this, or is an email to both of you the best way to go?

Thanks,

Jessica Brandt

From: Desmond Parrington
Sent: Tuesday, October 21, 2025 2:58 PM
To: Jessica Brandt
Subject: FW: Proposed housing development

Desmond Parrington, AICP
Planning Manager

City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813

www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Desmond Parrington
Sent: Tuesday, October 21, 2025 8:40 AM
To: 'Amy Dreher' <amydreher916@gmail.com>
Subject: RE: Proposed housing development

Hi Mr. and Mrs. Dreher:

The information posted on Next Door is incorrect. There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don't adopt these then developers do not have to follow any design rules.

Back in August 2024, the City Council approved amendments to the City's General Plan and the Folsom Plan Area Specific Plan to increase heights and densities in certain areas of Folsom to meet the requirements of the City's Housing Element, which is another State Mandate. Under that mandate, the City has to identify sites for approximately 3,500 units of housing affordable to lower-income households. The East Bidwell Corridor, the areas around the Iron Point and Glenn stations, and the Folsom Town Center area were the areas chosen to have the increased heights and higher densities so that existing established residential neighborhoods would not be rezoned or impacted. Staff has also worked with the landowners south of Highway 50 to restrict parcels down there to accommodate almost 900 units of affordable housing. While that has not yet been built those units will eventually be built there.

These issues are being driven by changes in State law that the City has to comply with or we risk funding and failure to comply would expose Folsom to potential lawsuits from the State and others. If you would like to learn more about the proposed objectives design standards you can visit: https://www.folsom.ca.us/government/community-development/planning-services/objective-development-and-design-standards

If you have any other questions or concerns, please let me know.

-Desmond

Desmond Parrington, AICP
Planning Manager

City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813

www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Amy Dreher <amydreher916@gmail.com>
Sent: Tuesday, October 21, 2025 8:27 AM
To: Desmond Parrington <dparrington@folsom.ca.us>
Subject: Proposed housing development

You don't often get email from amydreher916@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing as an extremely concerned resident to formally object to the proposed housing development **Site 4. East Bidwell and Oak Ave Pkwy (T4N.L)** currently under review. This project raises significant concerns regarding infrastructure, congestion, **and the overall quality of life for current and future residents.**

Our city is already experiencing substantial strain on its existing infrastructure. Roads are increasingly congested, particularly during peak hours, and the proposed development would only intensify traffic without any clear plan for road widening, new access points, or improved public transportation. The area's current roadways are simply not equipped to handle the additional volume that this development would generate.

Furthermore, our local schools are already operating at or near capacity. Folsom Middle School has almost **2,000** students and not enough staff members. It is complete and total chaos at that school. Neighboring Oak Chan Elementary where my Son is a 5th grader has almost 30 kids in each class already! Adding hundreds of new residents without a comprehensive plan to expand educational

facilities will only exacerbate overcrowding and diminish the quality of education for our
Essential public services such as emergency response, and recreational spaces are also stretched thin.

Responsible development should balance housing needs with the capacity of public systems to support new residents safely and effectively. I will be attending the town hall meeting to urge the Planning Commission to **reject** or postpone approval of this project!

Thank you for listening to my concerns. I appreciate your attention to maintaining the **livability, safety, and character of our city.**

Sincerely,

Amy and Jeff Dreher

Jessica Brandt

From: Stephanie Trumm <nurssteff@yahoo.com>
Sent: Monday, October 20, 2025 6:04 PM
To: Desmond Parrington
Cc: Jessica Brandt
Subject: Re: Proposed Building

[You don't often get email from nurssteff@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Thank you for your information!

> On Oct 20, 2025, at 5:39 PM, Desmond Parrington <dparrington@folsom.ca.us> wrote:
>
> Hi Stephanie:
>
> The information posted on Next Door is incorrect. There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don’t adopt these then developers do not have to follow any design rules.
>
> Back in August 2024, the City Council approved amendments to the City’s General Plan and the Folsom Plan Area Specific Plan to increase heights and densities in certain areas of Folsom to meet the requirements of the City’s Housing Element, which is another State Mandate. Under that mandate, the City has to identify sites for approximately 3,500 units of housing affordable to lower-income households. The East Bidwell Corridor, the areas around the Iron Point and Glenn stations, and the Folsom Town Center area were the areas chosen to have the increased heights and higher densities so that existing established residential neighborhoods would not be rezoned or impacted. Staff has also worked with the landowners south of Highway 50 to restrict parcels down there to accommodate almost 900 units of affordable housing. While that has not yet been built those units will eventually be built there.
>
> These issues are being driven by changes in State law that the City has to comply with or we risk losing State funding and failure to comply would expose Folsom to potential lawsuits from the State and others.
>
> If you have any other questions or concerns, please let me know.
>
> -Desmond
>
> Desmond Parrington, AICP
> Planning Manager
> City of Folsom
> 50 Natoma Street, Folsom, CA 95630
> dparrington@folsom.ca.us

> o:916-461-6233 c:916-216-2813
>
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> ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.
>
> -----Original Message-----
> From: Stephanie Trumm <nurssteff@yahoo.com>
> Sent: Monday, October 20, 2025 5:06 PM
> To: Desmond Parrington <dparrington@folsom.ca.us>
> Cc: Jessica Brandt <jbrandt@folsom.ca.us>
> Subject: Re: Proposed Building
>
> [You don't often get email from nurssteff@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Thank you for your response. I suggest that you consider building these apartments on the south side of Highway 50 so that we can have a fully integrated community.
>
> Respectfully,
> Stephanie
>
>> On Oct 20, 2025, at 4:43 PM, Desmond Parrington <dparrington@folsom.ca.us> wrote:
>>
>> Thank you for letting me know, Ms. Trumm. The reason staff is recommending adoption of these is because under new State laws if the City of Folsom does not adopt objective design standards when new multi-family projects like apartments come in for review then the City will not be able to require design changes. Under State law, City staff can no longer use design guidelines or any other subjective criteria to review these types of projects.
>>
>> -Desmond
>>
>> Desmond Parrington, AICP
>> Planning Manager
>> City of Folsom
>> 50 Natoma Street, Folsom, CA 95630

>> dparrington@folsom.ca.us
>> o:916-461-6233 c:916-216-2813
>>
https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.folsom.ca.us%2F&data=05%7C02%7Cjbrandt%40folsom.ca.us%7C8056175b296e4b41954d08de103dcc76%7C1cfb4b4a254c47b48448af71335fd6c0%7C0%7C0%7C638966054773780679%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Y2udI2xKQChiIyUYCrsPgSESf5X3JLquvGrSoPAKlxc%3D&reserved=0
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>> ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.
>>
>> -----Original Message-----
>> From: Stephanie Trumm <nurssteff@yahoo.com>
>> Sent: Monday, October 20, 2025 3:36 PM
>> To: Desmond Parrington <dparrington@folsom.ca.us>
>> Subject: Proposed Building
>>
>> [You don't often get email from nurssteff@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]
>>
>> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>>
>>
>> Hello,
>>
>> My name is Stephanie Trumm, and I live on Diamond Peak Drive here in Folsom.
>>
>> I am opposed to adopting Objective Development and Design building north of highway 50 here in Folsom.
>>
>> Respectfully,
>>
>> Stephanie Trumm
>> 103 Diamond Peak Drive
>> Folsom, CA 95630
>

Jessica Brandt

From: Romo, Celeste W <celeste.w.romo@intel.com>
Sent: Tuesday, October 21, 2025 8:40 AM
To: Desmond Parrington
Cc: Jessica Brandt
Subject: RE: Strong Opposition to Proposed High-Density Development at Oak Avenue and East Bidwell

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Oh awesome thank you!

From: Desmond Parrington <dparrington@folsom.ca.us>
Sent: Tuesday, October 21, 2025 8:38 AM
To: Romo, Celeste W <celeste.w.romo@intel.com>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: RE: Strong Opposition to Proposed High-Density Development at Oak Avenue and East Bidwell

That is correct. The City has not received any development plans for that site.

-Desmond

Desmond Parrington, AICP
Planning Manager

City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813

www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Romo, Celeste W <celeste.w.romo@intel.com>
Sent: Monday, October 20, 2025 9:06 PM
To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Strong Opposition to Proposed High-Density Development at Oak Avenue and East Bidwell

You don't often get email from celeste.w.romo@intel.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your response.

So am I reading correctly that no development plans are currently being evaluated for th
Celeste

From: Desmond Parrington <dparrington@folsom.ca.us>
Sent: Monday, October 20, 2025 5:39:01 PM
To: Romo, Celeste W <celeste.w.romo@intel.com>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: RE: Strong Opposition to Proposed High-Density Development at Oak Avenue and East Bidwell

Hi Celeste:

The information posted on Next Door is incorrect. There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don't adopt these then developers do not have to follow any design rules.

Back in August 2024, the City Council approved amendments to the City's General Plan and the Folsom Plan Area Specific Plan to increase heights and densities in certain areas of Folsom to meet the requirements of the City's Housing Element, which is another State Mandate. Under that mandate, the City has to identify sites for approximately 3,500 units of housing affordable to lower-income households. The East Bidwell Corridor, the areas around the Iron Point and Glenn stations, and the Folsom Town Center area were the areas chosen to have the increased heights and higher densities so that existing established residential neighborhoods would not be rezoned or impacted. Staff has also worked with the landowners south of Highway 50 to restrict parcels down there to accommodate almost 900 units of affordable housing. While that has not yet been built those units will eventually be built there.

These issues are being driven by changes in State law that the City has to comply with or we risk losing State funding and failure to comply would expose Folsom to potential lawsuits from the State and others.

If you have any other questions or concerns, please let me know.

-Desmond

CITY OF FOLSOM
DISTINCTIVE BY NATURE

Desmond Parrington, AICP
Planning Manager
City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813
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ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Romo, Celeste W <celeste.w.romo@intel.com>
Sent: Monday, October 20, 2025 5:00 PM
To: Desmond Parrington <dparrington@folsom.ca.us>; Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Strong Opposition to Proposed High-Density Development at Oak Avenue and East Bidwell

Some people who received this message don't often get email from celeste.w.romo@intel.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Parrington, Ms. Brandt and Folsom City Council Members,
I am writing to express my strong opposition to the proposed high-density apartment project at Oak Avenue Parkway and East Bidwell Street. While I understand the need for growth, this particular development raises serious concerns about traffic congestion and school capacity that cannot be ignored.

Traffic along East Bidwell and Oak Avenue Pkwy is already at a breaking point during peak hours. Adding hundreds of residents and vehicles from a 248-unit complex will only worsen congestion and safety risks for nearby neighborhoods, pedestrians, and cyclists.

Equally pressing is the issue of school capacity. Our local schools are already full and this level of new housing will add even more strain without any clear plan to expand facilities or resources. It's simply not sustainable to continue approving large developments without addressing this impact head-on.

I urge the Council to pause or reconsider this project until a comprehensive infrastructure and school capacity plan is in place. Folsom's growth should be balanced and thoughtful — not at the expense of the quality of life for current residents.

Thank you for your attention to this important matter.

Sincerely,

Celeste Romo
Folsom Resident

Jessica Brandt

From: Desmond Parrington
Sent: Monday, October 20, 2025 9:40 AM
To: judyqt@sbcglobal.net
Cc: Jessica Brandt
Subject: RE: The City of Folsom is considering the adoption of Objective Development and Design Standards for areas north of Highway 50. — Nextdoor

Hi Judy:

The information posted on Next Door is incorrect. There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don't adopt these then developers do not have to follow any design rules.

Back in August 2024, the City Council approved amendments to the City's General Plan and the Folsom Plan Area Specific Plan to increase heights and densities in certain areas of Folsom to meet the requirements of the City's Housing Element, which is another State Mandate. Under that mandate, the City has to identify sites for approximately 3,500 units of housing affordable to lower-income households. The East Bidwell Corridor, the areas around the Iron Point and Glenn stations, and the Folsom Town Center area were the areas chosen to have the increased heights and higher densities so that existing established residential neighborhoods would not be rezoned or impacted. Staff has also worked with the landowners south of Highway 50 to restrict parcels down there to accommodate almost 900 units of affordable housing. While that has not yet been built those units will eventually be built there.

These issues are being driven by changes in State law that the City has to comply with or we risk losing State funding and failure to comply would expose Folsom to potential lawsuits from the State and others.

If you have any other questions or concerns, please let me know.

-Desmond

CITY OF FOLSOM
DISTINCTIVE BY NATURE

Desmond Parrington, AICP
Planning Manager

City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813

www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Judy Otis <judyqt@sbcglobal.net>
Sent: Monday, October 20, 2025 8:55 AM
To: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Fwd: The City of Folsom is considering the adoption of Objective Development and Design Standards for areas north of Highway 50. — Nextdoor

You don't often get email from judyqt@sbcglobal.net. Learn why this is important

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From: Judy Otis <judyqt@sbcglobal.net>
Date: October 20, 2025 at 8:53:42 AM PDT
To: jbrandt@folsom.ca.gov
Subject: The City of Folsom is considering the adoption of Objective Development and Design Standards for areas north of Highway 50. — Nextdoor

More housing stuffed into Folsom? You've got to be kidding. South of 50 has the space so build it there. Why doesn't the City get the traffic situation resolved before even considering building more apartments/condos?

Check out this post on Nextdoor: https://nextdoor.com/p/mczsB7-mFN2L?utm_source=share&extras=MTYwNTcyNjQ%3D&ne_link_preview_links=&utm_campaign=1760975326077

Sent from my iPad

Jessica Brandt

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 3:17 PM
To: Desmond Parrington
Cc: Jessica Brandt; Bryan Whitemyer
Subject: Re: Urban Planning Updates

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Seriously?

"...successful *cities have congestion and dying ones do not."*

Being in the thick of if it all, I'm not sure I agree with that statement, Desmond, but it did put smile on my face and raise an eyebrow. Congestion forces the taxpayer to buy from Amazon.

Still didn't get an answer to my question though. How many of the 900 units will be like Mercy House or Bidwell Studios?

From: Desmond Parrington <dparrington@folsom.ca.us>
Sent: Monday, October 20, 2025 2:22:57 PM
To: Crystal Gorton <write2me@msn.com>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>; Bryan Whitemyer <bwhitemyer@folsom.ca.us>
Subject: RE: Urban Planning Updates

Hi Crystal:

The 900 units south of highway 50 in the Folsom Plan Area would be deed-restricted affordable housing units affordable to household with incomes below 80% of area median income, which is currently about $100,000 for a family of four. These would be folks with jobs that work in the area but cannot afford the current market-rate rent levels. There is already one project like that in the Folsom Plan Area. It's called Mangini Place Apartments and it has approximately 150 deed-restricted affordable units. There would be 900 additional units over the life of the plan south of Highway 50.

By law, we now have to put higher density housing near transit, which is why those locations were chosen. East Bidwell was selected because it has transit service, jobs and services nearby. Staff wanted to avoid a situation where we had to rezone land near existing single-family neighborhoods, which is what happened when the City lost a lawsuit filed by Legal Services of Northern California around 2000.

