Agenda

City Council Regular Meeting

Folsom City Hall | City Council Chambers, First Floor

50 Natoma Street, Folsom, CA 95630

September 23, 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, September 23, 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: Kozlowski, Leary, Raithel, Rohrbough, 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. Resolution of Commendation Honoring Fire Chief Ken Cusano for his Outstanding Service to the City of Folsom
2. Proclamation of the Mayor of the City of Folsom Celebrating the 25th Anniversary of the Sister City Relationship with Pieve del Grappa, Italy

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 9, 2025 Special and Regular Meeting Minutes

PUBLIC HEARING:

4. Veranda at Folsom Heights Project – East Side of Empire Ranch Road, North and South of Summit Street, in the Folsom Plan Area (MSTR25-00025)

   a. Resolution No. 11461 – A Resolution of the City Council Determining that the Veranda at Folsom Heights Project is Exempt from CEQA and Approving a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review

NEW BUSINESS:

5. Resolution No. 11463- A Resolution Approving General Fund Cost Saving Measures for Fiscal Year 2025-26 and Beyond

CITY MANAGER REPORTS

COUNCIL COMMENTS

ADJOURNMENT

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

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

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

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

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.

Resolution of Commendation

Honoring

Fire Chief Ken Cusano
FOR HIS OUTSTANDING SERVICE TO THE CITY OF FOLSOM

WHEREAS, Fire Chief Ken Cusano is retiring after an esteemed career in the fire service spanning over 30 years, including 28 years of dedicated service with the Folsom Fire Department; and

WHEREAS, Chief Cusano has honorably served as Folsom's Fire Chief since October 2020, leading a team of 90 employees with professionalism, integrity, and a steadfast commitment to public safety; and

WHEREAS, Chief Cusano utilized his experience in construction management to serve as the project manager for the construction of Fire Stations 39 and 34, as well as the remodel of Fire Station 38; and

WHEREAS, he championed the partnership with the Folsom Police Department, developing programs such as the Tactical Emergency Medical Service (TEMS) Unit, and the Folsom Fire Investigation Unit; and

WHEREAS, Chief Cusano represented the City of Folsom on the California and Sacramento County Fire Chiefs Associations, the Sacramento Regional Training Chiefs, the Sacramento Metropolitan Air Quality Management District Committee, the Firesafe Council, and the Sacramento Regional Arson Taskforce, helping foster positive community relations and support; and

WHEREAS, Chief Cusano began his career with Folsom in 1998, holding various roles, including arson investigator, personal protective equipment program manager, and paramedic preceptor; and rose through the ranks as a Firefighter/Paramedic, Engineer, Captain, and Division Chief; and

WHEREAS, Chief Cusano's career has been marked by a deep commitment to public service, strong community partnerships, and an unwavering dedication to keeping Folsom a safe place to live, work, and visit:

NOW, THEREFORE, I, SARAH AQUINO, Mayor of the City of Folsom, on behalf of the Folsom City Council and the residents of this community hereby extend our sincere appreciation and gratitude to Fire Chief Ken Cusano for his exemplary service, leadership, and contributions to the Folsom community, and wish him all the best in his well-earned retirement.

COMMENDED, this 23rd day of September 2025.

_____

Sarah Aquino, Mayor

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Proclamation of the Mayor of the City of Folsom Celebrating the 25th Anniversary of the Sister City Relationship with Pieve del Grappa, Italy

WHEREAS, the City of Folsom has proudly shared a Sister City relationship with Pieve del Grappa, Italy—originally established with Crespano del Grappa in the year 2000—for 25 years, fostering international friendship, mutual respect, and cultural exchange; and

WHEREAS, this enduring bond honors Folsom's rich Italian heritage, exemplified by the life and legacy of Giuseppe "Joe" Murer, a native of Crespano del Grappa who immigrated to Folsom in the early 20th century and became a prominent businessman, builder, and civic leader; and

WHEREAS, Joe Murer's contributions to our city are commemorated through the historic Murer House and Gardens, a beloved cultural landmark that stands today as a testament to the deep ties between Folsom and his Italian homeland; and

WHEREAS, the Sister City relationship was formally strengthened in August 1999, when the mayor and delegation from Crespano del Grappa visited Folsom, leading to an official partnership rooted in friendship and shared values; and

WHEREAS, in 2019, Crespano del Grappa and Paderno del Grappa merged to form the municipality of Pieve del Grappa, continuing the spirit of cooperation and unity that underpins our international connection; and

WHEREAS, this partnership is part of the broader Sister Cities International program, founded in 1956 by President Dwight Eisenhower to build peace and understanding through citizen diplomacy and global collaboration; and

WHEREAS, the 25th anniversary of this special relationship is an opportunity for all Folsom residents to reflect on our shared history, celebrate our Italian roots, and participate in a variety of community events that highlight the culture, traditions, and friendship between our two cities:

NOW THEREFORE BE IT RESOLVED that, I Sarah Aquino, Mayor of the City of Folsom, on behalf of the City Council and the residents of Folsom, do hereby proclaim 2025 as a time of celebration of the friendship with Pieve del Grappa and encourage all residents to join in commemorating the 25th anniversary of our Sister City partnership through celebration, education, and cultural appreciation.

PROCLAIMED this 23rd day of September 2025.

_____

Sarah Aquino, MAYOR

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City Council Special Meeting

MINUTES

Tuesday, September 9, 2025 6:00 PM

CALL TO ORDER

The special City Council meeting was called to order at 6:00 pm with Mayor Aquino presiding.

ROLL CALL:

Councilmembers Present:	Anna Rohrbough, Councilmember Michael Kozlowski, Councilmember Barbara Leary, Councilmember Justin Raithel, Vice Mayor Sarah Aquino, Mayor
Councilmembers Absent:	None

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Legal Counsel - Anticipated Litigation – Significant Exposure to Litigation Pursuant to Government Code section 54956.9(e)(3): Application for Leave to File a Late Claim by James Dorris

Motion by Vice Mayor Raithel, second by Mayor Aquino to adjourn to closed session. Motion passed by the following roll-call vote:

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

RECONVENE

City Attorney Steven Wang announced that the City Council voted unanimously to deny the application for leave to file a late claim by James Dorris.

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, September 9, 2025 6:30 PM

CALL TO ORDER

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

ROLL CALL:

Councilmembers Present:	Anna Rohrbough, Councilmember Michael Kozlowski, Councilmember Barbara Leary, Councilmember Justin Raithel, Vice Mayor Sarah Aquino, Mayor
Councilmembers Absent:	None

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

AGENDA UPDATE

City Attorney Steven Wang advised that an amended staff report was available for item No. 11.

BUSINESS FROM THE FLOOR:

The following speakers spoke under this item:

1. Sarah Perrin
2. Tiara Dominquez
3. Gopinath and Ganesh
4. Richard Helier

SCHEDULED PRESENTATIONS:

1. Presentation of Spirit of Folsom Awards

The 2025 Spirit of Folsom Award Winners were presented as follows:

Beth Graybill, nominated by Mayor Sarah Aquino

Tom Handy, nominated by Vice Mayor Justin Raithel

Kathy Cole, nominated by Councilmember Mike Kozlowski

Michael Raffetto, nominated by Councilmember Barbara Leary

Joanne Brausch, nominated by Councilmember Anna Rohrbough

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

Chair of the Folsom Community Service Day Steering Committee Sandy Econome and Recreation & Community Services Manager Tom Hellmann made a presentation.

3. Presentation from Sacramento County Department of Homeless Services and Housing Regarding Proposed Homeless Partnership Model

Sacramento County Department of Homeless Services and Housing representative Emily Halcon made a presentation and responded to questions from the City Council.

Speaker Judi Alexander addressed the City Council.

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.

4. Approval of the August 26, 2025 City Council Regular Meeting Minutes

5. Ordinance No. 1354 - An Uncodified Ordinance of the City of Folsom Approving a Development Agreement by and between the City of Folsom and Broadstone Crossing Phase II, LLC and Elliott Homes, Inc. Relating to the Development known as “Broadstone Crossing Phase II” (Second Reading and Adoption)

6. Ordinance No. 1356 – An Uncodified Ordinance Adopting Prima Facie Speed Limits on East Bidwell Street, Westwood Drive, Alder Creek Parkway, Grand Prairie Road, and Mangini Parkway (Second Reading And Adoption)

7. Resolution No. 11455 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 23-049) with Water Systems Consulting, Inc. for $31,464 with $15,732 from the Water Impact Fee Fund (Fund 456) and $15,732 from the Water Operating Fund (Fund 520) for the City of Folsom Water Vision and Appropriation of Funds

8. Resolution No. 11457 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Systems, Inc. for $160,906.25 from the Transportation Improvement Fund (Fund 446) to Purchase Cabinets at Four Locations for the Flashing Yellow Arrow Trial Project

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

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

NEW BUSINESS:

9. Resolution No. 11454 - A Resolution Authorizing the City Manager to Execute an Agreement with ARB, Inc. for $3,101,298 from the Sewer Operating Fund (Fund 530) for the Construction of the Basin 4 Sewer Phase 1 Project (WW2201) and Appropriation of Funds

10. Resolution No. 11456 - A Resolution Authorizing the City Manager to Execute an Agreement with Dewberry Engineers Inc. for $541,442 from the Sewer Operating Fund (Fund 530) for Construction Management and Inspection Services for the Basin 4 Sewer Phase 1 Project (WW2201) and Appropriation of Funds

Environmental and Water Resources Director Marcus Yasutake made a dual presentation for items 9 and 10 and responded to questions from the City Council.