Staff is well aware of the traffic challenges on East Bidwell and our Public Works Department has been trying to secure funding from Caltrans so that we can complete the Empire Ranch Interchange and fund the Oak Avenue Overcrossing. Those along with the extension of Alder Creek Parkway to Prairie City Road should help improve the situation on East Bidwell especially near US 50 and Iron Point Road. Unfortunately, successful cities have congestion and dying ones do not. While staff would prefer that the funding for major infrastructure projects came

first, typically development happens first and then larger infrastructure projects follow once fun from development and state and federal sources.

-Desmond

Desmond Parrington, AICP
Planning Manager
City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813
www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 1:55 PM
To: Bryan Whitemyer <bwhitemyer@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

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This may not directly relate to the Objective Development and Design Standards (ODDS), but I do have a broader question: Of the 900 units being discussed, how many are what I would call subsidized housing—such as Section 8, Mercy Housing-style units, or Bidwell Studios-type developments?

When I look at the South of 50 plan, I don't see any of that type of housing planned there. Meanwhile, nearly all of it appears concentrated in the Central District. That kind of imbalance is a major reason the crime rate is higher in that area.

The frustration many residents feel—especially those who push back—comes from having lived with this for so long. It's not just about affordable housing; it's about how it's been clustered in one part of the city. Over time, that concentration has had real, visible consequences. A big part of the problem seems to stem from former city staff who have since moved into the housing development industry and are now profiting from state-funded projects, with the help of Council friends and insider knowledge. That's my opinion—but it's based on what I see happening on the ground.

If you receive pushback from the community, it's not aimed at you or city staff. It reflects long-standing frustration over bias toward certain groups who have had complete control over city government for decades and a lack of power by the community to influence decisions that impact real lives. Simply put: The community is frustrated. Plain and simple.

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 1:10 PM
To: Bryan Whitemyer <bwhitemyer@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

Let me clarify something, Desmond—I'm not your enemy. I'm not a city planner, and I don't claim to be. But what I do know is that this city has, over time, taken advantage of certain areas in Folsom, and that authority has felt misused and abused.

I can't say whether that responsibility falls on the City Council or staff, but the signs are clearly visible. Just take a walk down East Bidwell—it speaks for itself. This pattern of neglect and questionable decision-making has been happening for over 15 years. Naturally, people are wary.

There's a deep lack of trust in the city's motives, and that trust doesn't rebuild easily—especially when the head of the Planning Commission is a lobbyist for the Association of Realtors. When someone in that role appears to be using South of 50 as a revenue stream for her industry ties, it's hard not to be skeptical.

Folsom is our home—not a business opportunity for every realtor looking to exploit the market.

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 12:35:21 PM
To: Bryan Whitemyer <bwhitemyer@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

Then that means a developer can take that property and put a four-story apartment there if they choose to.

Choose another location for your proposal, Desmond. East Bidwell and Oak Avenue can't handle any more traffic, apartment buildings or Section 8. We're running out of land mass over here.

I meant what I said about your talent. I've seen your work. Which is why I'm struggling to understand your motives for turning north of 50, Lexington in particular, into the dumping ground for every Section 8, low-barrier housing project, or Mercy House-type building. It's exclusionary zoning and discriminatory, opening the City to disparate impact claims. South of 50 is wide open. Use it. Plenty of room over there.

From: Bryan Whitemyer <bwhitemyer@folsom.ca.us>
Sent: Monday, October 20, 2025 11:53:45 AM

To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Crystal Gorton <write2me@msn.com>; Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

Thanks for the info Desmond.

Bryan

Bryan Whitemyer
City Manager
City of Folsom
50 Natoma Street, Folsom, CA 95630
bwhitemyer@folsom.ca.us
o: (916) 461-6010
www.folsom.ca.us

On Oct 20, 2025, at 11:46 AM, Desmond Parrington <dparrington@folsom.ca.us> wrote:

No. The General Plan mixed-use overlay designation gives property owners the option to do housing or mixed-use development there, but they can always do development under the base land use designation. In the case of the corner of Oak Avenue and E. Bidwell that base land use designation is Professional Office so an office building or similar commercial use is still allowed.

-Desmond

<image001.png> <image002.png> <image003.png> <image004.png> <image005.png>

Desmond Parrington, AICP
Planning Manager
City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813
www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 9:49 AM
To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>; Bryan Whitemyer <bwhitemyer@folsom.ca.us>
Subject: Re: Urban Planning Updates

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If the City adopts this proposal, does that mean the land on the corner of East Bidwell and Oak would be zoned only for four-story apartments to be built at that location?

From: Desmond Parrington <dparrington@folsom.ca.us>
Sent: Monday, October 20, 2025 9:36:25 AM
To: Crystal Gorton <write2me@msn.com>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>; Bryan Whitemyer <bwhitemyer@folsom.ca.us>
Subject: RE: Urban Planning Updates

Hi Crystal:

There is no development proposal associated with the Objective Development and Design Standards. Under state law, the City can only use objective development and design standards to evaluate multi-family projects (i.e., apartments and condominiums). The examples shown in the document are just that. They are examples. At this time, there is no project located at the corner of E. Bidwell and Oak Avenue Parkway. That was just an example site in the document that showed how that site could be redeveloped in the future. We are adopting the ODDS so that we have something that we can use to evaluate multi-family projects and hopefully get better designed projects. If we don't adopt these then developers do not have to follow any design rules.

Back in August 2024, the City Council approved amendments to the City's General Plan and the Folsom Plan Area Specific Plan to increase heights and densities in certain areas of Folsom to meet the requirements of the City's Housing Element, which is another State Mandate. Under that mandate, the City has to identify sites for approximately 3,500 units of housing affordable to lower-income households. The East Bidwell Corridor, the areas around the Iron Point and Glenn stations, and the Folsom Town Center area were the areas chosen to have the increased heights and higher densities so that existing established residential neighborhoods would not be rezoned or impacted. Staff has also worked with the landowners south of Highway 50 to restricted parcels down there to accommodate almost 900 units of affordable housing. While that has not yet been built those units will eventually be built there.

These issues are being driven by changes in State law that the City has to comply with or we risk losing State funding and failure to comply would expose Folsom to potential lawsuits from the State and others.

-Desmond

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Planning Manager
City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813
www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Crystal Gorton <write2me@msn.com>
Sent: Monday, October 20, 2025 6:11 AM
To: Desmond Parrington <dparrington@folsom.ca.us>

Cc: Jessica Brandt <jbrandt@folsom.ca.us>; Bryan Whitemyer <bwhitemyer@folsom.ca.us>
Subject: Re: Urban Planning Updates

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Desmond, why is **EVERYTHING** north of 50? Why are you planning this city so badly? You have such talent. I'm struggling to understand why your planning of Folsom is so bad. North of 50 is so crowded. There's barely enough room to drive down the road. South of 50, on the other hand, **is wide open.**

Send me the name of the person or persons who will be building the project located at E. Bidwell and Oak Avenue. I would rather not do a PRR when the information can be sent from you directly.

<image006.jpg>

From: Crystal Gorton <write2me@msn.com>
Sent: Thursday, October 16, 2025 9:08:49 PM
To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

I meant to say "north of 50," not "south of 50." I've yet to master autocorrect. It's a love/hate relationship.

From: Crystal Gorton <write2me@msn.com>
Sent: Thursday, October 16, 2025 6:52:04 PM
To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

If I'm reading this correctly, the urban planning seems to apply mostly to the density of housing, and that density is tied to SACOG money. If that's the case, why did you take the money in the first place? The City could have simply said "no thanks."

The planning updates also seem to apply to south of 50 or the Bidwell Corridor only. Why? More dense housing in an already-crowded area is going to be a traffic nightmare.

In my opinion, the majority of pushback and animosity city staff has experienced last decade is because of the "dumping" on south of 50. Perhaps a lobbyist for the Association of Realtors sitting at the head of the Planning Commission may not have been such a good idea after all.

You know you're going to get a lot of push back on this, right?

From: Crystal Gorton <write2me@msn.com>
Sent: Thursday, October 16, 2025 11:01:41 AM
To: Desmond Parrington <dparrington@folsom.ca.us>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

Thank you!

From: Desmond Parrington <dparrington@folsom.ca.us>
Sent: Thursday, October 16, 2025 8:54:44 AM
To: Crystal Gorton <write2me@msn.com>
Cc: Jessica Brandt <jbrandt@folsom.ca.us>
Subject: RE: Urban Planning Updates

Hi Crystal:

Below is a link to the webpage for objective development and design standards where you can download the full document. They will be presented to the City Council for consideration on October 28th.

https://www.folsom.ca.us/government/community-development/planning-services/objective-development-and-design-standards

-Desmond

<image001.png> <image002.png> <image003.png> <image004.png> <image005.png>

Desmond Parrington, AICP
Planning Manager
City of Folsom
50 Natoma Street, Folsom, CA 95630
dparrington@folsom.ca.us
o:916-461-6233 c:916-216-2813
www.folsom.ca.us

ATTENTION: Starting October 20, 2025, all NEW permits will be reviewed through eTRAKiT and not through ProjectDox.

From: Crystal Gorton <write2me@msn.com>
Sent: Wednesday, October 15, 2025 4:32 PM
To: Desmond Parrington <dparrington@folsom.ca.us>; Jessica Brandt <jbrandt@folsom.ca.us>
Subject: Re: Urban Planning Updates

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Why would you not send this? I would have liked to known more about it.

The article stated to contact Desmond or Jessica "...anyone looking to probe further into how these standards will impact their slice of Folsom, there are knowledgeable individuals available. Planning Manager Desmond Parrington and Principal Planner Jessica Brandt are the go-to contacts. They can be reached at dparrington@folsom.ca.us or 916-461-6233, and jbrandt@folsom.ca.us or 916-461-6207."

From: Crystal Gorton <write2me@msn.com>
Sent: Tuesday, October 14, 2025 3:40:09 PM
To: Desmond Parrington <dparrington@folsom.ca.us>;
jbrandt@folsom.ca.us <jbrandt@folsom.ca.us>
Subject: Urban Planning Updates

Can you send me an easy-to-understand version of this and how it affects each area of Folsom...something that someone who knows nothing about City Planning can understand?

https://hoodline.com/2025/10/folsom-advances-modern-urban-planning-with-upcoming-review-of-new-development-standards/

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	Public Hearing
SUBJECT:	Resolution No. 11481 – A Resolution to Replace Resolution No. 11356 and No. 11365 and Adopt a New User Fee Schedule for Community Development Services
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommend that the City Council conduct the public hearing and adopt Resolution No. 11481 to Replace Resolution No. 11356 and No. 11365 and Adopt a New User Fee Schedule for Community Development Services.

BACKGROUND / ISSUE

New fees for Building and Engineering services were adopted by City Council Resolution on May 28, 2024 and went into effect on August 1, 2024. New Planning user fees along with modifications to select Engineering user fees were adopted by City Council Resolution on April 22, 2025 and went into effect on August 1, 2025.

Planning Background/Issues

Changes to FMC Chapter 17.52

Staff has proposed changes to Folsom Municipal Code (FMC) Chapter 17.52- Historic District (Ordinance No. 1353) that would move some Planning entitlement projects that are heard by the Historic District Commission to a Director level review. Projects that do not require Commission level review take less time than projects that have to go to Commission. Therefore, fees for Planning entitlement projects moved down to Director level reviews have to be lowered to account for the smaller amount of staff time spent on these projects.

Fire Department Review of Entitlement Projects

Staff notes that all City departments review entitlement projects, and this review is generally captured by the Planning fee for these entitlements. The Fire Department has found that reviews for the more time-consuming reviews that they perform are not captured by the standard

entitlement fee, and that they do not have a specific fee in place to capture costs associated with those larger reviews.

Ministerial Entitlement Review

Per recent State laws, several types of Planning entitlements for housing projects are subject to only ministerial review using objective design and development standards. CDD is presenting a code update and a resolution at tonight's Council meeting to adopt objective development and design standards (ODDS) for multi-unit and mixed-use residential development for certain overlay areas within the City. However, no such fee for this ministerial review currently exists in the fee schedule, and the existing Commission level design review fee accounts for more staff time than what is anticipated for ministerial design reviews.

Entitlement Noticing

Staff currently requires applicants for Planning entitlements that necessitate mailed notices to property owners within 300 feet of the project site to produce stamped and addressed envelopes for such noticing. However, staff have found that it has been difficult for some applicants to obtain accurate address information, and that the quality of the work done on those envelopes by the applicants has been quite variable as well. As a result, staff is proposing a new fee in order to standardize this process and have this be done by CDD staff.

Engineering Background/Issues

Staff has found that flat fees for Engineering and landscape plan checks and inspections on larger projects with valuations above $300,000 do not adequately reflect staff and consultant time for these services as these size projects are often quite complex and need more extensive review. Staff also realized that the fee described in the staff report and provided as an attachment for the April 22, 2025 fee modification action for miscellaneous landscape plan reviews were inadvertently omitted from the fee schedule provided in the Resolution for that item.

Building Background/Issues

In its review of fees and the staff time involved in reviews, Building staff discovered that the fee for building permits for electric vehicle chargers were too high based on the current level of effort. While originally these reviews took more time, as plan review and inspection for these facilities has become more streamlined with the wider availability of electric vehicle charger technology the amount of staff time has decreased, and a lower fee based on this reduced staff time is warranted.

Background/Issues on Appeals to City Manager

Staff notes that FMC Section 2.08.060 allows for the appeal of decisions by any City Official (including that of the Community Development Director) to the City Manager that are not otherwise appealable to the City Council or a Commission, as well as decisions by the City Manager to the City Council. However, no fee is currently listed for such appeals in the fee schedule. Appeals of Community Development Director decisions to the Planning Commission or the Historic District Commission have a fee of $1,500 to account for work preparing staff report, presentation, and public hearing. The proposed fee is based on the hourly rate and staff time for City staff, and was approved by City Council to cover only a portion of the costs associated with appeals.

POLICY / RULE

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

- A charge imposed for a specific benefit conferred or privilege granted directly to the payer that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege [Art. XIII, C, 1(e)(1)].

- A charge imposed for a specific government service or product provided directly to the payor that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product [Art. XIII, C, 1(e)(2)].

- A charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof [Art. XIII, C, 1(e)(3)].

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

The proposed updated fees are intended to comply with applicable federal, state, and local laws including providing confirmation that the proposed fees ("charges") recommended are not taxes as defined in Article XIII C of the California Constitution and that the proposed fees are no more than necessary to the cover the reasonable costs of the City's activities and services addressed in the fees. Additionally, the modified Planning, Engineering, and Building Fee Schedules (refer to Attachments 1 through 4) show that the manner in which the costs are allocated to a payor bear a fair and reasonable relationship to the payor's burdens on, or benefits received from the activities and services provided by the City.

ANALYSIS

Proposed updated user fee schedules for Community Development services are provided in Resolution 11481 as Attachment 1. Note that while only some of the fees are proposed to change, the entire fee schedule is included in the resolution for ease of processing the fee updates. Staff has also provided Attachments 2 through 4, which detail how these fees were devised, including fully burdened staff hourly rates, staff time spent on each service, and proposed cost recovery. Note that the proposed changes are shown in red text in Attachments 2 through 4.

PROPOSED PLANNING FEE CHANGES

Director Level Historic District Reviews

The Planning Division is proposing modifications to the fee schedule to reflect updated costs associated with the permit and project reviews in the Historic District (assuming adoption of Ordinance No. 1353). These modifications include the following:

1. Separating fees for existing structures in the Historic District to differentiate between Director-level and Commission level reviews; and

2. Lowering the fee for Historic District demolitions since the vast majority of these will now be reviewed only by the Community Development Director and therefore involve less staff time.

Staff is proposing full cost recovery for the Director level design reviews and retaining partial cost recovery for Commission level reviews. Staff is proposing that fees for Director level Historic District reviews be primarily decreased to account for less staff time spent on these reviews. However, the existing single- and two-family dwelling Director-level reviews would remain essentially unchanged (going up by $32), as the existing fee did not collect 100 percent cost recovery since these projects previously had to go to Commission. The proposed fee achieves full cost recovery and reflects the fact that these projects no longer go to Commission. The table below demonstrates the difference in existing and proposed design review fees in the Historic District.

Table 1- Historic District Existing and Proposed Fees

	Current Fee	Proposed Fee
New Multi-Family/Commercial Structure (Commission)	$5,100	$5,100
Existing Multi-Family/Commercial Structure (Commission)	$2,210	$2,210
Existing Multi-Family/Commercial Structure (Director)	$2,210	$864
Single- and Two-Family Dwelling, Non-Exempted ADU (Commission)	$800	$800
Existing Single- and Two-Family Dwelling/New or Existing Accessory Structure (Director)	$400	$432
Demolition	$400	$216

Staff is also proposing a fee of $216 for demolitions in the Historic District (50 percent cost recovery), down from the existing fee of $400. Under the recently proposed update of Chapter 17.52 of the FMC (Historic District), many demolitions would no longer go to the Historic District Commission for review, and less staff time is therefore anticipated with these reviews. However, staff still must review all proposed demolitions in the Historic District against a number of databases and resources to determine potential historic significance. As such, two hours of staff time was assumed for the average Historic District demolition review, which would result in a fee of $432 at full cost recovery. Staff believed that this was a prohibitive cost for most demolitions, particularly for the demolition of smaller accessory structures, and would discourage people from obtaining such a permit. During the Historic District Commission hearings regarding the code updates, staff heard from the Commission and the public that there was a community benefit in ensuring that structures proposed for demolition are properly reviewed for historic significance, as it would better lead to the retention of historical resources. As such, staff has proposed a lower fee for Historic District demolition review to help encourage this practice. Overall, staff has tried to strike a balance between full cost recovery and encouraging homeowners and developers to follow City regulations.

Ministerial Design Review

Regarding the new ministerial design review process for multi-family/mixed-use projects subject to the ODDS, staff is proposing full cost recovery for the fees associated with reviews of these projects ($864) based on the assumption that these reviews would take an average of four hours of staff time to complete. Staff anticipates that this amount of time is needed to review these projects against objective design and development standards and to route the projects for review from other City departments as necessary. This fee is significantly lower than the fee to take these projects to Commission ($2,210 for existing structures and $5,100 for new structures).

Fire Department Entitlement Review

Regarding Fire Department reviews of Planning entitlements, staff is proposing to add footnotes into the Planning fee schedule which states that plan reviews by the Fire Department in excess of 4 hours are charged an hourly Fire Plan Check fee as listed in the City Master Fee schedule. This note ensures that the City attains full cost recovery for projects with the more complex Fire Department reviews.

Public Notice Mailing Fee

Staff is also proposing a fee to account for the creation and distribution of mailed public notices for projects that require noticing within a 300-foot radius. Given that the notices come from the City, staff wanted to ensure quality consistency by taking on producing the notices, envelopes, and address labels. Furthermore, staff has an easy way to find the accurate mailing addresses for the correct property owners. As such, instead of requiring project applicants to produce the envelopes, staff is requesting that a flat $200 fee be applied to projects that require 300-foot noticing so that staff may produce the envelopes. The fee would pay for average time and materials (including postage) of a typical 300-foot noticing. Staff found that other local jurisdictions, including Elk Grove, Roseville, and Sacramento County have noticing fees between approximately $170 and $350. As such, the proposed $200 fee would fall in line with the regional average for this service.

PROPOSED ENGINEERING FEE CHANGES

Staff has found that Engineering and landscape plan check and inspection fees for projects with a valuation of $300,000 or more often result in a wide range of staff costs depending on the scale of the project, especially when assistance from consultants is needed for such reviews and inspections. As such, the existing fixed fee for projects of this scale does not fully account for staff and consultant review time. As such, staff has proposed a fee for these projects using an initial deposit plus time and materials. While staff does not currently have the resources to track time for all projects, tracking time on these large-scale landscaping reviews and inspections is necessary to better achieve full cost recovery.

Staff is also requesting an update to the miscellaneous landscape plan review fee for production homes/subdivisions. Updated fees for these reviews were previously approved by Council in April 2025. Staff had originally proposed that the landscape review fee for production homes be $2,300 for up to four landscaping schemes and $2,500 for 5 schemes plus an additional 10% of the fee for each additional landscaping scheme beyond five. While this change was described in the staff report and provided as an attachment, a clerical error resulted in it not being included in the fee schedule provided in the resolution. Staff has now updated the fee schedule to include this change.

PROPOSED BUILDING FEE CHANGES

Staff is proposing a fee of $138 for Electric Vehicle (EV) charger building permits. The previous fee accounted for two hours of work (including permit processing, review and inspection). However, based on an analysis of recent review times staff discovered that these permits now take approximately 45 minutes of staff time total. This is due to EV charger installation becoming more common and staff in part becoming more familiar with reviewing permits for them. Staff has also found that the current fee of $377 is approximately double what nearby jurisdictions charge for these permits, and the current fee is an inordinate percentage of construction valuation (typically approximately $1,000). As such, staff is requesting a lower fee for EV charger building permits to both reflect up-to-date staff time associated with these permits as well as to encourage contractors to property pull permits. This lower fee would also put the City in alignment with the State's push towards all-electric vehicles in the future.

PROPOSED APPEAL FEE CHANGES

The appeal of Community Development Director decisions to the Planning or Historic District Commission already has an established fee. Similarly, there is a fee for appeals of Commission decisions to the City Council. However, no fee exists under FMC 2.08.060 for an appeal of a decision by a City official to the City Manager, or a decision by the City Manager to the City Council, for matters that do not have an appeal mechanism in ordinance or resolution. Since the existing $1,500 fee for appeals of Director decisions assumes approximately 20 hours of work (including a Commission hearing), this fee is not appropriate for appeals to the City Manager. In most cases, an appeal of a staff decision to the City Manager involves the preparation of memo for the City Manager explaining the rationale behind the staff decision and at least one meeting with the City Manager. That typically takes at least 2 hours of staff time. While additional time is often needed for research and subsequent meetings, staff is proposing to only account for 2 hours of staff time both to account for smaller appeals and to not make the fee prohibitively expensive and

discourage those who do not have the resources from appealing. Based on this, staff is proposing a $432 fee for appeals to the City Manager.

For appeals of City Manager's decisions to the City Council, approximately 20 hours of staff time are anticipated given the need to prepare a staff report and attend a Council meeting, consistent with the average amount of time assumed for appeals of CDD Director decisions to the Planning/Historic District Commission. Staff is proposing a $1,500 fee to appeal City Manager decisions to Council to match the current appeal fee for CDD decisions to the Commissions. This only accounts for 35 percent cost recovery on average, but given Council's recent direction to keep appeal fees at a reasonable rate to the public, staff is proposing this lower appeal fee.

Conclusions
Staff confirmed that the forecasted revenue from the updated fees did not exceed the actual staff costs associated with this work and should therefore be in line with State law.

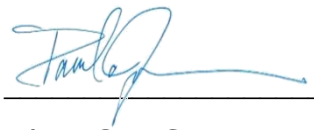
FINANCIAL IMPACT

Staff anticipates that the proposed Planning fee updates will more accurately account for staff time spent on projects that no longer require Commission-level review as well as reflect the time and materials it takes to produce project notice mailers. Furthermore, staff anticipates that the proposed changes to Engineering fees will accurately reflect staff time for landscaping plan reviews. Staff also expects that the proposed Building fee changes will better reflect current staff time associated with review of EV charger permits while incentivizing the public to obtain such permits. Finally, the inclusion of a new appeal fees will cover a portion of staff time associated with such appeals, but the proposed fees will provide a funding source so that this process is no longer being entirely subsidized by the General Fund.

ATTACHMENTS

1. Resolution No. 11481 – A Resolution to Replace Resolution No. 11356 and No. 11365 and Adopt a New User Fee Schedule for Community Development Services
    a. Exhibit A – Amended Community Development User Fees
2. Existing and Proposed Planning Fees and Cost of Service
3. Existing and Proposed Engineering Fees and Cost of Service (excerpt)
4. Existing and Proposed Building Fees and Cost of Service (excerpt)

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

RESOLUTION NO. 11481

A RESOLUTION TO REPLACE RESOLUTION NO. 11356 AND NO. 11365 AND ADOPT A NEW USER FEE SCHEDULE FOR COMMUNITY DEVELOPMENT SERVICES

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

WHEREAS, the City Council on October 28, 2025, held a public hearing on the proposed fee updates for the Community Development Department and considered public comment; and

WHEREAS Resolution No. 11356, adopted by City Council on April 22, 2025, set the most recent User Fee schedule for the Community Development Department Planning and Engineering Services; and

WHEREAS Resolution No. 11365 adopted by City Council on May 28, 2025, set the most recent User Fee schedule for the Community Development Department Building Services; and

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

WHEREAS, the proposed fees are in line with those charged by other jurisdictions in the Sacramento region; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby adopts Resolution No. 11481 including the amended user fee schedule for Community Development Department services, as shown in Exhibit "A".

BE IT FURTHER RESOLVED that those fees identified in Exhibit "A" to Resolution No. 11481 shall be adjusted annually based on changes in the Consumer Price Index.

PASSED AND ADOPTED this 28th day of October 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

Exhibit A

Amended Community Development Department User Fees

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

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

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
3	Engineering and Landscape Plan Check and Inspection (Fee Includes Up to 3 Cycle Reviews - Hourly Billing Applies for Reviews Required Beyond 3rd Cycle)			
	a) Project Value Up to $10,000	8.00%	Fixed Fee	
	b) Project Value $10,001 - $100,000			
	i. Base Fee for First $10,000	$800	Fixed Fee	
	ii. Fee for Each Add'l $1 Up to $100,000	8.00%	Fixed Fee	
	c) $100,001 - $199,999			
	i. Base Fee for First $100,000	$8,000	Fixed Fee	
	ii. Fee for Each Add'l $1 Up to $200,000	6.40%	Fixed Fee	
	d) $200,001 - $299,999			
	i. Base Fee for First $200,000	$14,400	Fixed Fee	
	ii. Fee for Each Add'l $1 Up to $300,000	4.80%	Fixed Fee	
	e) $300,000 or more			
	i. Base Fee for First $300,000	$19,200	T & M with Initial Deposit	
	ii. Fee for Each Add'l $1	3.60%	T & M with Initial Deposit	
	f) Miscellaneous Landscape Plan Review			
	i. Non-Development Landscape Plan Review	$200	Per Hour	
	ii. New Custom Home	$1,100	Fixed Fee	
	iii. Production Home/Subdivision (Typ. Tract Home)			
	a. 0-4 Planting Schemes/Master Plans	$2,300	Fixed Fee	
	b. 5+ Planting Schemes/Master Plans	$2,500 + 10% per Scheme above 5 Schemes	Fixed Fee	
4	Final Map and Parcel Map			[c]
	a) Parcel Map Check	$8,050	Fixed Fee	
	b) Final Map Check			
	i. Base Fee/Final Map Amendment	$11,500	Fixed Fee	
	ii. Plus, Per Lot Fee	$144	Fixed Fee	
	c) Certificate of Correction/Certificate of Compliance (including Parcel Mergers)	$2,000	T & M with Initial Deposit	
	d) Lot Line Adjustment Check	$8,050	Fixed Fee	
5	Right of Ways (ROW) and Easements			[c]
	a) Review of ROW/Easement Documents	$3,450	Fixed Fee	
	b) ROW/Easement Abandonment	$5,750	Fixed Fee	

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
6	Agreement Processing	$5,750	Fixed Fee	[c]
7	Transportation Permit (Per State Regulation)			
	a) Permit	$16	Fixed Fee	
	b) Annual Permit	$90	Fixed Fee	

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
8	Tree Removal/Work Permit			[c]
	a) Permitted Pruning/Cabling	$40	Fixed Fee	
	b) Permitted Removal/Work			
	i. Existing Occupied Structure			
	a. 0-4 Trees	$100	Fixed Fee	
	b. 5+ Trees	$150 + 10% per	Fixed Fee	
	c. "In Decline" Tree	$100	Fixed Fee	
	ii. New Construction (e.g. Custom Home, Subdivision, Parcel			
	a. 0-4 Trees	$1,200	Fixed Fee	
	b. 5+ Trees	$1,400 + 10% per	Fixed Fee	
	iii. Misc.	$200	Per Hour	
	c) w/o Permit (Does not include sanctions or mitigation) Double the Permit Rate	2x permit amount	Fixed Fee	
	Other Fees for Service			**[c]**
9	Research of Engineering Records	$200	Per Hour	
10	Miscellaneous Engineering Services	$200	Per Hour	
11	Excess Plan Review Fee (4th and subsequent)	$200	Per Hour	
12	Revisions	$200	Per Hour	
13	After Hours Inspection (per hour) (2-hour minimum)	$240	Per Hour	
14	Re-inspection Fee (2nd Time or More) (each)	$200	Each	
15	Missed Inspection Fee	$200	Each	
16	Expedited Services Fee	1.5x Regular Fee	Fixed Fee	
17	Residential Landscape Review	Hourly Rate of Arborist	Per Hour	
18	Technical Assistance/Third Party Review or Inspection	Actual Cost	T & M	

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

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

[c] Fee is subject to annual updates based on changes to the Consumer Price Index (CPI).