Motion by Councilmember Kozlowski, second by Councilmember Rohrbough to approve Resolution No. 11454. Motion passed by the following roll-call vote:

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

Motion by Vice Mayor Raithel, second by Councilmember Kozlowski to approve Resolution No. 11456. Motion passed by the following roll-call vote:

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

11. Resolution No. 11458 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the Sacramento Area Firefighters Local 522, IAFF, Folsom Unit

12. Resolution No. 11459 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between the City of Folsom and the International Union of Operating Engineers, Local 39

Human Resources Director Allison Garcia made a dual presentation for items 11 and 12 and responded to questions from the City Council.

Motion by Councilmember Leary, second by Vice Mayor Raithel to approve Resolution No. 11458. Motion passed by the following roll-call vote:

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

Motion by Vice Mayor Raithel, second by Councilmember Leary to approve Resolution No. 11459. Motion passed by the following roll-call vote:

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

13. Resolution No. 11460 - A Resolution Approving the Formation of the Fire Services Exploratory Committee and Appointing Two Members of the City Council to Serve on the Committee

City Manager Bryan Whitemyer made a presentation and responded to questions from the City Council.

Motion by Councilmember Rohrbough, second by Councilmember Kozlowski to appoint Mayor Aquino and Councilmember Leary to serve on the Committee. Motion passed by the following roll-call vote:

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

Motion by Vice Mayor Raithel, second by Mayor Aquino to approve Resolution No. 11460. Motion passed by the following roll-call vote:

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

CITY MANAGER REPORTS

City Manager Bryan Whitemyer announced upcoming events including a September 11 remembrance at Lions Park, the temporary closure and planned rebuild of Castle Park, and the ongoing budget review process with community meetings on September 23 and October 14. The City will also celebrate the 25th anniversary of its Sister City relationship with Pieve del Grappa, Italy, with cultural events this Saturday, and the Friends of the Folsom Library Book Sale will be held September 12–14. He also provided an update on the River Ridge Way incident and thanked all responding agencies.

COUNCIL COMMENTS

Councilmember Kozlowski noted that Friends of Folsom Parkway are leading a major fire safety project to remove lighter fuel in the Creek Nature Preserve. The effort will begin before Community Service Day, continue beyond it, and take place every Thursday for the foreseeable future. Volunteers are encouraged to participate

Vice Mayor Raithel reported on recent discussions regarding e-scooters and e-motorcycles, noting positive collaboration between the City and the School District to strengthen enforcement and address

community concerns. Additionally, concerns were raised about the Johnny Cash Art Trail guitar pick installation, with feedback that the design does not match public expectations. Given the mixed reception of the first installation, he suggested reconsidering plans for the second pick and potentially bringing the matter back for further discussion.

Councilmember Leary supported revisiting the Johnny Cash Art Trail guitar pick discussion, suggesting alternative options and potential input from the artist. A request was made for a future council presentation from Library Director Tom Gunnerson to review library operations, funding, and usage, highlighting the library's high countywide utilization. She also asked about requesting future agenda item requests. Lastly, updates were shared on meetings regarding economic development opportunities, with an emphasis on filling vacant commercial spaces through regional outreach and business recruitment.

Councilmember Rohrbough expressed support for revisiting the Johnny Cash Art Trail guitar pick discussion and for a future presentation from the Library Director highlighting library usage and operations. Additional suggestions included placing e-bike and e-scooter regulations on a future agenda to provide public education, review enforcement efforts, and consider possible ordinance changes.

Mayor Aquino invited everyone to join a video call with the Pieve del Grappa Mayor and other elected leaders during the expanded Farmers Market event this Saturday at 11:00 a.m. at the amphitheater stage.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 8:39 p.m.

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:	9/23/2025
AGENDA SECTION:	Public Hearing
SUBJECT:	Veranda at Folsom Heights Project – East Side of Empire Ranch Road, North and South of Summit Street, in the Folsom Plan Area (MSTR25-00025) • Resolution No. 11461 – A Resolution of the City Council Determining that the Veranda at Folsom Heights Project is Exempt from CEQA and Approving a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff forwards the Planning Commission's recommendation that the City Council take the following action:

1. Approve Resolution No 11461 - A Resolution of the City Council Determining that the Veranda at Folsom Heights Project is Exempt from CEQA and Approving a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review

BACKGROUND / ISSUE

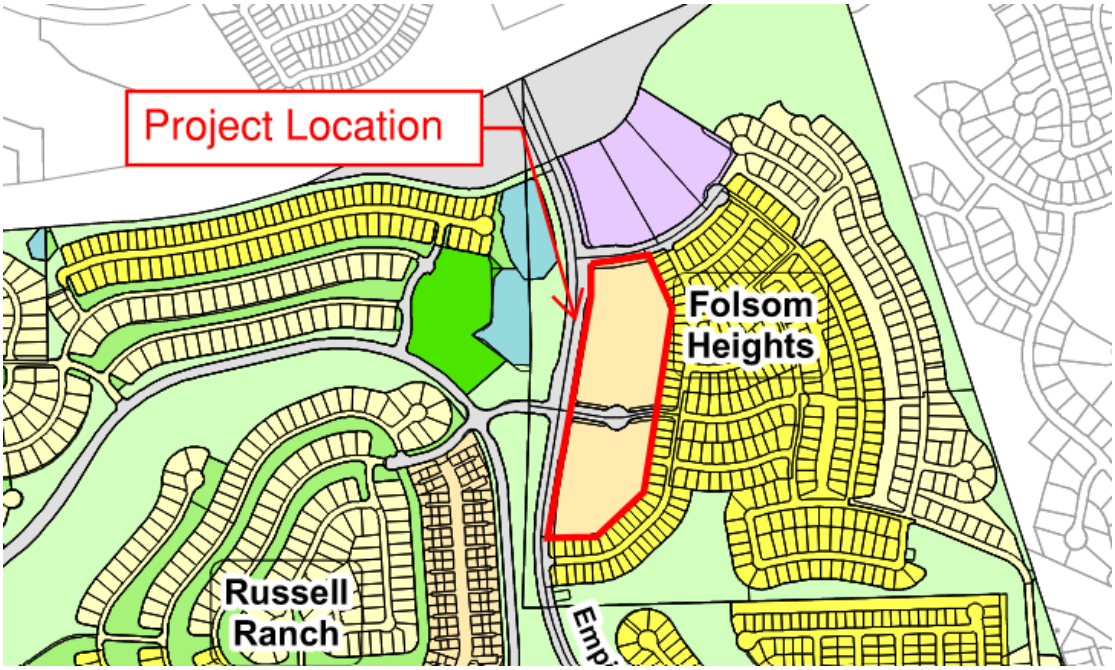
Project Description and Context

The proposed project is a request for approval of a Small-Lot Vesting Tentative Subdivision Map to subdivide an approximately 14.9-acre site located on the east side of Empire Ranch Road, north and south of Summit Street, in the Folsom Plan Area Specific Plan (FPASP) into a 125-lot residential subdivision. The project site has General Plan and FPASP Land Use Designations of MLD (Multifamily Low-Density) which provide for development at 7.0 to 12.0 units per acre. A Planned Development Permit is also requested to comply with the Planned Development (PD) District overlay and to allow for greater flexibility in site design. Finally, a Design Review is requested to approve architecture and design for 125 proposed single-family residential units.

The Planning Commission reviewed the proposed project on August 20, 2025, and recommended approval by the City Council.

The project site is surrounded by the Folsom Heights project on the north, east, and south, and Russell Ranch project to the west. The subject properties have significant elevation changes and are devoid of vegetation. As of the preparation of this report, the properties are part of the overall mass grading for the Folsom Heights project.

FIGURE 1: PROJECT LOCATION



On July 11, 2017, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines, and an Inclusionary Housing Plan for the development of a 530-unit residential and commercial development (Folsom Heights) on a 189.7-acre site located in the northeast corner of the Folsom Plan Area. The Tentative Subdivision Maps received two extension approvals, with the Large-Lot Vesting Map being recorded in 2021 and the Small-Lot Final Map in the process of being finalized as of the time of this report. The Folsom Heights project included an allocation of 123 multifamily residential units to two of the Large Lots. However, these lots were not included in the Small-Lot Map. Thus, they are the subject of this subsequent entitlement request.

Overall Project Concept

The Veranda at Folsom Heights project seeks to create a development plan consistent with the overall Folsom Heights project and FPASP policies. Specifically, the project proposes a for sale "detached townhome" project of 125 small lots with detached single-family residential units,

common private drives, open spaces, and guest parking areas. The residential units will be clustered around pedestrian paseos with alley loaded garages.

The site design also includes a central promenade street lined with additional parking spaces, trees, and landscaping. The main project access to both the northern and southern halves of the site is from a traffic circle on Summit Street, with secondary access for both areas from Iron Horse Drive, which curves around the site's southern and eastern boundaries. The plan includes gated entry, two private pocket parks, and 20 landscape lots that provide frontage landscaping along public and private roadways. The following Figures provide images of the proposed site design and architecture.