City of Folsom

BUILDING FEES, effective July 1, 2025

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

	Fee Description	Fee	Charge Basis	Note	CPI
1	HVAC Change-Out - Residential	$235	per permit		Y
2	Water Heater Change-Out - Residential	$188	per permit		Y
3	Residential Re-Roof	$377	per permit		Y
4	Siding Replacement	$330	per permit		Y
5	Service Panel Upgrade - Residential	$283	per permit		Y
6	Battery Backup Storage	$377	per permit		Y
7	Electric Vehicle Charger	$138	per permit		Y
8	Generator	$377	per permit		Y
9	Residential Solar Photovoltaic System - Solar Permit				
	a) Plan Review				
	i) Base Fee for 15kW or Less	$200	per permit	[a],[b]	N
	ii) Fee for Each Additional kW above 15kW	$15	per permit	[a],[b]	N
	b) Permit	$250	per permit	[a],[b]	N
10	Commercial Solar Photovoltaic System - Solar Permit				
	a) Plan Review				
	i) Base Fee 50kW or Less	$444	per permit	[a],[b]	N
	ii) Fee for Each Add'l kW above 50kW up to 250kW	$7	per permit	[a],[b]	N
	ii) Fee for Each Add'l kW above 250kW	$5	per permit	[a],[b]	N
	b) Permit	$556	per permit	[a],[b]	N
11	Pool Solar	$188	per permit		Y
12	Swimming Pool Replaster / Equipment Change-Out	$470	per permit		Y
13	Swimming Pool Remodel (e.g., Changing Pool Shape, Adding Cabo Shelf, etc.)	$941	per permit		Y
14	Retaining Wall				
	a) One Type of Retaining Wall Type/Configuration	$565	per permit		Y
	b) Each Additional Wall Type/Configuration	$282	per permit		Y
15	Window / Sliding Glass Door - Retrofit / Repair				
	a) Up to 5	$188	per permit		Y
	b) Per Window Over 5 Windows	$37	per permit		Y
16	Fences Requiring a Building Permit	$376	per permit		Y
17	Electrical and Irrigation Pedestals per pedestal	$282	per permit		Y
18	Detached and Attached ADUs	$4,709	per permit		Y
19	Junior ADUs	$2,260	per permit		Y

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

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

City of Folsom

BUILDING FEES, effective July 1, 2025

Determination of Valuation for Fee-Setting Purposes

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

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

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

Total Valuation			Permit Fee					CPI
$1	to	$2,000	$138.00					
$2,001	to	$25,000	$138.00	for the first $2,000	plus	$10.00	for each add'l $1,000 or fraction thereof, to and including $25,000	N
$25,001	to	$50,000	$368.00	for the first $25,000	plus	$11.04	for each add'l $1,000 or fraction thereof, to and including $50,000	N
$50,001	to	$100,000	$644.00	for the first $50,000	plus	$9.20	for each add'l $1,000 or fraction thereof, to and including $100,000	N
$100,001	to	$500,000	$1,104.00	for the first $100,000	plus	$7.36	for each add'l $1,000 or fraction thereof, to and including $500,000	N
$500,001	to	$1,000,000	$4,048.00	for the first $500,000	plus	$6.62	for each add'l $1,000 or fraction thereof, to and including $1,000,000	N
$1,000,001	to	$5,000,000	$7,360.00	for the first $1,000,000	plus	$5.52	for each add'l $1,000 or fraction thereof, to and including $5,000,000	N
$5,000,001	and	up	$29,440.00	for the first $5,000,000	plus	$4.11	for each additional $1,000 or fraction thereof over $5,000,000	N

City of Folsom

BUILDING FEES, effective July 1, 2025

D. Building Plan Review Fees

Activity Description	Fee	Charge Basis	Note	CPI
1 Building Plan Check Fees - Building				
a) Plan Review Fee, if applicable	80%		[a]	N
b) Expedited Plan Check - At Application Submittal (when applicable)	1.5x standard plan check fee			N
c) Tract Home / Master Plan Construction (Production Units)	20% of standard plan check fee		[b]	N
d) Production Permit for Multi-family permit	$1,507			Y
e) Production Permit for Fire permits and other misc. permits	$471			Y
f) Alternate Materials and Methods Review (per hour)	$188			Y
g) Excess Plan Review Fee (4th and subsequent) (per hour)	$188			Y
h) Revisions to an Approved Permit (per hour)	$188			Y
i) Deferred Submittal (per hour)	$188			Y

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

[a] Includes up to three plan checks. The City will bill hourly for additional plan review required.
[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time.

City of Folsom

BUILDING FEES, effective July 1, 2025

E. Other Fees

	Activity Description	Fee	Note	CPI
1	Permit Processing Fee	$79		Y
2	Strong Motion Instrumentation (SMI) Fee Calculation		[a]	
	a) Residential	$0.50 or valuation x .00013	[a]	N
	b) Commercial	$0.50 or valuation x .00028	[a]	N
3	Building Standards (SB 1473) Fee Calculation (Valuation)		[a]	
	a) $1 - $25,000	$1	[a]	N
	b) $25,001 - $50,000	$2	[a]	N
	c) $50,001 - $75,000	$3	[a]	N
	d) $75,001 - $100,000	$4	[a]	N
	e) Each Add'l $25,000 or fraction thereof	Add $1	[a]	N
4	Business License Fee	$25		N
5	CASP Training Fund Fee	$3.60		N
6	State Disability Access Fee	$0.40		N
7	General Plan/Zoning Code Update Fee (percent of building permit fee)	5%	[b]	N
8	Temporary Certificate of Occupancy (Phasing Plan) Fee	$942		Y
9	Permit Extension	$0		Y
10	Permit Reactivation Fee			
	a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	$184		Y
	b) Reactivation Fee - All Other Scenarios			
	i) Permit Expired Up to One Year	50% of Original Base Building Permit Fee		N
	ii) Permit Expired More than One Year	100% of Original Base Building Permit Fee		N
11	Permit Reissuance Fee	$188		Y
12	Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.) (per hour)	$188		Y
	Other Fees			
13	Phased Inspection Fee (per inspection)	$188		Y
14	After Hours Inspection (per hour) (4-hour minimum)	$226		Y
15	Re-inspection Fee (2nd Time or More) (each)	$188	[c]	Y
16	Missed Inspection Fee	$188		Y
17	Duplicate Copy of Permit	$79		Y

City of Folsom

BUILDING FEES, effective July 1, 2025

E. Other Fees

18	Duplicate Copy of Certificate of Occupancy	$79	Y
19	Fees for Services Not Listed in this Fee Schedule (per 1/2 hour)	$94	Y
	Violation Fees		
20	Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)	equal to permit fee	N

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

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

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

City of Folsom

BUILDING FEES, effective July 1, 2025

Building Valuation Data Table

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

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

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

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
3	Engineering and Landscape Plan Check and Inspection (Fee Includes Up to 3 Cycle Reviews - Hourly Billing Applies for Reviews Required Beyond 3rd Cycle)			
	a) Project Value Up to $10,000	8.00%	Fixed Fee	
	b) Project Value $10,001 - $100,000			
	i. Base Fee for First $10,000	$800	Fixed Fee	
	ii. Fee for Each Add'l $1 Up to $100,000	8.00%	Fixed Fee	
	c) $100,001 - $199,999			
	i. Base Fee for First $100,000	$8,000	Fixed Fee	
	ii. Fee for Each Add'l $1 Up to $200,000	6.40%	Fixed Fee	
	d) $200,001 - $299,999			
	i. Base Fee for First $200,000	$14,400	Fixed Fee	
	ii. Fee for Each Add'l $1 Up to $300,000	4.80%	Fixed Fee	
	e) $300,000 or more			
	i. Base Fee for First $300,000	$19,200	T & M with Initial Deposit	
	ii. Fee for Each Add'l $1	3.60%	T & M with Initial Deposit	
	f) Miscellaneous Landscape Plan Review			
	i. Non-Development Landscape Plan Review	$200	Per Hour	
	ii. New Custom Home	$1,100	Fixed Fee	
	iii. Production Home/Subdivision (Typ. Tract Home)			
	a. 0-4 Planting Schemes/Master Plans	$2,300	Fixed Fee	
	b. 5+ Planting Schemes/Master Plans	$2,500 + 10% per Scheme above 5 Schemes	Fixed Fee	
4	Final Map and Parcel Map			[c]
	a) Parcel Map Check	$8,050	Fixed Fee	
	b) Final Map Check			
	i. Base Fee/Final Map Amendment	$11,500	Fixed Fee	
	ii. Plus, Per Lot Fee	$144	Fixed Fee	
	c) Certificate of Correction/Certificate of Compliance (including Parcel Mergers)	$2,000	T & M with Initial Deposit	
	d) Lot Line Adjustment Check	$8,050	Fixed Fee	
5	Right of Ways (ROW) and Easements			[c]
	a) Review of ROW/Easement Documents	$3,450	Fixed Fee	
	b) ROW/Easement Abandonment	$5,750	Fixed Fee	

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
6	Agreement Processing	$5,750	Fixed Fee	[c]
7	Transportation Permit (Per State Regulation)			
	a) Permit	$16	Fixed Fee	
	b) Annual Permit	$90	Fixed Fee	

City of Folsom

ENGINEERING AND ENCROACHMENT PERMIT FEES

#	Description	Fee	Fee Structure	Note
8	Tree Removal/Work Permit			[c]
	a) Permitted Pruning/Cabling	$40	Fixed Fee	
	b) Permitted Removal/Work			
	i. Existing Occupied Structure			
	a. 0-4 Trees	$100	Fixed Fee	
	b. 5+ Trees	$150 + 10% per	Fixed Fee	
	c. "In Decline" Tree	$100	Fixed Fee	
	ii. New Construction (e.g. Custom Home, Subdivision, Parcel			
	a. 0-4 Trees	$1,200	Fixed Fee	
	b. 5+ Trees	$1,400 + 10% per	Fixed Fee	
	iii. Misc.	$200	Per Hour	
	c) w/o Permit (Does not include sanctions or mitigation) Double the Permit Rate	2x permit amount	Fixed Fee	
	Other Fees for Service			**[c]**
9	Research of Engineering Records	$200	Per Hour	
10	Miscellaneous Engineering Services	$200	Per Hour	
11	Excess Plan Review Fee (4th and subsequent)	$200	Per Hour	
12	Revisions	$200	Per Hour	
13	After Hours Inspection (per hour) (2-hour minimum)	$240	Per Hour	
14	Re-inspection Fee (2nd Time or More) (each)	$200	Each	
15	Missed Inspection Fee	$200	Each	
16	Expedited Services Fee	1.5x Regular Fee	Fixed Fee	
17	Residential Landscape Review	Hourly Rate of Arborist	Per Hour	
18	Technical Assistance/Third Party Review or Inspection	Actual Cost	T & M	

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

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

[c] Fee is subject to annual updates based on changes to the Consumer Price Index (CPI).

City of Folsom

BUILDING FEES, effective July 1, 2025

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

	Fee Description	Fee	Charge Basis	Note	CPI
1	HVAC Change-Out - Residential	$235	per permit		Y
2	Water Heater Change-Out - Residential	$188	per permit		Y
3	Residential Re-Roof	$377	per permit		Y
4	Siding Replacement	$330	per permit		Y
5	Service Panel Upgrade - Residential	$283	per permit		Y
6	Battery Backup Storage	$377	per permit		Y
7	Electric Vehicle Charger	$138	per permit		Y
8	Generator	$377	per permit		Y
9	Residential Solar Photovoltaic System - Solar Permit				
	a) Plan Review				
	i) Base Fee for 15kW or Less	$200	per permit	[a],[b]	N
	ii) Fee for Each Additional kW above 15kW	$15	per permit	[a],[b]	N
	b) Permit	$250	per permit	[a],[b]	N
10	Commercial Solar Photovoltaic System - Solar Permit				
	a) Plan Review				
	i) Base Fee 50kW or Less	$444	per permit	[a],[b]	N
	ii) Fee for Each Add'l kW above 50kW up to 250kW	$7	per permit	[a],[b]	N
	ii) Fee for Each Add'l kW above 250kW	$5	per permit	[a],[b]	N
	b) Permit	$556	per permit	[a],[b]	N
11	Pool Solar	$188	per permit		Y
12	Swimming Pool Replaster / Equipment Change-Out	$470	per permit		Y
13	Swimming Pool Remodel (e.g., Changing Pool Shape, Adding Cabo Shelf, etc.)	$941	per permit		Y
14	Retaining Wall				
	a) One Type of Retaining Wall Type/Configuration	$565	per permit		Y
	b) Each Additional Wall Type/Configuration	$282	per permit		Y
15	Window / Sliding Glass Door - Retrofit / Repair				
	a) Up to 5	$188	per permit		Y
	b) Per Window Over 5 Windows	$37	per permit		Y
16	Fences Requiring a Building Permit	$376	per permit		Y
17	Electrical and Irrigation Pedestals per pedestal	$282	per permit		Y
18	Detached and Attached ADUs	$4,709	per permit		Y
19	Junior ADUs	$2,260	per permit		Y

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

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

City of Folsom

BUILDING FEES, effective July 1, 2025

Determination of Valuation for Fee-Setting Purposes

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

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

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

Total Valuation			Permit Fee					CPI
$1	to	$2,000	$138.00					
$2,001	to	$25,000	$138.00	for the first $2,000	plus	$10.00	for each add'l $1,000 or fraction thereof, to and including $25,000	N
$25,001	to	$50,000	$368.00	for the first $25,000	plus	$11.04	for each add'l $1,000 or fraction thereof, to and including $50,000	N
$50,001	to	$100,000	$644.00	for the first $50,000	plus	$9.20	for each add'l $1,000 or fraction thereof, to and including $100,000	N
$100,001	to	$500,000	$1,104.00	for the first $100,000	plus	$7.36	for each add'l $1,000 or fraction thereof, to and including $500,000	N
$500,001	to	$1,000,000	$4,048.00	for the first $500,000	plus	$6.62	for each add'l $1,000 or fraction thereof, to and including $1,000,000	N
$1,000,001	to	$5,000,000	$7,360.00	for the first $1,000,000	plus	$5.52	for each add'l $1,000 or fraction thereof, to and including $5,000,000	N
$5,000,001	and	up	$29,440.00	for the first $5,000,000	plus	$4.11	for each additional $1,000 or fraction thereof over $5,000,000	N

City of Folsom

BUILDING FEES, effective July 1, 2025

D. Building Plan Review Fees

Activity Description	Fee	Charge Basis	Note	CPI
1 Building Plan Check Fees - Building				
a) Plan Review Fee, if applicable	80%		[a]	N
b) Expedited Plan Check - At Application Submittal (when applicable)	1.5x standard plan check fee			N
c) Tract Home / Master Plan Construction (Production Units)	20% of standard plan check fee		[b]	N
d) Production Permit for Multi-family permit	$1,507			Y
e) Production Permit for Fire permits and other misc. permits	$471			Y
f) Alternate Materials and Methods Review (per hour)	$188			Y
g) Excess Plan Review Fee (4th and subsequent) (per hour)	$188			Y
h) Revisions to an Approved Permit (per hour)	$188			Y
i) Deferred Submittal (per hour)	$188			Y

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

[a] Includes up to three plan checks. The City will bill hourly for additional plan review required.
[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time.

City of Folsom

BUILDING FEES, effective July 1, 2025

E. Other Fees

	Activity Description	Fee	Note	CPI
1	Permit Processing Fee	$79		Y
2	Strong Motion Instrumentation (SMI) Fee Calculation		[a]	
	a) Residential	$0.50 or valuation x .00013	[a]	N
	b) Commercial	$0.50 or valuation x .00028	[a]	N
3	Building Standards (SB 1473) Fee Calculation (Valuation)		[a]	
	a) $1 - $25,000	$1	[a]	N
	b) $25,001 - $50,000	$2	[a]	N
	c) $50,001 - $75,000	$3	[a]	N
	d) $75,001 - $100,000	$4	[a]	N
	e) Each Add'l $25,000 or fraction thereof	Add $1	[a]	N
4	Business License Fee	$25		N
5	CASP Training Fund Fee	$3.60		N
6	State Disability Access Fee	$0.40		N
7	General Plan/Zoning Code Update Fee (percent of building permit fee)	5%	[b]	N
8	Temporary Certificate of Occupancy (Phasing Plan) Fee	$942		Y
9	Permit Extension	$0		Y
10	Permit Reactivation Fee			
	a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	$184		Y
	b) Reactivation Fee - All Other Scenarios			
	i) Permit Expired Up to One Year	50% of Original Base Building Permit Fee		N
	ii) Permit Expired More than One Year	100% of Original Base Building Permit Fee		N
11	Permit Reissuance Fee	$188		Y
12	Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.) (per hour)	$188		Y
	Other Fees			
13	Phased Inspection Fee (per inspection)	$188		Y
14	After Hours Inspection (per hour) (4-hour minimum)	$226		Y
15	Re-inspection Fee (2nd Time or More) (each)	$188	[c]	Y
16	Missed Inspection Fee	$188		Y
17	Duplicate Copy of Permit	$79		Y

City of Folsom

BUILDING FEES, effective July 1, 2025

E. Other Fees

18	Duplicate Copy of Certificate of Occupancy	$79	Y
19	Fees for Services Not Listed in this Fee Schedule (per 1/2 hour)	$94	Y
	Violation Fees		
20	Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)	equal to permit fee	N

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

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

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

City of Folsom

BUILDING FEES, effective July 1, 2025

Building Valuation Data Table

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

City of Folsom
PLANNING FEES

#	Description	Fee	Fee Structure	Note
1	Annexation Processing	$17,000	Deposit	[a]
2	Appeal			
	a) Appeal of Director Decision to City Manager	$432	Fixed Fee	[c]
	b) Appeal of City Manager Decision to City Council	$1,500	Fixed Fee	[c]
	c) Appeal of Director Decision to Commission	$1,500	Fixed Fee	[c]
	d) Appeal of Commission Decision to City Council	$1,500	Fixed Fee	[c]
3	Code Amendment	$8,500	Fixed Fee	
4	Conditional Use Permit (CUP)			[b]
	a) CUP Review (Major)	$5,100	Fixed Fee	
	b) CUP Review (Minor)	$2,500	Fixed Fee	
	c) CUP Modification	$2,500	Fixed Fee	
5	Condominium Conversion Fee	$17,000	Fixed Fee	[f]
6	Design Review/Architectural Review			[b]
	a) New Multi-Family/Commercial Structure/Single-Family Subdivision (Commission Level)	$5,100	Fixed Fee	
	b) Existing Multi-Family/Commercial Structure (Commission Level)	$2,210	Fixed Fee	
	c) New Single and Two Family Dwelling (Commission Level)	$800	Fixed Fee	
	d) Existing Single and Two Family Dwelling/Accessory Structure/Non-Exempted ADU (Director Level)	$400	Fixed Fee	
	e) Historic District New Multi-Family/Commercial Structure (Commission Level)	$5,100	Fixed Fee	
	f) Historic District Existing Multi-Family/Commercial Structure (Commission Level)	$2,210	Fixed Fee	
	g) Historic District Existing Multi-Family/Commercial Structure (Director Level)	$864	Fixed Fee	
	h) Historic District Single- and Two-Family Dwelling, Non-Exempted ADU (Commission Level)	$800	Fixed Fee	
	i) Historic District Existing Single and Two Family Dwelling/New or Existing Accessory Structure (Director Level)	$432	Fixed Fee	
	j) Historic District Demolition	$216	Fixed Fee	
	k) Ministerial Design Review (Director Level)	$864	Fixed Fee	
7	Development Agreement Processing	$10,000	Deposit	[a]
8	Entertainment Permit	$200	Fixed Fee	
9	Entitlement Noticing	$200	Fixed Fee	

City of Folsom
PLANNING FEES

#	Description	Fee	Fee Structure	Note
10	Environmental Review			
	a) Environmental Impact Review & Report	$10,000	Deposit	[a],[d]
	b) Environmental Mitigation Program Monitoring	$7,000	Deposit	[a],[d]
	c) Initial Environmental Study/Assessment	$7,000	Deposit	[a],[d]
	d) Notice of CEQA Determination	$300	Fixed Fee	
11	General Plan			[b]
	a) General Plan Amendment < 5 acres	$10,000	Fixed Fee	
	b) General Plan Amendment 5 or more acres	$13,000	Fixed Fee	
12	Home Occupation Permit Fee	$60	Fixed Fee	
13	Indoor Marijuana Cultivation Permit	$500	Fixed Fee	
14	Landmark Tree Classification	$350	Fixed Fee	
15	Landmark Tree Declassification	$1,800	Fixed Fee	[e]
16	Large Family Day Care Home	$100	Fixed Fee	
17	Lot Line Adjustment/Parcel Merger - Planning	$1,000	Fixed Fee	[f]
18	Minor Administrative Modification	$400	Fixed Fee	
19	Non-Residential Plan Check Fee	10% of building permit fee	Fixed Fee	
20	Opinion on a Planning Matter	$200	Fixed Fee	
21	Preliminary Project Review	$1,000	Fixed Fee	
22	Planned Development			[b]
	a) Planned Development Review			
	i) Base Fee	$10,000	Fixed Fee	
	ii) Plus, Per Acre Fee	$500	Fixed Fee	
	b) Planned Development Extension Review	$3,000	Fixed Fee	
	c) Planned Development Modification Review	$5,000	Fixed Fee	
23	Rezoning Request			
	a) Rezoning Request Review – 5 acres or less	$10,000	Fixed Fee	
	b) Rezoning Request Review – 5+ acres	$13,000	Fixed Fee	
24	Sidewalk Vendor Permit	$50	Fixed Fee	[b]

City of Folsom
PLANNING FEES

#	Description	Fee	Fee Structure	Note
25	Signs			
	a) Sign Permit - Staff	$150	Fixed Fee	
	b) Sign Permit Extension	$100	Fixed Fee	
	c) Special Event Sign Permit	$100	Fixed Fee	
	d) Historic District Sign Review (Staff Level)	$150	Fixed Fee	
	e) Historic District Sign Review (Commission Level)	$800	Fixed Fee	
	f) Planned Development Sign Permit	$2,500	Fixed Fee	
	g) Temporary Sign Permit	$40	Fixed Fee	
	h) On-Site Subdivision Signs	$200	Fixed Fee	
	i) Off-Site Subdivision Signs			
	i) base fee	$300	Fixed Fee	
	ii) refundable deposit - per sign	$500	Deposit	
	j) Off-Site Weekend Directional Signs			
	i) base fee	$300	Fixed Fee	
	ii) refundable deposit	$200	Deposit	
	k) Uniform Sign Program	$400	Fixed Fee	
26	Site Design Review			[b]
	a) Site Design Review	$400	Fixed Fee	
	b) Site Design Review – Planning Commission	$5,100	Fixed Fee	
27	Special Event Permit	$63	Fixed Fee	[g]
28	Specific Plan			[b]
	a) Specific Plan Review	$15,500	Deposit	
	b) Specific Plan Amendment Review	$10,300	Deposit	
29	Street Name Review/Change	$800	Fixed Fee	
30	Temporary Outdoor Dining			
	a) Initial Permit (Additional Revocable Permit Fees Apply)	$400	Fixed Fee	
	b) Renewal	$200	Fixed Fee	
31	Temporary Use Permit	$300	Fixed Fee	[b]

City of Folsom
PLANNING FEES

#	Description	Fee	Fee Structure	Note
32	Tentative Map/Parcel/Subdivision Map			[b],[f]
	a) Tentative Parcel Map Review	$7,700	Fixed Fee	
	b) Tentative Map Amendment Review	$5,100	Fixed Fee	
	c) Tentative Map Extension Review	$4,300	Fixed Fee	
	d) Tentative Subdivision Map Review			
	i) Base Fee	$8,600	Fixed Fee	
	ii) Plus, Per Lot Fee	$50	Fixed Fee	
33	Unattended Donation Box			
	a) Initial Permit	$300	Fixed Fee	
	b) Renewal	$100	Fixed Fee	
34	Variance			[b]
	a) Variance Review – Single Family Dwelling	$2,500	Fixed Fee	
	b) Variance Review - Other	$5,100	Fixed Fee	
35	Zoning Verification Review	$400	Fixed Fee	
36	For Services Requested of City Staff which have no fee listed in this Master Fee Schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the following hourly rates for staff time involved in the service or activity (per hour)	$200	Per Hour	

* In addition to amounts shown above, applicant is responsible for all costs of outside agency review/services, including but not limited to, LAFCO, Board of Equalization Fees, Department of Fish and Wildlife Fees, etc.

[a] The amount shown represents the initial deposit and minimum fee payable. The City reserves the right to collect additional amounts when costs exceed minimum fee/initial deposit. Any requests for additional amounts due will be supported by time & materials billings.

[b] Entitlement plan reviews by the Fire Department in excess of 4 hours shall be charged an hourly Fire Plan Check fee as listed in the City Master Fee schedule

[c] Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the City Manager, Planning Commission, other Commission or Board, or City Council.

[d] Applicant shall be responsible for additional costs of preparation of the required environment document.

[e] For non-development related declassifications, the fee will be waived if the urban forester finds/agrees the tree is dead/dying with no reasonable expectation of recovery and poses a risk to persons/property. For development-related declassifications, fee is amount shown.

[f] Additional fees apply for Engineering review. See Engineering fee schedule.

[g] Special events that require additional resources beyond those covered the scope of these fees will be charged on an hourly basis.

Attachment 2

City of Folsom
User and Regulatory Fee Study
Planning Fees
Calculation of Estimated Cost of Service

	Fee Description	Est. Labor Hours		Hourly Rate		Est. Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Structure	Fee Change	Note
1	Annexation Processing	80.0	x	$216	=	$17,280	$5,789	34%	$17,000	100%	Deposit	$11,211	[a]
2	Appeal												
	a) Appeal of Director Decision to City Manager	2.0	x	$216	=	$432	$1,500	347%	$432	100%	Fixed Fee	($1,068)	[c]
	b) Appeal of City Manager Decision to City Council	20.0	x	$216	=	$4,320	$258	6%	$1,500	35%	Fixed Fee	$1,242	[c]
	c) Appeal of Director Decision to Commission	20.0	x	$216	=	$4,320	$258	6%	$1,500	35%	Fixed Fee	$1,242	[c]
	d) Appeal of Commission Decision to City Council	28.0	x	$216	=	$6,048	$522	9%	$1,500	25%	Fixed Fee	$978	[c]
3	Code Amendment	40.0	x	$216	=	$8,640	$2,297	27%	$8,500	98%	Fixed Fee	$6,203	
4	Conditional Use Permit (CUP)												[b]
	a) CUP Review (Major)	24.0	x	$216	=	$5,184	$5,950	115%	$5,100	98%	Fixed Fee	($850)	
	b) CUP Review (Minor)	12.0	x	$216	=	$2,592	$2,821	109%	$2,500	96%	Fixed Fee	($321)	
	c) CUP Modification	12.0	x	$216	=	$2,592	$1,647	64%	$2,500	96%	Fixed Fee	$853	
5	Condominium Conversion Fee	80.0	x	$216	=	$17,280	$11,709	68%	$17,000	98%	Fixed Fee	$5,291	[f]
6	Design Review/Architectural Review												[b]
	a) New Multi-Family/Commercial Structure/Single-Family Subdivision (Commission Level)	24.0	x	$216	=	$5,184	$5,100	98%	$5,100	98%	Fixed Fee	$0	
	b) Existing Multi-Family/Commercial Structure (Commission Level)	12.0	x	$216	=	$2,592	$2,210	85%	$2,210	85%	Fixed Fee	$0	
	c) New Single and Two Family Dwelling (Commission Level)	6.0	x	$216	=	$1,296	$800	62%	$800	62%	Fixed Fee	$0	
	d) Existing Single and Two Family Dwelling/Accessory Structure/Non-Exempted ADU (Director Level)	3.0	x	$216	=	$648	$400	62%	$400	62%	Fixed Fee	$0	
	e) Historic District New Multi-Family/Commercial Structure (Commission Level)	24.0	x	$216	=	$5,184	$5,100	98%	$5,100	98%	Fixed Fee	$0	
	f) Historic District Existing Multi-Family/Commercial Structure (Commission Level)	16.0	x	$216	=	$3,456	$2,210	64%	$2,210	64%	Fixed Fee	$0	
	g) Historic District Existing Multi-Family/Commercial Structure (Director Level)	4.0	x	$216	=	$864	$2,210	256%	$864	100%	Fixed Fee	($1,346)	
	h) Historic District Single- and Two-Family Dwelling, Non-Exempted ADU (Commission Level)	16.0	x	$216	=	$3,456	$800	23%	$800	23%	Fixed Fee	$0	
	i) Historic District Existing Single and Two Family Dwelling/New or Existing Accessory Structure (Director Level)	2.0	x	$216	=	$432	$400	93%	$432	100%	Fixed Fee	$32	
	j) Historic District Demolition	2.0	x	$216	=	$432	$400	93%	$216	50%	Fixed Fee	($184)	
	k) Ministerial Design Review (Director Level)	4.0	x	$216	=	$864	$0	0%	$864	100%	Fixed Fee	$864	
7	Development Agreement Processing	48.0	x	$216	=	$10,368	$5,405	52%	$10,000	100%	Deposit	$4,595	[a]
8	Entertainment Permit	2.0	x	$216	=	$432	$46	11%	$200	46%	Fixed Fee	$154	
9	Entitlement Noticing	1.0	x	$216	=	$216	$0	0%	$200	93%	Fixed Fee	$200	

City of Folsom
User and Regulatory Fee Study
Planning Fees
Calculation of Estimated Cost of Service