FIGURE 2: PROPOSED LANDSCAPE PLAN



FIGURE 3: CLUSTER DEVELOPMENT LANDSCAPE PROPOSAL



FIGURE 4: PLAN ELEVATION PROPOSALS





POLICY / RULE

The Folsom Municipal Code (FMC) requires that applications for Tentative Subdivision Maps be forwarded to the City Council for final action. City Council actions regarding Tentative Subdivision Maps are covered under Section 16.16.080 of the FMC.

The project site is in a Planned Development (PD) Overlay District. Pursuant to FMC Chapter 17.38, the PD Overlay District requires development to request a PD Permit. The PD Overlay District allows greater flexibility in the design of integrated developments than possible through strict application of land use regulations and encourages the creative and efficient use of land.

FPASP Chapter 13 – Implementation requires that all projects include project-level design review as outlined in FMC Chapter 17.06. The purpose of the Design Review process is to review the project site design and evaluate the architectural design of the residential buildings.

ANALYSIS

General Plan and Specific Plan Consistency

The 14.9-acre project site has a General Plan land use designation of MLD (Multifamily Low Density, 7-12 du/acre). In addition, the project site has a Specific Plan designation of MLD-PD (Multifamily Low Density - Planned Development). The General Plan and Specific Plan land use designations are consistent with each other and are not proposed to change as part of this project. The Specific Plan MLD land use designation is intended to promote a variety of housing types that

will result in diverse residential neighborhoods. Residential uses allowed in the SP-MLD land use designation include, but are not limited to, single-family dwellings (small-lot detached, zero-lot-line and patio homes), two-family dwellings and multi-family dwellings. The applicant proposes a small-lot detached product, which is consistent with the site's land use designation. City staff also reviewed relevant General Plan and Specific Plan policies and found the project consistent in all cases. More analysis can be found in the Planning Commission Staff Report (Attachment 2).

Small-Lot Tentative Subdivision Map

The proposed subdivision features interior lots with minimum lot sizes of 2,700 square feet. Corner lots are proposed with a minimum size of 2,900 square feet, which deviates from the MLD Development Standards (see discussion below regarding the Planned Development Permit). The proposed Small-Lot Tentative Subdivision Map creates the necessary easements to allow for roads and utilities to facilitate development of the small-lot parcels, as well as parcels providing shared parking, access, and open space that will be owned and maintained by a Homeowners Association (HOA). It is important to note that the proposed subdivision will be a private gated community; as a result, all drives (delineated as Ways and Places) within the subdivision are proposed to be private. Staff included a condition (Condition No. 22) that requires the applicant to dedicate easements for stormwater drainage, water, and sewer within the private streets, as well as public utility easements for underground facilities on properties adjacent to the streets.

The applicant requests that the map be vesting, and has provided preliminary grading, drainage, and utility plans to support that request. Utilities to the site are provided by both the City of Folsom and the El Dorado Irrigation District (EID). Water service is provided by EID, but sewer services are split between the City of Folsom and EID, via a Memorandum of Understanding (MOU) between the two parties. On June 11, 2025, the City and EID entered into an amended MOU to specify that certain lots within the Veranda at Folsom Heights project would receive sewer service from the City, rather than EID, as originally proposed. The Preliminary Small-Lot Vesting Tentative Subdivision Map includes notes indicating service providers for the proposed lots.

The Folsom Heights project allocated 123 units to the Veranda site. However, the applicant is requesting a 125-unit map as they lost two units elsewhere in the larger development. This maintains the overall unit count of the Folsom Heights project at 530, which is consistent with and does not substantially change the overall intent of the Folsom Plan Area Specific Plan (FPASP). The shift in units will be memorialized through an administrative Minor Administrative Modification approval.

Staff has determined that the proposed Small-Lot Vesting Tentative Subdivision Map, if approved concurrently with the PD Permit request and as conditioned, complies with all City requirements (FMC Chapter 16.16), as well as with the requirements of the State Subdivision Map Act (Government Code Sections 66410 *et seq.*).

Planned Development Permit

The applicant is proposing deviations from development standards as part of the requested Planned Development (PD) Permit. They state that the project's innovative housing typology drives the request for modified development standards. Specifically, the project is designed to provide housing choice in the Folsom Plan Area by reducing private open space (such as front and back yards) to allow higher density for sale single-family product, which is in demand. The project will include shared outdoor spaces in the form of paseos and pocket parks. The applicant states that these spaces will incorporate abundant landscaping and trees and provide significant shade coverage. Finally, the project is located within walking distance of future mixed-use to the north, and future park and school sites to the south, providing further recreation and services to residents.

In reviewing the applicant's request for approval of a PD Permit, staff considered a variety of factors including existing and proposed development standards, traffic/access/circulation, parking requirements, noise impacts, walls/fencing, site lighting, site landscaping, trash/recycling, grading/drainage, and architecture/design. Details of this review are included in the Planning Commission staff report (Attachment 2).

Staff believe that the PD Permit review criteria of FMC Section 17.38.100 are met by the proposed project. The project is consistent with the purpose of the SP-MLD land use designation in that it proposes residential "townhome" ownership units with a higher density than that of more traditional single-family homes. The site design provides a well-designed community within its own boundaries, with adequate access, services, and open space to serve residents and provide emergency public safety services. Finally, staff have not identified any deviations requested under the PD Permit that would be detrimental to health, safety, or the general welfare of persons or property within the vicinity of the project. Therefore, staff is supportive of the PD Permit request.

Design Review

The Veranda at Folsom Heights project is subject to the *Folsom Heights Design Guidelines*, dated June 2017 and adopted by the City Council on July 11, 2017. Relevant to the Veranda at Folsom Heights project are the architectural design requirements, and particularly the Architectural Collections.

The applicable Design Guidelines requirements and the project's compliance are outlined below.

TABLE 1: *DESIGN GUIDELINES* COMPLIANCE

Design Guidelines	Requirement	Proposed Project
Master Home Plan Requirements	Four or more Floor Plans Three or more Elevations	Four Floor Plans Three Elevations
Visually Distinct Roof Form	One out of Every Three Homes	Site Development Plan and Condition No. 46 will ensure compliance with this requirement
Porch Depth	Minimum Six Feet	Minimum Six Feet

Floor Plan/Elevation Repetition	Same floor plans with same elevations shall be no less than three lots away	Site Development Plan and Condition No. 46 will ensure compliance with this requirement

The applicant also provided an architectural narrative that details how the proposed elevations (Early California, Spanish, and California Cottage) are consistent with two of the Architectural Collections: The California Collection and The Picturesque Collection:

- The Early California and Spanish styles are consistent with the intent of The California Collection, which features two-story rectangular forms, varied roof forms featuring gables, gables enhanced with a tile vent element or another type of embellishment, "s" or flat tile roofing, stucco as the dominant exterior finish, a variety of shutter styles, decorative wood elements (corbels), and brick or masonry at the first floor, all consistent with the California Collection architectural style.
- The California Cottage style is designed to reflect The Picturesque Collection, with full two-story massing, asymmetrical massing and proportions, and a gable roof form with concrete tile roof. The body is a combination of stucco and stone with siding in the gable ends. Vertically proportioned windows with full window surrounds or head and sill trim with shutters complete the picturesque expression.

Staff reviewed the materials provided and can confirm that the proposed site and architectural designs comply with applicable Design Guidelines and therefore recommend approval of the requested Design Review.

Inclusionary Housing Plan
As permitted by the City's Inclusionary Housing Ordinance, the Folsom Heights project received approval to meet their inclusionary housing requirement by providing an in-lieu fee payment. The Veranda at Folsom Heights project is included in this approval and so is subject to the requirement that the related Inclusionary Housing Agreement be approved by the City Council in a form acceptable to the City Attorney and executed prior to final map recordation for either this map or another map under the Folsom Heights project. Condition No. 27 is included to reflect these requirements.

FINANCIAL IMPACT

No financial impact is anticipated with the approval of the Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, or Design Review as the project will not result in any changes to the total number of residential units within the FPASP.

ENVIRONMENTAL REVIEW

Certain residential, commercial and mixed-use projects that are consistent with a specific plan adopted pursuant to Title 7, Division 1, Chapter 3, Article 8 of the California Government Code are exempt from review under the California Environmental Quality Act (CEQA) provided they qualify under CEQA Guidelines §15182. One of the project types described in that Section is a residential project undertaken pursuant to and in conformity with a specific plan for which a public

agency has prepared an Environmental Impact Report (EIR) after January 1, 1980. This exemption is limited to situations where after the adoption of the specific plan, no circumstances described in CEQA Guidelines § 15162(a) have occurred.

§15162. Subsequent EIRs and Negative Declarations

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

On June 28, 2011, the Folsom City Council approved the Folsom Plan Area Specific Plan (FPASP) for development of up to 10,210 residential dwelling units with a range of housing types and densities, along with commercial, industrial/office park, and mixed-use land uses, open space, public schools, parks, and supporting infrastructure. The development would be located on approximately 3,514 acres. The City and the U.S. Army Corps of Engineers prepared a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the FPASP that evaluated the environmental impacts associated with development of the entire plan area based on the land use designations identified in the specific plan. The Folsom City Council has approved several amendments to the FPASP since 2011, the most recent as part of the City of Folsom General Plan Amendments for Increased Residential Capacity project, which was approved on

August 27, 2024, with a Subsequent EIR that considered development of up to 13,343 residential dwelling units.