	Fee Description	Est. Labor Hours		Hourly Rate		Est. Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Structure	Fee Change	Note
10	Environmental Review												
	a) Environmental Impact Review & Report	48.0	x	$216	=	$10,368	$8,748	84%	$10,000	100%	Deposit	$1,252	[a],[d]
	b) Environmental Mitigation Program Monitoring	36.0	x	$216	=	$7,776	$6,449	83%	$7,000	100%	Deposit	$551	[a],[d]
	c) Initial Environmental Study/Assessment	36.0	x	$216	=	$7,776	$6,512	84%	$7,000	100%	Deposit	$488	[a],[d]
	d) Notice of CEQA Determination	1.5	x	$216	=	$324	$304	94%	$300	93%	Fixed Fee	($4)	
11	General Plan												[b]
	a) General Plan Amendment < 5 acres	48.0	x	$216	=	$10,368	$4,384	42%	$10,000	96%	Fixed Fee	$5,616	
	b) General Plan Amendment 5 or more acres	64.0	x	$216	=	$13,824	$8,768	63%	$13,000	94%	Fixed Fee	$4,232	
12	Home Occupation Permit Fee	0.3	x	$216	=	$65	$31	48%	$60	93%	Fixed Fee	$29	
13	Indoor Marijuana Cultivation Permit	2.5	x	$216	=	$540	$253	47%	$500	93%	Fixed Fee	$247	
14	Landmark Tree Classification	6.5	x	$216	=	$1,404	$295	21%	$350	25%	Fixed Fee	$55	
15	Landmark Tree Declassification	8.5	x	$216	=	$1,836	$295	16%	$1,800	98%	Fixed Fee	$1,505	[e]
16	Large Family Day Care Home	0.5	x	$216	=	$108	$26	24%	$100	93%	Fixed Fee	$74	
17	Lot Line Adjustment/Parcel Merger - Planning	5.0	x	$216	=	$1,080	$1,015	94%	$1,000	93%	Fixed Fee	($15)	[f]
18	Minor Administrative Modification	2.0	x	$216	=	$432	$0	0%	$400	93%	Fixed Fee	$400	
19	Non-Residential Plan Check Fee	10.0%				10.0%	10% of building permit fee	100%	10% of building permit fee	100%	Fixed Fee	0%	
20	Opinion on a Planning Matter	2.0	x	$216	=	$432	$258	60%	$200	46%	Fixed Fee	($58)	
21	Preliminary Project Review	12.0	x	$216	=	$2,592	$656	25%	$1,000	39%	Fixed Fee	$344	
22	Planned Development												[b]
	a) Planned Development Review												
	i) Base Fee	48.0	x	$216	=	$10,368	$9,175	88%	$10,000	96%	Fixed Fee	$825	
	ii) Plus, Per Acre Fee	2.5	x	$216	=	$540	$458	85%	$500	93%	Fixed Fee	$42	
	b) Planned Development Extension Review	16.0	x	$216	=	$3,456	$3,217	93%	$3,000	87%	Fixed Fee	($217)	
	c) Planned Development Modification Review	24.0	x	$216	=	$5,184	$9,162	177%	$5,000	96%	Fixed Fee	($4,162)	

City of Folsom
User and Regulatory Fee Study
Planning Fees
Calculation of Estimated Cost of Service

	Fee Description	Est. Labor Hours		Hourly Rate		Est. Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Structure	Fee Change	Note
23	Rezoning Request												
	a) Rezoning Request Review – 5 acres or less	48.0	x	$216	=	$10,368	$3,005	29%	$10,000	96%	Fixed Fee	$6,995	
	b) Rezoning Request Review – 5+ acres	64.0	x	$216	=	$13,824	$6,000	43%	$13,000	94%	Fixed Fee	$7,000	
24	Sidewalk Vendor Permit	2.0	x	$216	=	$432	$50	12%	$50	12%	Fixed Fee	$0	[b]
25	Signs												
	a) Sign Permit - Staff	0.7	x	$216	=	$151	$129	85%	$150	99%	Fixed Fee	$21	
	b) Sign Permit Extension	0.5	x	$216	=	$108	$60	56%	$100	93%	Fixed Fee	$40	
	c) Special Event Sign Permit	0.5	x	$216	=	$108	$63	58%	$100	93%	Fixed Fee	$37	
	d) Historic District Sign Review (Staff Level)	0.7	x	$216	=	$151	$63	42%	$150	99%	Fixed Fee	$87	
	e) Historic District Sign Review (Commission Level)	4.0	x	$216	=	$864	$63	7%	$800	93%	Fixed Fee	$737	
	f) Planned Development Sign Permit	12.0	x	$216	=	$2,592	$1,286	50%	$2,500	96%	Fixed Fee	$1,214	
	g) Temporary Sign Permit	0.2	x	$216	=	$43	$10	23%	$40	93%	Fixed Fee	$30	
	h) On-Site Subdivision Signs	1.0	x	$216	=	$216	$126	58%	$200	93%	Fixed Fee	$74	
	i) Off-Site Subdivision Signs												
	i) base fee	1.5	x	$216	=	$324	$171	53%	$300	93%	Fixed Fee	$129	
	ii) refundable deposit - per sign	n/a	x	$216	=		$500		$500		Deposit	$0	
	j) Off-Site Weekend Directional Signs												
	i) base fee	1.5	x	$216	=	$324	$175	54%	$300	93%	Fixed Fee	$125	
	ii) refundable deposit	n/a	x	$216	=		$200		$200		Deposit	$0	
	k) Uniform Sign Program	2.0	x	$216	=	$432	$295	68%	$400	93%	Fixed Fee	$105	
26	Site Design Review												[b]
	a) Site Design Review	2.0	x	$216	=	$432	$302	70%	$400	93%	Fixed Fee	$98	
	b) Site Design Review – Planning Commission	24.0	x	$216	=	$5,184	$4,794	92%	$5,100	98%	Fixed Fee	$306	
27	Special Event Permit	8.0	x	$216	=	$1,728	$63	4%	$63	4%	Fixed Fee	$0	[g]
28	Specific Plan												[b]
	a) Specific Plan Review	72.0	x	$216	=	$15,552	$6,432	41%	$15,500	100%	Deposit	$9,068	
	b) Specific Plan Amendment Review	48.0	x	$216	=	$10,368	$7,076	68%	$10,300	99%	Deposit	$3,224	
29	Street Name Review/Change	4.0	x	$216	=	$864	$1,256	145%	$800	93%	Fixed Fee	($456)	

City of Folsom
User and Regulatory Fee Study
Planning Fees
Calculation of Estimated Cost of Service

	Fee Description	Est. Labor Hours		Hourly Rate		Est. Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Structure	Fee Change	Note
30	Temporary Outdoor Dining												
	a) Initial Permit (Additional Revocable Permit Fees Apply)	4.0	x	$216	=	$864	$302	35%	$400	46%	Fixed Fee	$98	
	b) Renewal	2.0	x	$216	=	$432	$302	70%	$200	46%	Fixed Fee	($102)	
31	Temporary Use Permit	2.0	x	$216	=	$432	$65	15%	$300	69%	Fixed Fee	$235	[b]
32	Tentative Map/Parcel/Subdivision Map												[b],[f]
	a) Tentative Parcel Map Review	36.0	x	$216	=	$7,776	$5,710	73%	$7,700	99%	Fixed Fee	$1,990	
	b) Tentative Map Amendment Review	24.0	x	$216	=	$5,184	$9,515	184%	$5,100	98%	Fixed Fee	($4,415)	
	c) Tentative Map Extension Review	20.0	x	$216	=	$4,320	$4,087	95%	$4,300	100%	Fixed Fee	$213	
	d) Tentative Subdivision Map Review												
	i) Base Fee	40.0	x	$216	=	$8,640	$6,718	78%	$8,600	100%	Fixed Fee	$1,882	
	ii) Plus, Per Lot Fee	0.3	x	$216	=	$54	$34	63%	$50	93%	Fixed Fee	$16	
33	Unattended Donation Box												
	a) Initial Permit	1.5	x	$216	=	$324	$201	62%	$300	93%	Fixed Fee	$99	
	b) Renewal	0.5	x	$216	=	$108	$49	45%	$100	93%	Fixed Fee	$51	
34	Variance												[b]
	a) Variance Review – Single Family Dwelling	24.0	x	$216	=	$5,184	$1,686	33%	$2,500	48%	Fixed Fee	$814	
	b) Variance Review - Other	24.0	x	$216	=	$5,184	$1,686	33%	$5,100	98%	Fixed Fee	$3,414	
35	Zoning Verification Review	2.0	x	$216	=	$432	$310	72%	$400	93%	Fixed Fee	$90	
36	For Services Requested of City Staff which have no fee listed in this Master Fee Schedule, the City Manager or the City Manager's designee shall determine the appropriate fee based on the following hourly rates for staff time involved in the service or activity (per hour)	1.0	x	$216	=	$216	$101	47%	$200	93%	Per Hour	$99	

* In addition to amounts shown above, applicant is responsible for all costs of outside agency review/services, including but not limited to, LAFCO, Board of Equalization Fees, Department of Fish and Wildlife Fees, etc.

[a] The amount shown represents the initial deposit and minimum fee payable. The City reserves the right to collect additional amounts when costs exceed minimum fee/initial deposit. Any requests for additional amounts due will be supported by time & materials billings.

[b] Entitlement plan reviews by the Fire Department in excess of 4 hours shall be charged an hourly Fire Plan Check fee as listed in the City Master Fee schedule

[c] Depending on the subject of the appeal, specialized expertise may be solicited, at the expense of the applicant, for the purpose of providing input to the City Manager, Planning Commission, other Commission or Board, or City Council.

[d] Applicant shall be responsible for additional costs of preparation of the required environment document.

[e] For non-development related declassifications, the fee will be waived if the urban forester finds/agrees the tree is dead/dying with no reasonable expectation of recovery and poses a risk to persons/property. For development-related declassifications, fee is amount shown.

[f] Additional fees apply for Engineering review. See Engineering fee schedule.

[g] Special events that require additional resources beyond those covered the scope of these fees will be charged on an hourly basis.

Attachment 3

City of Folsom
User and Regulatory Fee Study
Engineering Fees (excerpt)
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. Labor Hours		Hourly Rate		Est. Cost of Svc	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Structure	Fee Change
3	Engineering and Landscape Plan Check and Inspection (Fee Includes Up to 3 Cycle Reviews - Hourly Billing Applies for Reviews Required Beyond 3rd Cycle)											
	e) $300,000 or more											
	i. Base Fee for First $300,000	96.00	x	$200	=	$19,200	$19,200	100%	$19,200	100%	T & M with Initial Deposit	$0
	ii. Fee for Each Add'l $1					3.60%	3.60%	100%	3.60%	100%	T & M with Initial Deposit	
	f) Miscellaneous Landscape Plan Review											
	iii. Production Home/Subdivision (Typ. Tract Home)											
	a. 0-4 Planting Schemes/Master Plans	11.50	x	$200		$2,300	$0	0%	$2,300	100%	Fixed Fee	$2,300
	b. 5+ Planting Schemes/Master Plans	12.50	x	$200		$2,500	$0	0%	$2,500 + 10% per Scheme above 5 Schemes	100%	Fixed Fee	Varies

Attachment 4

City of Folsom

User and Regulatory Fee Study

Building Fees (exerpt)

Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Total		Hourly Rate		Cost of Svc	Current Fee	Current Est. Cost Recovery	Proposed Cost Recovery	Proposed Fee	Note
7	Electric Vehicle Charger	0.75	x	$184	=	$138	varies	varies	100%	$138	

Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	New Business
SUBJECT:	Folsom Plan Area Neighborhood Park #1 Project (Project # PK2601) i. Resolution No. 11487 – A Resolution Approving the Folsom Plan Area Neighborhood Park #1 (Located on the Northwest Corner of Mangini Parkway and Empire Ranch Road) Capital Improvement Project, and Appropriation of $706,614 in Funds in the Folsom Plan Area Specific Plan Capital Fund (Fund 472) ii. Resolution No.11488 – A Resolution Authorizing the City Manager to Execute a Design Consulting Services Agreement with Wilson Design Studio for the Neighborhood Park #1 Project for a Not-to-Exceed Amount of $450,130 from Funds in the Folsom Plan Area Specific Plan Capital Fund (Fund 472)
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

The Parks & Recreation Department recommends the City Council approve the following resolutions:

i. Resolution No. 11487 – A Resolution Approving the Folsom Plan Area Neighborhood Park #1 (Located on the Northwest Corner of Mangini Parkway and Empire Ranch Road) Capital Improvement Project, and Appropriation of $706,614 in Funds in the Folsom Plan Area Specific Plan Capital Fund (Fund 472)

ii. Resolution No.11488 – A Resolution Authorizing the City Manager to Execute a Design Consulting Services Agreement with Wilson Design Studio for the Neighborhood Park #1 Project for a Not-to-Exceed Amount of $450,130 from Funds in the Folsom Plan Area Specific Plan Capital Fund (Fund 472)

BACKGROUND / ISSUE

On May 13, 2025, the City Council authorized the City Manager to hire a limited-term Park Planner II to support park and trail planning and development within the Folsom Plan Area (FPA). The FPA continues to experience rapid residential growth, resulting in an increased demand for parks and trails to meet the community's recreational needs. The addition of a Park Planner II will help meet this demand through accelerated project delivery.

However, this staffing approval occurred after the internal deadline to include new projects in the Fiscal Year 2025–26 Capital Improvement Plan (CIP). As a result, staff is now bringing forward the FPA Neighborhood Park #1 (NP1) project for consideration in the FY 2025–26 CIP budget. The City of Folsom Parks and Recreation Master Plan identifies a future 12-acre site in the Folsom Plan Area, referred to as Neighborhood Park #1. This park site is located at the corner of Empire Ranch Road and Mangini Parkway.
The Park Planner II will manage all aspects of the NP1 project, including planning, design, consultant coordination, contractor oversight, community outreach, and compliance with city standards and policies.

The process for developing a new park starts with the Master Development Plan process with the resulting Draft Master Development Plan reviewed for compliance under the California Environmental Quality Act (CEQA). Upon approval, the Master Development Plan provides the design intent and guidance for the production of construction drawings and specifications which are then used for bidding and ultimately construction of the project.

The Parks and Recreation Department issued a Request for Proposal (RFP) for Park Planning services for Folsom Plan Area – Neighborhood Park #1 on July 17, 2025. The planning process for the park includes an updated Rough Order of Magnitude (ROM) Cost Estimate, Master Development Plan, community outreach, preparation of construction documents and specifications, bidding assistance, and construction administration assistance.

The Parks and Recreation Master Plan identifies the following programmed elements for the park site as identified below.

Neighborhood Park #1

Soccer Field (lighted)
Youth Baseball Field (lighted)
Children’s Playground
Basketball Court (lighted)
Group Picnic Area
Restroom Building
Parking Lot

The park is adjacent to a future elementary school site and will serve as a key recreational amenity for surrounding neighborhoods.

At its June 3, 2025, meeting, the Parks & Recreation Commission reviewed park development priorities and recommended Neighborhood Park #1 as the next park to be developed in the FPA.

The Commission also recommended allocating funding in the FY 2025–26 CIP budget to initiate the park's design.

POLICY / RULE

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.

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, Title 2, Chapter 2.36 the process for selecting professional services consultants is to prepare an RFP, evaluate the proposals, and then the most qualified firm can be selected in accordance to FMC 2.36.120. A Consultant Services Agreement will then be negotiated and executed in accordance with FMC 2.36.120, which states, "Professional services, as defined in Section 2.36.030, costing fifty-three thousand dollars or greater shall be contracted for by the city council. (Ord. 1214 § 3 (part), 2014: Ord. 951 § 2 (part), 2002: Ord. 723 § 3 (part), 1991."

ANALYSIS

The RFP was publicly advertised with the due date of August 18, 2025. A total of eight proposals were received by August 18. A full review of the eight proposals was conducted by staff from the Parks & Recreation and Public Works Departments with three firms short-listed for an interview.

The proposals were evaluated based on a weighted response to the following requested proposal criteria:

	Criteria	Potential Points
1.	Vision/Understanding	20
2.	Project Issues Identification & Resolution Strategies	20
3.	Discussion of Scope of Work	20
4.	Qualifications / Experience / References	20
5.	Work Schedule	10
6.	Staff Resumes (assigned to the project)	10
	Total Potential Points	100

The proposal scores of the top three firms are listed below. The top-ranked firm for the proposal was Wilson Design Studio.

The three firms were then invited for interviews with Parks & Recreation and Public Works Departments staff. There were seven interview questions worth five points each for a total of 35 points.

Wilson Design Studio was identified as the top ranked firm based on their ability to complete project deliverables expeditiously, flexibility to modify project scope if needed, approach to community outreach, and comprehension of the City of Folsom demographics and community.

The top three firms received the following rankings for their proposals and interviews:

Firm	Wilson Design Studio	RRM	Westwood
Proposal Points	93	88	82
Interview Points	28	31	22
Total Points	**121**	**119**	**104**
Ranking	1	2	3
Cost Proposal	$450,130	$848,072	$704,341

FINANCIAL IMPACT

The current construction cost estimate for NP1 is $9,500,000. For Fiscal Year 2025-26, staff is requesting $706,614 to cover anticipated soft costs for the initial planning and design work. These costs include expenses for design and engineering consultants (landscape architects and civil, electrical, and structural engineers), geotechnical studies, utility coordination, permit fees, and staff time. This funding will allow staff to initiate the park planning and design process. Additional budget requests will be submitted in future years to cover the remaining soft costs and eventual construction expenses.

The anticipated soft costs for NP1 for the Fiscal Year 2025-26 have been estimated based on consultant proposals received for services for NP1 and other recent consultant service proposals for similarly sized parks in the City of Folsom.

The estimated soft costs for NP1 for the Fiscal Year 2025-26 are:

Services	Estimated Costs
Wilson Design Studio (Actual Cost)	$450,130
Topographic Survey	$16,484
Geotechnical Engineering, Naturally Occurring Asbestos, & Other Engineering Costs	$120,000
City Staff Time for Project Management and Administration	$120,000
Total	**$706,614**

FPA Neighborhood Park #1 (Project # PK2601)
Funding request: $706,614
Source: Fund 472 – Folsom Plan Area Specific Plan Capital Fund

Sufficient funds are available in the Folsom Plan Area Specific Plan Capital Fund (Fund 472) in the amount of $706,614.

For Neighborhood Park #1, the budget for design services was designated to come from impact fees (Fund 472). The cost proposal from Wilson Design Studio is $450,130.

ENVIRONMENTAL REVIEW

Neighborhood Park #1 was evaluated as part of and included in the Folsom Plan Area Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Resolution No. 11487 – A Resolution Approving the Folsom Plan Area Neighborhood Park #1 (Located on the Northwest Corner of Mangini Parkway and Empire Ranch Road) Capital Improvement Project, and Appropriation of $706,614 in Funds in the Folsom Plan Area Specific Plan Capital Fund (Fund 472)
2. Resolution No.11488 – A Resolution Authorizing the City Manager to Execute a Design Consulting Services Agreement with Wilson Design Studio for the Neighborhood Park #1 Project for a Not-to-Exceed Amount of $450,130 from Funds in the Folsom Plan Area Specific Plan Capital Fund (Fund 472)
3. Neighborhood Park #1 Vicinity Map
4. Neighborhood Park #1 Location Map

Submitted,

Kelly Gonzalez,
Parks and Recreation Department Director

Attachment 1

RESOLUTION NO. 11487

A RESOLUTION APPROVING THE FOLSOM PLAN AREA NEIGHBORHOOD PARK #1 (LOCATED ON THE NORTHWEST CORNER OF MANGINI PARKWAY AND EMPIRE RANCH ROAD) CAPITAL IMPROVEMENT PROJECT, AND APPROPRIATION OF $706,614 IN FUNDS IN THE FOLSOM PLAN AREA SPECIFIC PLAN CAPITAL FUND (FUND 472)

WHEREAS, the City Council of the City of Folsom authorized the hiring of a limited-term Park Planner II on May 13, 2025, to support park and trail planning and development in the Folsom Plan Area; and

WHEREAS, the Folsom Plan Area is experiencing rapid residential growth, which increases the demand for the planning, design, and development of parks and trails to meet the community's recreational needs; and

WHEREAS, the proposed project, Neighborhood Park #1, is identified in the 2015 Parks & Recreation Master Plan; and

WHEREAS, the Parks and Recreation Commission reviewed park development priorities on June 3, 2025, and recommended Neighborhood Park #1 as the next park to be developed; 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 Specific Plan Capital Fund (Fund 472) in the amount of $706,614.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby approves the Folsom Plan Area Neighborhood Park #1 (Project # PK2601) capital improvement project and authorizes the Chief Financial Officer to appropriate $706,614 in the Folsom Plan Area Specific Plan Capital Fund (Fund 472) for the project.

PASSED AND ADOPTED this 28th day of October, 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. 11488

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DESIGN CONSULTING SERVICES AGREEMENT WITH WILSON DESIGN STUDIO FOR THE NEIGHBORHOOD PARK #1 PROJECT FOR A NOT-TO-EXCEED AMOUNT OF $450,130 FROM FUNDS IN THE FOLSOM PLAN AREA SPECIFIC PLAN CAPITAL FUND (FUND 472)

WHEREAS, on June 3, 2025, the Parks & Recreation Commission recommended Neighborhood Park #1 to be the next park developed in the Folsom Plan Area; and

WHEREAS, on July 17, 2025, staff issued a Request for Proposal for park planning services for Neighborhood Park #1 pursuant to Section 2.36.110 of the Folsom Municipal Code; and

WHEREAS, by August 18, 2025, staff received eight qualified proposals; and

WHEREAS, following evaluation and ranking of the proposals, and subsequent interviews, Wilson Design Studio was selected based on their project vision and understanding, qualifications, understanding of the scope of work, and extensive experience in park design; 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 Manager is authorized to execute a Design and Consulting Services Agreement with Wilson Design Studio for design services for the Folsom Plan Area Neighborhood Park #1 project (Project # PK2601), for a total not-to-exceed amount of $450,130.

PASSED AND ADOPTED this 28th day of October, 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

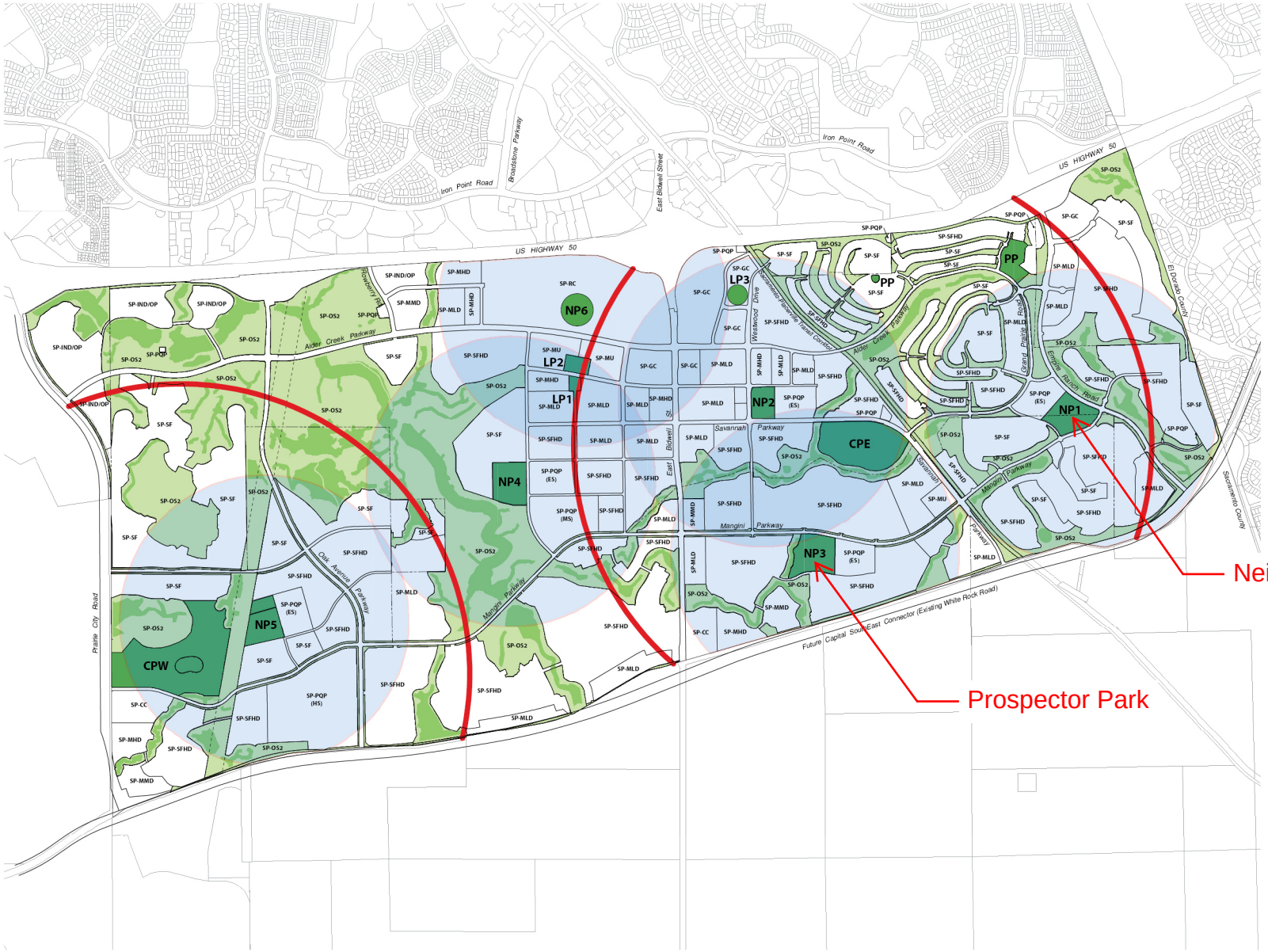


Figure 9.1
Parks

Attachment 4


HIGHWAY 50
GRAND PRAIRIE RD
FUTURE ELEMENTARY SCHOOL
NEIGHBORHOOD PARK #1
PROJECT LIMIT OF WORK
EMPIRE RANCH RD
MANGINI PKWY
SAVANNAH PKWY
WHITE ROCK RD
N
W
E
S

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 11492- A Resolution Authorizing the City Manager to Accept a Selective Traffic Enforcement Program (STEP) Grant offered by the State of California Office of Traffic Safety (OTS) in the Amount of $173,500 to Reduce and Mitigate the Impacts of Impaired Driving, Distracted Driving, Seat Belt Enforcement, Purchase a Police Motorcycle and Appropriation of Funds in the General Grants Fund (Fund 012)
FROM:	Police Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council pass and adopt Resolution No.11492- A Resolution Authorizing the City Manager to Accept a Selective Traffic Enforcement Program (STEP) Grant Program offered by the State of California Office of Traffic Safety (OTS) in the Amount of $173,500 to Reduce and Mitigate the Impacts of Impaired Driving, Distracted Driving, Seat Belt Enforcement, Purchase a Police Motorcycle and Appropriation of Funds in the General Grants Fund (Fund 012).

BACKGROUND / ISSUE

Enhancing Road Safety Through Proactive Measures

From 2019 to 2023, Folsom experienced collisions involving impaired drivers, resulting in injuries and fatalities. However, in 2024, thanks to proactive saturation patrols and DUI checkpoints, the city saw a **19% decrease in DUI-related traffic collisions**. Officers conducted 204 arrests for driving under the influence during patrol operations and dedicated enforcement efforts.

In 2024, Folsom experienced 1,416 vehicle collisions, resulting in 563 investigations, 299 people injured and 6 fatalities. In addition to DUI related collisions, unsafe speed continues

to represent the highest primary collision factor in these cases, and in 2024, 1,760 citations were issued for speed. Furthermore, distracted driving continued to present safety concerns in Folsom, and in 2024, 207 citations were issued for distracted driving. These efforts are part of a broader commitment to ensuring our streets are safe for everyone.

Securing Funding for Future Initiatives

To further these safety goals, the Folsom Police Department successfully applied for a **State of California grant** from the Office of Traffic Safety (OTS). In October 2025, the department was awarded **$173,500**. This funding is crucial and will be used for:

- **DUI checkpoints** and other enforcement activities
- **Pedestrian and bicycle enforcement**
- **Motorcycle safety enforcement**
- **Traffic safety educational presentations** to promote safe driving
- **The purchase of specialized equipment** including ticket printers
- **The acquisition of a new police motorcycle**

This grant will allow the police department to continue its proactive approach to road safety, building on the progress already made and ensuring Folsom remains a safe community.

POLICY / RULE

City Council Resolution 8367 states that grant applications, including any requiring an ongoing commitment of resources or staff, shall be reviewed and approved by the City Council prior to submittal.

ANALYSIS

Law Enforcement grants provide financial assistance to allied agencies for the education, prevention, and the enforcement of laws related to dangerous driving, including speeding, distracted driving and driving under the influence of alcohol and other drugs. The intent of these programs is to educate the public and enforcement of driving laws on the roadway, to improve the Organization/Agency's effectiveness through training and development of new strategies. Each of these action items will help reduce the number of vehicle collisions.

FINANCIAL IMPACT

The State of California through the Department of the Office of Traffic Safety awarded the City grant funding in the amount of $173,500 with no local matching funds required. If accepted, the grant award would increase revenue estimates and appropriations by $173,500

in the General Grants Fund (Fund 012). Costs would be funded initially through the General Grants Fund (Fund 012) and reimbursed by the State of California, Office of Traffic Safety.