Environmental Checklists and Addendums to the 2011 FPASP EIR/EIS were prepared for both phases of the Folsom Heights project (General Plan Amendment, Specific Plan Amendment, and Development Agreement Amendment request approved in 2016 and Large Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Development Agreement Amendment, Inclusionary Housing Plan, and Minor Administrative Modification request approved in 2017). The subject property was included in the analyses for both phases. The Addendums concluded that the project would not result in new or substantially more significant environmental impacts compared to the analysis presented in the FPASP EIR/EIS and that no changes in circumstances were present that necessitated further environmental review.

The City, as lead agency, has reviewed the Veranda at Folsom Heights project against the FPASP and has determined that the proposed project as conditioned is entirely consistent with the FPASP.

- The project does not propose changes to land use designations, permitted density, infrastructure, or any other component of the specific plan that were evaluated through the FPASP EIR/EIS and subsequent environmental documents.
- The Planned Development Permit and Minor Administrative Modification requests would result in minor modifications to the allocation of residential units in the FPASP and development standards permitted in the project area. However, neither results in increased densities, impacts to infrastructure, or impacts to any other component of the FPASP beyond those evaluated in the FPASP EIR/EIS. Further, the City has not identified any substantial changes that have occurred with respect to the project's circumstances which would require major revisions of the FPASP EIR/EIS or subsequent environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- The FPASP, and specifically the Folsom Heights project area, is being developed out as planned for in the FPASP, with all significant environmental effects being addressed through existing Mitigation Monitoring and Reporting programs already in place (Condition of Approval No 11).
- No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows that the project will have significant effects not discussed in the previous EIR, significant effects previously examined will be more severe than shown in the previous EIR, or that mitigation measures considered infeasible are now feasible or alternative mitigation measures have been identified to reduce significant effects shown in the previous EIR. As stated above, the most recent environmental document prepared for amendments to the FPASP was approved in 2024, which would have identified such new information as would be critical to ensure appropriate CEQA review of the project.

The City has determined that the proposed project is consistent with the Folsom Plan Area Specific Plan and that it would not result in any of the circumstances listed in CEQA Guidelines §15162.

Because the proposed project is subject to a statutory exemption, rather than a categorical exemption, the typical exceptions to CEQA exemptions do not apply. Therefore, the Veranda at Folsom Heights project qualifies for the special situation exemption of CEQA Guidelines § 15182 – Projects Pursuant to a Specific Plan.

ATTACHMENTS

1. Resolution No. 11461 – A Resolution of the City Council Determining that the Veranda at Folsom Heights Project is Exempt from CEQA and Approving a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review
2. Planning Commission Staff Report, dated August 20, 2025
3. Vicinity Map
4. Project Narrative
5. Project Exhibits - Preliminary Small-Lot Vesting Tentative Subdivision Map, dated July 9, 2025, Preliminary Grading Plan, dated January 2025, Preliminary Utility Plan, dated January 2025, Preliminary Landscaping Plan, Parklet Concept, Walls and Fences, dated July 22, 2025, Veranda at Folsom Heights Site Development Plan, dated July 23, 2025, Circulation Plan, dated July 9, 2025, Refuse Cart Plan, dated July 9, 2025, Veranda at Folsom Heights Elevations, Floor Plans, and Materials, dated July 10, 2025, Veranda at Folsom Heights Development Standards Table, Example Elevation Imagery, dated April 4, 2025
6. Folsom Heights Inclusionary Housing Compliance Letter, dated September 18, 2015

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

RESOLUTION NO. 11461

A RESOLUTION OF THE CITY COUNCIL DETERMINING THAT THE VERANDA AT FOLSOM HEIGHTS PROJECT IS EXEMPT FROM CEQA AND APPROVING A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW

WHEREAS, the Planning Commission on August 20, 2025, held a public hearing on the proposed Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review, considered public comment and, based on the proposed configuration of the 125 single-family lots, determined the proposed subdivision complies with all City requirements, as well as with the requirements of the State Subdivision Map Act; and

WHEREAS, the Planning Commission recommends that the City Council approve the proposed small lot vesting tentative subdivision map, planning development permit, and design review for the Veranda at Folsom Heights Project; and

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

WHEREAS, the proposed Veranda at Folsom Heights Project is exempt from further environmental review under Section 15182 (Projects Implementing Specific Plans) of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED by the Folsom City Council that the Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review for the Veranda at Folsom Heights Project creating 125 single-family residential parcels, as shown in Exhibit "A", are hereby approved.

BE IT FURTHER RESOLVED that these approvals are subject to the conditions of approval attached as Exhibit "B" based on the following findings:

GENERAL FINDINGS

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

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE FOLSOM PLAN AREA SPECIFIC PLAN.

CEQA FINDINGS

C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.

D. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED ADDENDUMS TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS FOR THE FOLSOM HEIGHTS PROJECT.

E. THE CITY HAS DETERMINED THAT THE VERANDA AT FOLSOM HEIGHTS RESIDENTIAL PROJECT IS UNDERTAKEN PURSUANT TO AND IN CONFORMITY TO THE FOLSOM PLAN AREA SPECIFIC PLAN AND THE FOLSOM HEIGHTS PROJECT.

F. THE CITY HAS DETERMINED THAT NONE OF THE CIRCUMSTANCES DESCRIBED IN CEQA GUIDELINES SECTION 15162 GENERALLY REQUIRING THE PREPARATION OF A SUBSEQUENT EIR EXIST IN THIS CASE.

G. APPLICABLE MITIGATION MEASURES FROM THE FPASP FEIR ARE APPLIED TO THIS PROPOSED PROJECT.

H. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15182 (PROJECTS IMPLEMENTING SPECIFIC PLANS) OF THE CEQA GUIDELINES.

TENTATIVE SUBDIVISION MAP FINDINGS

I. THE PROPOSED SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.

J. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED.

K. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

L. THE PROPOSED SUBDIVISION, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.

M. AS CONDITIONED, THE DESIGN OF THE SMALL-LOT TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

N. AS CONDITIONED, THE DESIGN OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.

O. THE DESIGN OF THE SMALL-LOT TENTATIVE SUBDIVISION MAP AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

P. SUBJECT TO SECTION 66474.4 OF THE SUBDIVISION MAP ACT, THE LAND IS NOT SUBJECT TO A CONTRACT ENTERED INTO PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (COMMENCING WITH SECTION 51200 OF THE GOVERNMENT CODE).

PLANNED DEVELOPMENT PERMIT FINDINGS

Q. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY.

R. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY. THE MODIFICATIONS TO THOSE STANDARDS PROPOSED AS A PART OF THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY RIGID APPLICATION OF THE STANDARDS, CONSIDERING THE ADDITIONAL AMENITIES TO BE PROVIDED BY THE PROPOSED PROJECT.

S. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.

T. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THE PROPOSAL AND THE ADEQUACY OF THE PROVISION WHICH THE PROPOSED DEVELOPMENT MAKES FOR THE FURNISHING OF SUCH FACILITIES IS ACCEPTABLE.

U. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

V. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL TRAFFIC CIRCULATION,

INCLUDING INGRESS AND EGRESS.

W. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE AND THE CITY AS A WHOLE.

X. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICE AND EMERGENCY PUBLIC SAFETY SERVICES TO THE PROJECT.

DESIGN REVIEW FINDINGS

Y. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND APPLICABLE ZONING ORDINANCES.

Z. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM HEIGHTS DESIGN GUIDELINES, ADOPTED JULY 2017.

AA. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

PASSED AND ADOPTED this 23rd day of September, 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

Small-Lot Tentative Subdivision Map

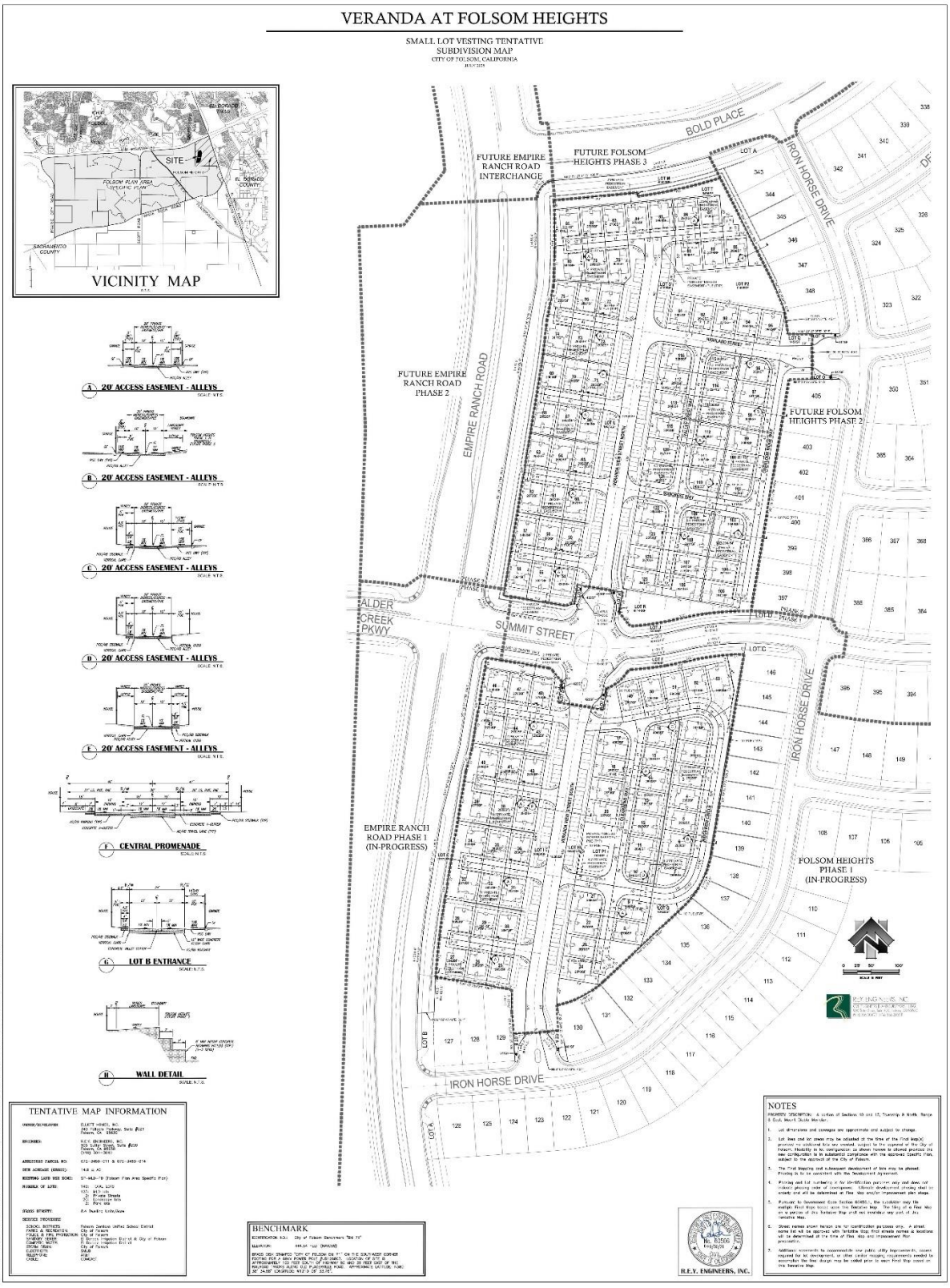

VERANDA AT FOLSOM HEIGHTS
SMALL LOT VESTING TENTATIVE SUBDIVISION MAP
CITY OF FOLSOM, CALIFORNIA
VICINITY MAP
SITE
FUTURE EMPIRE RANCH ROAD INTERCHANGE
FUTURE FOLSOM HEIGHTS PHASE 3
BOLD PLACE
IRON HORSE DRIVE
FUTURE EMPIRE RANCH ROAD PHASE 2
EMPIRE RANCH ROAD
FUTURE FOLSOM HEIGHTS PHASE 2
ALDER CREEK PKWY
SUMMIT STREET
EMPIRE RANCH ROAD PHASE 1 (IN-PROGRESS)
FOLSOM HEIGHTS PHASE 1 (IN-PROGRESS)
A 20' ACCESS EASEMENT - ALLEYS
B 20' ACCESS EASEMENT - ALLEYS
C 20' ACCESS EASEMENT - ALLEYS
D 20' ACCESS EASEMENT - ALLEYS
E 20' ACCESS EASEMENT - ALLEYS
F CENTRAL PROMENADE
G LOT B ENTRANCE
H WALL DETAIL
TENTATIVE MAP INFORMATION
BENCHMARK
NOTES
R.E.Y. ENGINEERS, INC.

Exhibit B

Conditions of Approval

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
		GENERAL REQUIREMENTS		
1.		***Final Development Plans and Recorded Map*** The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below: 1. Project Narrative 2. Preliminary Small-Lot Vesting Tentative Subdivision Map, dated July 9, 2025 3. Preliminary Grading Plan, dated January 2025 4. Preliminary Utility Plan, dated January 2025 5. Preliminary Landscaping Plan, Parklet Concept, Walls and Fences, dated July 10, 2025 6. Veranda at Folsom Heights Elevations, Floor Plans, and Materials, dated July 10, 2025 7. Veranda at Folsom Heights Site Development Plan, dated July 23, 2025 8. Veranda at Folsom Heights Development Standards Table 9. Circulation Plan, dated July 9, 2025 10. Refuse Cart Plan, dated July 9, 2025 11. Example Elevation Imagery, dated April 4, 2025 12. Folsom Heights Inclusionary Housing Compliance Letter, dated September 18, 2015 The Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review are approved for the development of a 125-unit single-family residential project (Veranda at Folsom Heights). Implementation of the project shall be consistent with the above-mentioned items, the Folsom Plan Area Specific Plan (FPASP) as Amended, the Folsom Heights Specific Plan Amendment Per Resolution No. 9785, the Folsom Heights Subdivision Project Per Resolution 9965 and Ordinance 1276, and these conditions of approval.	G, I, M, B	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
2.		***Community Development Department Subsequent Review*** All civil engineering, improvement, landscape, and irrigation plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.	G, I, M	CD (P)(E)(B)
3.		***90-Day Protest Period*** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions. The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code Section 66020, the applicant will be legally barred from later challenging such exactions.	OG	CD (E)(P)
4.		***Validity*** This approval of the Small-Lot Vesting Tentative Subdivision Map shall be valid for a period of three years or thirty-six months (September 23, 2028). The term of the Planned Development Permit shall track the term of the map. An extension to the identified time frame may be granted by the Planning Commission. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, building permit, or other construction permit or entitlement required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the development contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the project approvals shall be tolled during the time that any litigation is pending, including any appeals.	OG	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
5.		***Indemnity for City*** The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur: • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant's obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.	OG	CD (P)(E)(B) PW, PR, FD, PD

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
6.		***Backbone Infrastructure Plan*** The owner/applicant and all subsequent applicants, heirs, and successors with intention of developing the property are required to provide to the Community Development Department for review and approval by the City Engineer a Backbone Infrastructure Plan. Additional studies and supporting documentation may also be required as part of this condition. As provided for in the ARDA, Amendment No. 1, and the FPASP, the owner/applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary rights of way, public utility easements, public water main easements, public sewer easements, irrevocable offers of dedication and temporary construction easement. All required easements as listed necessary for the Backbone Infrastructure shall be reviewed and approved by the City Engineer and recorded with the Sacramento County Recorder pursuant to the timing requirements set for in Section 3.8 of the ARDA and any amendments thereto.	M	CD (E), PW
7.		***Compliance with Development Agreement*** The owner/applicant shall comply with all provisions of the Folsom Heights First Amended and Restated Tier 1 Development Agreement and Amendment No. 1 thereto (collectively "Development Agreement") and any approved amendments thereafter by and between the City and the owner/applicant of the project.	M	CD (E)

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
8.		***Homeowners Association*** The owner/applicant shall form a Homeowners Association which shall be responsible for maintenance of all private streets, maintenance of all common areas, maintenance of all on-site landscaping, maintenance of storm drainage facilities, maintenance of sanitary sewer improvements, maintenance of private water improvements, and maintenance of any other on-site facilities throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or plantings shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature. In addition, Covenants, Conditions, and Restrictions (CC&R's) shall be prepared by the owner/applicant and shall be subject to review and approval by the Community Development Department for compliance with this approval and with the Folsom Municipal Code and adopted policies, prior to the recordation of the Final Map.	M	CD (P)(E)

9.		***Disclosures*** The owner/applicant shall disclose to the homeowners in the Community CC&Rs the following items: o Future public parks and public schools are in relatively close proximity to the proposed project site, and that the public parks may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate noise impacts during various times, including but not limited to evening and nighttime hours. The owner/applicant shall also disclose that the existing public parks include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours. o The soil at the project site may contain naturally occurring asbestos and naturally occurring arsenic. o The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited. o The project site is located close to the Mather Airport flight path and overflight noise may be present at various times. o The location of the fencing shall remain in perpetuity as shown and installed originally by the Applicant. o Parking may be prohibited by the Association on refuse pickup days in stalls adjacent to refuse carts. o Waste bins shall be collected and returned to the garage or other designated area (as determined by the Association) not later than twenty-four (24) hours after the collection day. o That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising the owner/applicant and renters of the potential adverse odor impacts from		