ATTACHMENTS

1. Resolution No.11492- A Resolution Authorizing the City Manager to Accept a Selective Traffic Enforcement Program (STEP) Grant Program offered by the Office of Traffic Safety (OTS) in the Amount of $173,500 to Reduce and Mitigate the Impacts of Impaired Driving, Distracted Driving, Seat Belt Enforcement, Purchase a Police Motorcycle and Appropriation of Funds in the General Grants Fund (Fund 012)
2. Office of Traffic Safety (OTS) conditional approval funding letter

Submitted,

Randy Ulibarri, Interim Chief of Police

Attachment 1

RESOLUTION NO. 11492

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT A SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT OFFERED BY THE STATE OF CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS) IN THE AMOUNT OF $173,500 TO REDUCE AND MITIGATE THE IMPACTS OF IMPAIRED DRIVING, DISTRACTED DRIVING, SEAT BELT ENFORCEMENT, PURCHASE A POLICE MOTORCYCLE AND APPROPRIATION OF FUNDS IN THE GENERAL GRANTS FUND (FUND 012)

WHEREAS, the City of Folsom Police Department is requesting the City Council authorize the acceptance of a grant titled "Selective Traffic Enforcement Program (STEP)" for the Period of October 1, 2025, through September 30, 2026, from the State of California, Office of Traffic Safety, in the amount of $173,500; and,

WHEREAS, selective enforcement of the primary causes of collisions are an effective way to deter motorists would speed, drive while under the influence of alcohol and other drugs, drive while distracted, or otherwise drive unsafe, thereby reducing fatal and injury collisions; and,

WHEREAS, the grant monies will be used to reimburse personnel overtime costs associated with selective traffic enforcement and the training of officers in the detection, apprehension and prosecution of impaired drivers; and,

WHEREAS, the grant monies will be used to conduct community outreach programs through educational presentations and campaigns; and,

WHEREAS, the grant monies will be used to purchase a BMW police motorcycle, including communication radios and associated emergency equipment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom herby authorizes the acceptance of a grant titled "Selective Traffic Enforcement Program (STEP)" from the State of California, Office of Traffic Safety (OTS), in the amount of $173,500, which will provide funding to conduct selective traffic enforcement geared at reducing the number of fatal and injury collisions in the City and provide funding one traffic enforcement vehicle. The City Manager or his designee is hereby authorized and empowered 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 "Selective Traffic Enforcement Program (STEP)", from the State of California, Office of Traffic Safety (OTS), in the amount of $173,500."

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Folsom authorizes the Finance Director to increase revenue estimates and expenditure appropriations by the grant amount of $173,500 in the General Grants Fund (Fund 012) to be reimbursed by the State of California, Office of Traffic Safety.

PASSED AND ADOPTED this 28th day of October 2025, by the following roll call vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

Attachment 2

Knowles, Mikaela@OTS

From: OTS Email <contact@ots.ca.gov>
Sent: Wednesday, June 4, 2025 2:41 PM
To: rhillman@folsom.ca.us; Knowles, Mikaela@OTS
Subject: OTS Tentatively Approved Your Application 26-006451

CAUTION: External Email. Use caution when opening links or attachments.

Congratulations! Through a competitive process, the Office of Traffic Safety (OTS) has tentatively approved your application 26-006451 in the amount of $173,500 with the proposal titled "Selective Traffic Enforcement Program (STEP)." This tentative award is contingent on approval from the National Highway Traffic Safety Administration. Please do not publicly announce this tentative award until the grant agreement is fully negotiated and signed by the OTS.

Your OTS Coordinator will contact you to discuss your proposal and explain the grant development process. It is our goal to have grants start the first of October. Costs incurred and accrued prior to the grant start date are not reimbursable. Please notify your coordinator if approval from a City Council or the Board of Supervisors is required. You should begin that process now to avoid a delay in executing your grant. If you have questions, please contact Mikaela Knowles, Grant Coordinator at mikaela.knowles@ots.ca.gov.

Thank you for your commitment to traffic safety so that everyone traveling on California roadways can go safely.

Sincerely,
Stephanie Dougherty
Director

Folsom City Council
Staff Report

MEETING DATE:	10/28/2025
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 11493 - A Resolution Authorizing the City Manager to Execute Construction Change Order No. 2 with Mozingo Construction in the Amount of $550,000 for the Phase 2 Water Improvements Project (Phase 2A) for Additional Paving Work on Iron Point Road and Appropriation of $450,000 from the Road Maintenance and Rehabilitation Fund (Fund 235)
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11493 - A Resolution Authorizing the City Manager to Execute Construction Change Order No. 2 with Mozingo Construction in the Amount of $450,000 for the Phase 2 Water Improvements Project (Phase 2A) for Additional Paving Work on Iron Point Road and Appropriation of $450,000 from the Road Maintenance and Rehabilitation Fund (Fund 235).

BACKGROUND / ISSUE

On October 8, 2024, the City Council approved Resolution No. 11270, authorizing the City Manager to execute an agreement with the Mozingo Construction for the Phase 2 Water Improvements project. The water project constructs a new 24" diameter water transmission pipeline that extends from the City's Water Treatment Plant (WTP), through portions of the Oak Parkway Trail, into Oak Avenue Parkway and then continues parallel to East Bidwell Street by ways of the rail and trail shoulder, ultimately connecting to a stub at Iron Point Road for water distribution service in the Folsom Plan Area.

Construction started shortly after contract award and is well underway with work nearing completion. The work zone has now shifted to pipe placement adjacent to East Bidwell Street, including a critical crossing at Iron Point Road that ties into the main waterline feed for the Folsom Plan Area. Due to subsurface conditions related to possible significant ground water intrusion at

the trench and challenges associated with maintaining trench shoring, safety and roadway integrity, the project team felt the work would be most safely and efficiently delivered under full closure of Iron Point Road from East Bidwell Street to Cavitt Drive. At the initial time of bidding, it was estimated to be 7 to 10 working days of closures. However, due to complications with groundwater and potential delay to each night of work associated with dewatering, the team ultimately arrived at supporting a 24-hour closure for a total of 5 days. This would allow the contractor to work with back-to-back crews to stay ahead of trench infiltration, while compressing and reducing the closure impact to the public in fewer days

Challenges being gateways to opportunities, the Utilities Department engaged with the Public Works Department on the closures. In support of the work, Public Works agreed with the closure plan and saw an opportunity to address the pavement conditions simultaneously under the proposed full closure. Working with the Utilities Department, funds were identified both within a portion of the project contingency and through other special revenue funds through the Road Maintenance and Rehabilitation Fund (Fund 235) to fund the additional paving work.

The paving work will include a 2-inch grind and overlay and will also include the installation of video detection cameras at the signalized intersection of Cavitt Drive and Iron Point Road. The reason for the inclusion of the video detection cameras is because the in-pavement signal loops will be removed as part of the pavement grind work and the City is in transition from loop detection systems to video detection systems.

Additionally, the Sutter Health Medical Office Building project currently under construction at 1565 Cavitt Drive includes work within the right of way in the same vicinity as the road closure. The development project will be constructing frontage improvements including concrete driveway, curb, gutter, and sidewalk on Iron Point Road and extension of the existing turn pocket and median curb with striping and some paving. All items of work are conditioned and qualifying traffic abatement measures of the project. In the spirit of partnership, the City reached out to Sutter and Elliott Homes as the project advocates and invited them to complete the work during the closure to further reduce future impacts to the public with additional closures. Sutter and Elliott were supportive and appreciative of the offer and have adjusted their schedule to complete the development's work within Iron Point Road under the City's full closure as part of a collaborative effort between Sutter's contractor (Teichert Construction) and the City's contractor (Mozingo Construction). This will also allow final paving to occur at the same time for both projects, reducing the presence of pavement cold joints, resulting in a better overall product with greater longevity.

The closure is anticipated to take place on November 3 through November 7, prior to the City's holiday roadway moratorium. The City has already begun public outreach to all the neighboring residents and businesses. Attachment 2 to the staff report shows the Work Zone Exhibit and notification map regarding the closure. The Utilities Department has already been in contact with the Communications Department and social media posts and in person notifications are already underway. The project team is also reaching out to the Folsom Unified School District, Folsom Police Department, Folsom Fire Department, and SacRT for transit-related services and notification of potential impact. Attachment 2 also shows the designated detour route on Cavitt

Drive that will be in place during the closure, which is also slated for pavement improvements in 2026/2027 Fiscal Year as part of the City's Pavement Management Program.

POLICY / RULE

Sections 2.36.080.C and 2.36.120 of the Folsom Municipal Code states, in part, that contracts and change orders above the authorized amount or where additional funds are appropriated for supplies, equipment, services, and construction with an estimated value of $75,049 or greater shall be approved prior to the start of work by the City Council.

ANALYSIS

The costs for the additional items of work identified in Construction Change Order No. 2 are in line with the existing project unit prices and commonly expected costs for the various items of work being performed. Utilizing the existing contract provides an economy of scale savings to the proposed paving work related to items such as traffic control, mobilization, and materials. Staff has reviewed all project changes and recommends approval of this construction change order in a not-to-exceed amount of $550,000. This change order will be funded in part by the available contingency amount, with the remainder funded through the Road Maintenance and Rehabilitation Fund (Fund 235) appropriated to this project as part of this action.

FINANCIAL IMPACT

The City Council's approval of Resolution No. 11270 authorized the execution of the original contract with Mozingo Construction for $18,485,246, with the project budgeted for a total not-to-exceed amount of $20,333,771 which included a 10% contingency in the amount of $1,848,525 for potential change orders. Funding for the additional items of work identified in Construction Change Order No. 2 proposes to use $100,000 of the contingency and $450,000 of Road Maintenance and Rehabilitation Funds (Fund 235) for a new contract amount of $19,035,246.

ENVIRONMENTAL REVIEW

This project is Categorically Exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

ATTACHMENTS

1. Resolution No. 11493 - A Resolution Authorizing the City Manager to Execute Construction Change Order No. 2 with Mozingo Construction in the Amount of $550,000 for the Phase 2 Water Improvements Project (Phase 2A) for Additional Paving Work on Iron Point Road and Appropriation of $450,000 from the Road Maintenance and Rehabilitation Fund (Fund 235)

2. Work Zone Exhibit

Submitted,



Rebecca Neves, PUBLIC WORKS DIRECTOR

Attachment 1

RESOLUTION NO. 11493

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONSTRUCTION CHANGE ORDER NO. 2 WITH MOZINGO CONSTRUCTION IN THE AMOUNT OF $550,000 FOR THE PHASE 2 WATER IMPROVEMENT PROJECT (PHASE 2A) FOR ADDITIONAL PAVING WORK ON IRON POINT ROAD AND APPROPRIATION OF $450,000 FROM THE ROAD MAINTENANCE AND REHABILITATION FUND (FUND 235)

WHEREAS, Resolution 11270 authorized the City Manager to execute a construction agreement with Mozingo Construction for $18,485,246 with the project budgeted for a total not to exceed amount of $20,333,771 which included a ten percent contingency for potential change orders, for the Phase 2 Water Improvement Project (Phase 2A); and

WHEREAS, City staff identified the need for extra paving work during construction within the project area but outside the scope of the original contracted work; and

WHEREAS, Mozingo Construction submitted extra work proposals and other ongoing contract negotiations resulting in a total cost of $550,000 for the proposed Construction Change Order No. 2; and

WHEREAS, funds in the amount of $100,000 are available in the budgeted contingency for construction contract change orders; and

WHEREAS, funds in the amount of $450,000 are available and will require an appropriation to the project in the Road Maintenance and Rehabilitation Fund (Fund 235); and

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

NOW, THEREFORE, BE IT RESOLVED that City Council authorizes the City Manager to execute Construction Change Order No. 2 with Mozingo Construction in the amount of $550,000 for the Phase 2 Water Improvements Project (Phase 2A), for a new contract amount of $19,035,246.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate $450,000 to the Phase 2 Water Improvements Project (Phase 2A) in the Road Maintenance and Rehabilitation Fund (Fund 235).

PASSED AND ADOPTED on this 28th day of October 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

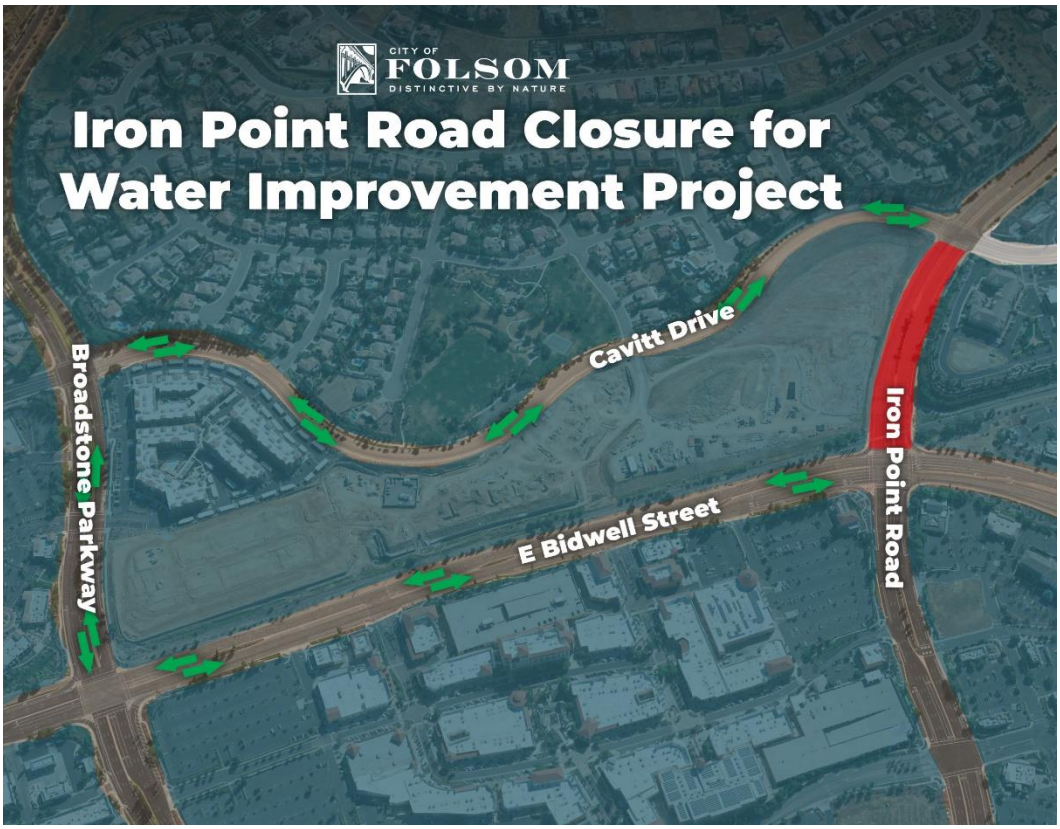
Attachment 2

ATTACHMENT 2 WORK ZONE EXHIBIT

PHASE 2 WATER IMPROVEMENT PROJECT LIMITS AND VICINITY MAP



IRON POINT ROAD DETOUR EXHIBIT



IRON POINT ROAD DETOUR NOTIFICATION MAP



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