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
		surrounding agricultural operations, which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred.		
10.		***Subsequent Minor Administrative Modification*** The applicant shall submit a Minor Administrative Modification (MAM) request to transfer two (2) dwelling units from FPASP Parcel No. 236 and one (1) dwelling unit from FPASP Parcel No. 235 to FPASP Parcel No. 234. The MAM shall demonstrate that required densities for sending and receiving properties meet FPASP density standards and shall be approved prior to recordation of the Final Map.	M	CD(P)(E)
11.	✓	***Mitigation Monitoring and Reporting Program*** The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The Folsom Heights Project is expressly conditioned upon compliance with all mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS, the South of 50 Backbone Infrastructure Project MND, the Folsom Heights Specific Plan Amendment to the FPASP and Addendum to the FPASP EIR/EIS, the Folsom Heights Tentative Map Addendum to the FPASP EIR/EIS, and the Folsom South of U.S. Highway 50 Specific Plan Project Revised Proposed Off-Site Water Facility Alternative Amendment to the FPASP and Addendum to the FPASP EIR/EIS. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).	OG	CD (P)(E)
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
12.		***Applicable Taxes, Fees, and Charges*** The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the FPASP Public Facilities Financing Plan and the Amended and Restated Development Agreement.	M	CD (P)(E)
13.		***Existing Assessments*** If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	M	CD (E)

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
14.		***Use of Outside Legal Counsel and Consultants*** The City, at its sole discretion, may utilize the services of outside legal counsel and consultants to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel or consultants, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	M	CD (P)(E)
15.		***Special Study Reimbursement*** If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of mapping documents, building plans, improvement plans, or beginning inspection, whichever is applicable.	M	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
16.		***Development Impact Fees*** The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees in place at the time of approval or subsequently adopted consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc. Any protest to such for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (September 23, 2025) or otherwise shall be governed by the terms of Amendment No. 1 to the ARDA. The fees shall be calculated at the fee rate set forth in the PFFP, SPIF, and the ARDA.	M	CD (P) PW, PK
17.		***School District Fees*** The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	M	CD (P)
MAP REQUIREMENTS				

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
18.		***Street Names*** The street names identified below shall be used for the Final Small-Lot Map: Veranda View Street South, Veranda View Street North, Highland Street, Valley Crest Way, Suncrest Way, Clearbend Way, and Ridgeview Way. The following alternative street names may be used if found to be acceptable by City of Folsom Police and Fire Departments: Golden Rise, Canyonlight, Hightrail Bend, Golden Ridge.	M	CD (P)(E)
19.		***FMC Compliance*** The Final Small-Lot Map shall comply with the Folsom Municipal Code and the Subdivision Map Act.	M	CD (E)
20.		***FPASP Compliance*** A note shall be added to the final map that states: *This map is subject to requirements outlined in the Folsom Plan Area Specific Plan as amended August 27, 2024, and the Folsom Heights Specific Plan Amendment per Resolution 9785.*	M	CD (E)
21.		***Reciprocal Easements*** The owner/applicant shall dedicate a reciprocal access easement for common use of Veranda View Street South, Veranda View Street North, Highland Street, Valley Crest Way, Suncrest Way, Clearbend Way, and Ridgeview Way and internal drive aisles.	M	CD (E)
22.		***Private Easements*** The owner/applicant shall dedicate private easements for utilities, drainage, water, and sanitary sewer on the Parcel Map.	M	CD (E)
23.		***Centralized Mail Delivery Units*** All Final Maps shall show easements or other mapped provisions for the placement of centralized mail delivery units. The owner/applicant shall provide a concrete base for the placement of any centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the U. S. Postal Service and the City of Folsom Community Development Department, with due consideration for street light location, traffic safety, security, and consumer convenience.	M	CD (E)

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
24.		***Deferred Improvement Agreement*** Prior to the recording of the Final Map, the owner/applicant shall enter into a deferred improvement agreement with the City, identifying public improvements, if any, to be constructed with each phase. The owner/applicant shall provide security acceptable to the City, guaranteeing construction of the improvements.	M	CD (E)
25.		***School District Map Copy*** Upon recordation of the Final Map, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.	M	CD (E)
26.		***Digital Map Copy*** Upon recordation of the Final Map, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department.	M	CD (E)
27.		***Inclusionary Housing Agreement*** An Inclusionary Housing Agreement, consistent with the Folsom Heights Inclusionary Housing Plan approved by the City Council, and in a form acceptable to the City Attorney, shall be executed prior to recording the Final Small-Lot Map for the Veranda at Folsom Heights project.	M	CD (P)(E)
SITE DEVELOPMENT REQUIREMENTS				

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
28.		***Phasing Plan*** The owner/applicant shall prepare a complete and comprehensive phasing plan and shall submit the phasing plan to the City for each proposed phase of development. The phasing plan shall include all required infrastructure for each proposed phase of development. The infrastructure shall include all required on-site and off-site improvements, including but not limited to, water system improvements (distribution and transmission mains, booster pump stations, water reservoirs, tanks, pumps, PRV stations, etc.), sanitary sewer improvements (sewer mains, lift stations, forced mains, etc.) roadway and transportation improvements, storm drainage improvements (detention/water quality basins, outfalls, etc.) and all other necessary improvements required for each phase of development. The phasing plan shall include itemized cost estimates for all required improvements and the phasing plan shall be reviewed and approved by the City. The City Engineer may condition the phasing to ensure that each phase functions independently and is consistent with the minimum utility and access standards of the City. All maps filed in phases will be required to have two points of access for emergency vehicle access and/or general traffic purposes and all off-site utilities deemed necessary as determined by the City Engineer. Improvement plans for all future phases that include half sections of local residential streets shall include a minimum of 15 feet of pavement over the centerline, to allow two-way traffic and shall be subject to approval of the Community Development Department and Fire Department. The City will not dictate the order of the phasing except that the first phase shall construct necessary supporting backbone infrastructure to that phase.	G, I, M	CDD(E), EWR, PW, FD
29.		***Geotechnical Report*** Prior to the issuance of any grading, improvement permit, and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design. The geotechnical report shall be inclusive of any proposed wall calculations. The report and calculations are subject to review and approval by the Community Development Department.	G, B	CD (E)

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
30.		***Naturally Occurring Asbestos*** This project is located in a geologic unit within the boundaries of the City of Folsom, which is likely to contain naturally occurring asbestos. The owner/applicant shall be required to obtain approval from the Sacramento Metropolitan Air Quality Management District (SMAQMD) prior to approval of any grading and/or construction on the project site. The owner/applicant shall provide to the Community Development Department a copy of the written approval from SMAQMD prior to approval of grading and/or site improvement plans.	G, B	CD (E)
31.		***Compliance with Standard Specifications and Details*** Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom *Standard Construction Specifications* and the *Design and Procedures Manual and Improvement Standards*.	I, B	CD (P)(E)
32.		***Improvement Plan Review*** The improvement plans for the required public and private subdivision improvements necessary to serve any and all phases of development shall be reviewed and approved by the Community Development Department, El Dorado County if applicable, and the El Dorado Irrigation District (EID) if applicable prior to approval of a Final Map.	I, B	CD (E)
33.		***Material Storage Areas*** The owner/applicant shall locate staging and material storage areas as far away from sensitive biological resources and sensitive land uses (e.g., residential areas, schools, parks) as feasible. Staging and material storage areas shall be screened from adjacent occupied land uses in earlier development phases to the maximum extent practicable. Screens may include, but are not limited to, the use of visual barriers such as berms or fences. Staging and material storage areas shall be shown on all grading and/or improvement plans prior to plan approval by the City.	G	CD (P)(E)(B)

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
34.		***Landslide /Slope Failure*** The owner/applicant shall retain an appropriately licensed engineer during the grading activities to identify existing landslides and potential slope failure hazards. The said engineer shall be notified a minimum of two days prior to any site clearing or grading to facilitate meetings with the grading contractor in the field. If blasting is required to complete final grading of the site, the owner/applicant shall notify the City and coordinate with the City Engineer throughout the blasting activities for the duration of the operation.	G	CD (E) PW
35.		***Mining Activity Remediation*** The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels, and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling, or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City Engineer prior to approval of grading plans.	G	CD (E)
36.		***State and Federal Permits*** The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review prior to approval of any grading or improvement plan.	G, I	CD (P)(E)
37.		***Retaining Wall Review*** The final location, design, height, materials, and colors of retaining walls be subject to review and approval by the Community Development Department.	G, I, B	CD (P)(E), FD
38.		***Replacement of Damaged Facilities*** The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	OG	CD (E)

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
39.		***Improvement Completion*** Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure, and all other improvements shall be completed prior to the first Certificate of Occupancy for the project, to the satisfaction of the City Engineer.	O	CD(P)(E)
40.		***Management of Tribal Cultural Resources*** Should any indications of possible tribal cultural resources (TCRs), such as cultural features, unusual amounts of bone or shell, or cultural belongings be encountered during any construction activities, work shall be suspended in the vicinity of the find and the appropriate oversight agency(ies) shall be notified immediately. The appropriate oversight agency(ies) shall retain a tribal representative or Tribal Historic Preservation Officer (THPO) who shall assess the significance of the find by evaluating the resource to determine if it is a TCR as defined in Section 21074 of the Public Resources Code. If the resource is a TCR as defined in state law, and it would be subject to disturbance or destruction, the City shall consult with the THPO or their designee to determine the appropriate treatment before resuming construction activities at the TCR.	DC	CD (P)(E)
LANDSCAPE REQUIREMENTS				

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
41.		***Landscaping Plans*** Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor's declarations, and restrictions pertaining to water conservation and outdoor landscaping. Landscaping shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessary to mitigate for drought conditions on all landscaping in the Veranda at Folsom Heights project.	I, OG	CD (A)(P), PW

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
42.		***Utility Conflicts*** Utilities shall not be placed or run through landscape areas in such a way as to conflict with applicable landscaping or parking lot shade tree requirements. Adequate separation between utilities is required to meet the City of Folsom and El Dorado Irrigation District standards.	I, B	CD (P)(E)
43.		***Vertical Curb*** All curbs located adjacent to landscaping, whether natural or manicured, and where parking is allowed shall be vertical except as approved by the Community Development Department.	I	CD (P)(B)
44.		***Right of Way Landscaping*** Landscaping along all road rights of way and in public open space lots shall be installed when the adjoining road or lots are constructed.	I, OG	CD (P), PW
45.		***Landscape Maintenance*** The owner/applicant or HOA if established shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature. Any protected trees as defined under Folsom Municipal Code 12.16 shall require an approved tree permit issued by the Community Development Department prior to removal.	OG	CD (A)
ARCHITECTURAL/SITE DESIGN REQUIREMENTS				

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
46.		***Architectural and Design Requirements*** The project shall comply with the following architecture and design requirements: 1. This approval is for three, two-story master plans (three building elevations with three material choices each and four floorplan options) for the Veranda at Folsom Ranch Subdivision. The applicant shall submit building plans that comply with these conditions of approval and the attached building elevations, floor plans, and materials dated July 10, 2025. 2. The design, materials, and colors of the proposed Veranda at Folsom Ranch Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. A Site Development Exhibit shall be submitted with the first phase of production homes demonstrating that no duplication or repetition of the same house, same roofline, or same elevation style, is situated adjacent to or across the street from each other. The Community Development Department shall approve the individual lot permits. 4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas. 5. All master home plans must comply with applicable portions of Chapter 2 (Architectural Guidelines) of the *Folsom Heights Design Guidelines*.	B	CD (P)(B)

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
47.		***Front Yard Trees*** A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.	B	CD (P)
48.		***Lighting*** Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high-pressure sodium, or similar) lamps. Lighting shall be equipped with a timer or photo condenser. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way.	B	CD (P)
49.		***Monument Signage*** The final location, height, size, and design of any future monument sign shall be subject to review and approval by the Community Development Department to ensure consistency with the requirements of FMC Section 17.59.040 D. In addition, the owner/applicant shall obtain a sign permit prior to installation of any monument sign.	B	CD (P)
TRAFFIC, ACCESS, CIRCULATION AND PARKING REQUIREMENTS				

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
50.		***Prepare Traffic Control Plan*** Prior to construction, a Traffic Control Plan for roadways and intersections affected by construction shall be prepared. The Traffic Control Plan shall designate haul routes and sites and comply with requirements in encroachment permits issued by the City, if applicable. The Traffic Control Plan to be prepared by the project construction contractor(s) shall, at minimum, include the following measures: • Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage and minimal disruption to the public. • Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. • Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). • A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone. • A phone number and community contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City's web site, or at City Hall and will be updated on a monthly basis.	G, I	CD (E)
DRY UTILITY REQUIREMENTS				
51.		***Coordination with Utility Agencies*** The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to approval of the Final Map.	OG	PR, PW
52.		***Dry Utility Connections*** Future dry utility connection services (electrical, gas, telephone, etc.) for new buildings shall be placed underground at the project site.	B	CD (E)

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Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
53.		***Future Utility Lines*** All future utility lines lower than 69 KV that are to be built within the project, shall be placed underground within and along the perimeter of the project at the developer's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.	I, O	CD (E)
54.		***Public Utility Easements*** The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public right-of-way may be reduced with prior approval from public utility companies. PG&E recommends the following language be expressly stated in the offer of dedication for PUEs: • I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, or any other structures of any kind. The final map must contain such a statement setting forth the offer of dedication and such offer must be accepted by the county or municipality.	I	CD (E)

55.		***SMUD Requirements*** 1. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained. 2. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity. 3. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. 4. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. 5. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). 6. In the event the County requires an Irrevocable Offer of Dedication (IOD) for	G, I, B, O	CD (E)

		future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the County's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. 7. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. 8. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD. 9. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD. 10. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. 11. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-feet adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum		

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
		allowable height of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. SMUD may be agreeable to reducing the PUE only after review of Improvement Plans, Landscaping Plans, and Architectural Drawings. 12. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. 13. Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s). 14. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities. 15. Development phases submitted for new service should include all lots fronting streets.		
STORMWATER CONDITIONS				

56.		***Best Management Practices*** The storm drain improvement plans shall provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. In addition to compliance with City ordinances, the owner/applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, "Hydrology and Water Quality." Each proposed project development shall result in no net change to peak flows into Alder Creek and associated tributaries, or to Buffalo Creek, Carson Creek, and Coyote Creek. The owner/applicant shall establish a baseline of conditions for drainage on-site. The baseline-flow conditions shall be established for 2-, 5-, and 100-year storm events. These baseline conditions shall be used to develop monitoring standards for the stormwater system on the Specific Plan Area. The baseline conditions, monitoring standards, and a monitoring program shall be submitted to USACE and the City for their approval. Water quality and detention basins shall be designed and constructed to ensure that the performance standards, which are described in Chapter 3A.9, "Hydrology and Water Quality," are met and shall be designed as off-stream detention basins. Discharge sites into Alder Creek and associated tributaries, as well as tributaries to Carson Creek, Coyote Creek, and Buffalo Creek, shall be monitored to ensure that pre-project conditions are being met. Corrective measures shall be implemented as necessary. The mitigation measures will be satisfied when the monitoring standards are met for 5 consecutive years without undertaking corrective measures to meet the performance standard. The storm drainage design shall provide for no net increase in run-off under post-development conditions.	I, OG	CD (E), PW
ENVIRONMENTAL AND WATER RESOURCE REQUIREMENTS				

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
57.		***EID and City Wastewater and Water Service*** The project is part of an agreement between El Dorado Irrigation District (EID) and the City of Folsom concerning wastewater and water service to a portion of the Folsom Heights Development, approved October 27, 2023. This agreement was amended on June 11, 2025, to include an additional six lots in the City of Folsom sewer service area. Utility development and servicing shall be conformance with this agreement as amended.	I	CD (E), EWD
58.		***On-site Water Requirements*** • All water is outside of the Folsom water service area. This is located within the EID water service area. Project applicants will need to work with EID. • Per the agreement between EID and the City of Folsom, concerning wastewater and water service to a portion of Folsom Heights Development, Item 2.F – all fire hydrants shall conform to the City of Folsom's wet-barrel standard. • The owner/applicant shall pay for, furnish, and install all infrastructure associated with the water meter fixed network system for any EID-owned and maintained water meter for the project. • All water lines located within the on-site drive aisles designated as "Places" (i.e., those drive aisles within easements overlaying property owned by individual homeowners and not the HOA) shall be privately owned, operated and maintained. The water lines shall not be owned, operated or maintained by EID. • Water meter banks shall be placed at the end of each Place.	I, OG	EWD

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
59.		***On-site Sewer Requirements*** • All on-site sewer located within the on-site drive aisles designated as "Places" (i.e., those drive aisles within easements overlaying property owned by individual homeowners and not the HOA) shall be privately owned, operated and maintained. The sewer shall not be owned, operated or maintained by the City of Folsom. • A sewer flushing branch shall be placed at the end of each Place. • There shall be a flushing branch also installed between the ROW and the beginning of the Place. • All publicly owned sewer shall conform to City of Folsom or EID standards, as applicable.	I	EWD
WASTE MANAGEMENT AND RECYCLING				
60.		***Trash and Recycling Collection Plan*** The project requires service space for approximately 375 carts between the two lots (a garbage cart, recycle cart and organics cart for each residence spaced at least three feet apart). A final Collection Plan shall be submitted to City Solid Waste and Recycling for review and approval that encompasses the following: ▪ A site plan detailing proposed collection locations for all carts. The plan shall show multiples of three cans per collection location, and denote which areas are reserved for which addresses. ▪ A site plan detailing the location and verbiage of signs restricting parking on service days. ▪ CC&R language describing storage requirements for trash, organic waste, and recycling totes, time frames for setting totes out for collection and for their return to storage, and prohibitions against setting carts in prohibited locations for collection. Occupancy of residential units shall not be granted until approval of the Collection Plan is obtained.	B, O	PW
FIRE DEPARTMENT REQUIREMENTS				

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
61.		The owner/applicant must comply with the following Fire Department requirements: ▪ All buildings shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal. ▪ Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features. ▪ All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. cannot be used to serve the building. A water model analysis that proves the minimum fire flow will be required before any permits are issued. The fire sprinkler riser location shall be inside a Fire Control Room (5' X 7' minimum) with a full-sized 3'-0" door. This room can be shared with other building utilities. The room shall only be accessible from the exterior. ▪ All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on site. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30. ▪ Per the agreement between EID and the City of Folsom, concerning wastewater and water service to a portion of Folsom Heights Development, Item 2.F – all fire hydrants shall conform to the City of Folsom's wet-barrel standard.	I, B	FD
NOISE REQUIREMENTS				

CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025) EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW				
Cond. #	**Mitigation Measure**	**Condition of Approval**	**When Required**	**Responsible Department**
62.		***Noise Requirements (Construction and Operational)*** Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
POLICE/SECURITY REQUIREMENTS				
63.		***Security Measures*** The owner/applicant shall consult with the Folsom Police Department prior to any site work to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered: - A security guard on duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. - Security measures for the safety of all construction equipment and unit appliances. - Landscaping shall not cover exterior doors or windows, block line-of-site at intersections or screen overhead lighting.	G, I, B, OG	PD
MISCELLANEOUS REQUIREMENTS				
64.		***SacSewer Impact Fees*** Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.	B	SacSewer

CONDITIONS APPLICABILITY LEGEND

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

(B)	Building Division	O	Prior to approval of Occupancy Permit
(A)	City Arborist/Urban Forester	G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		
FD	Fire Department		

Attachment 2

AGENDA ITEM NO. 4
Type: Public Hearing
Date: August 20, 2025

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project:	Veranda at Folsom Heights
File #:	MSTR25-00025
Requests:	Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review
Location/APN:	East side of Empire Ranch Road, north and south of Summit Street, in the Folsom Plan Area (APNs 072-3460-011 and -014)
Staff Contact:	Jessica Brandt, Principal Planner, 916-461-6207 jbrandt@folsom.ca.us

Property Owner/Applicant
Price Walker, Elliott Homes, Inc.
340 Palladio Parkway, Suite 521
Folsom, CA 95630

Recommendation: Conduct a public hearing and upon conclusion recommend that the City Council confirm staff's determination that the Veranda at Folsom Heights project is exempt from CEQA and approve a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review based on the findings (Findings A-AA) and subject to the conditions of approval (Conditions 1-64) attached to this report.

Project Summary: The proposed project is a request for approval of a Small-Lot Vesting Tentative Subdivision Map to subdivide an approximately 14.9-acre site located on the east side of Empire Ranch Road, north and south of Summit Street, in the Folsom Plan Area Specific Plan (FPASP) into a 125-lot residential subdivision. The project site has General Plan and FPASP Land Use Designations of MLD (Multifamily Low-Density). A Planned Development Permit is also requested to comply with the Planned Development (PD) District overlay and to allow for greater flexibility in site design. Finally, a Design Review is requested to approve architecture and design for 125 proposed single-family residential units. Final approval is by the City Council.

Attachments:

1. Project Description/Analysis

2. Background
3. Conditions of Approval
4. Vicinity Map
5. Project Narrative
6. Preliminary Small-Lot Vesting Tentative Subdivision Map, dated July 9, 2025
7. Preliminary Grading Plan, dated January 2025
8. Preliminary Utility Plan, dated January 2025
9. Preliminary Landscaping Plan, Parklet Concept, Walls and Fences, dated July 22, 2025
10. Veranda at Folsom Heights Elevations, Floor Plans, and Materials, dated July 10, 2025
11. Veranda at Folsom Heights Site Development Plan, dated July 23, 2025
12. Veranda at Folsom Heights Development Standards Table
13. Circulation Plan, dated July 9, 2025
14. Refuse Cart Plan, dated July 9, 2025
15. Example Elevation Imagery, dated April 4, 2025
16. Folsom Heights Inclusionary Housing Compliance Letter, dated September 18, 2015

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1
PROJECT DESCRIPTION

PROJECT SETTING

The project site is in the northeast corner of the Folsom Plan Area Specific Plan (Specific Plan or FPASP) and encompasses two parcels totaling 14.9 acres, split by a planned public roadway (Summit Street). It is designated Multi-Family Low Density residential (SP-MLD) in the FPASP, which provides for development at 7.0 to 12.0 units per acre. The project site is surrounded by the Folsom Heights project on the north, east, and south, and Russell Ranch project to the west. The subject properties have significant elevation changes and are devoid of vegetation. As of the preparation of this report, the properties are part of the overall mass grading for the Folsom Heights project. They will receive rough grading to create tiered levels that will step down the natural slope as part of this effort and then final pad grading will be completed should the subject entitlements be granted.

FIGURE 1: PROJECT LOCATION EXHIBIT

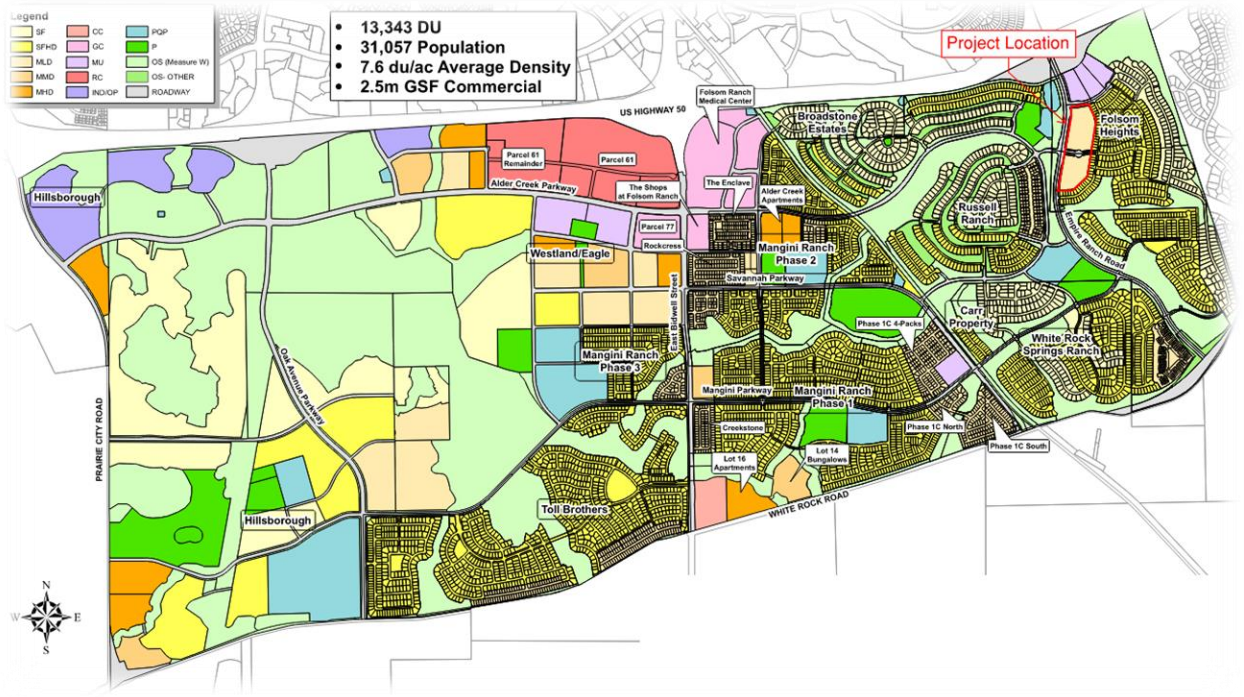


FIGURE 2: PROJECT LOCATION DETAIL

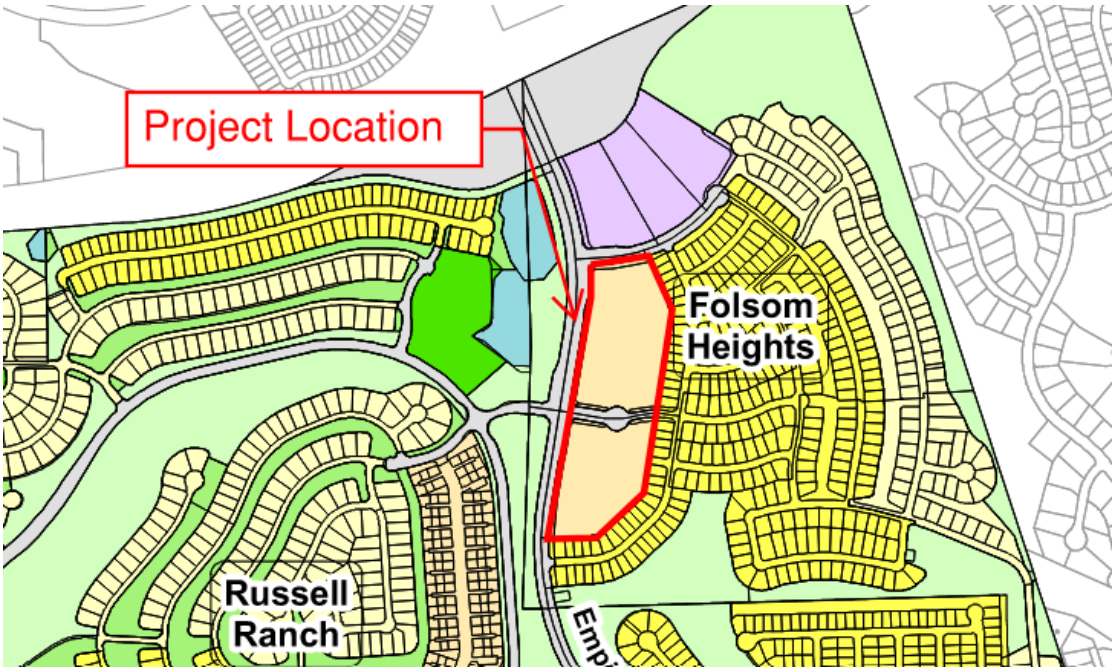
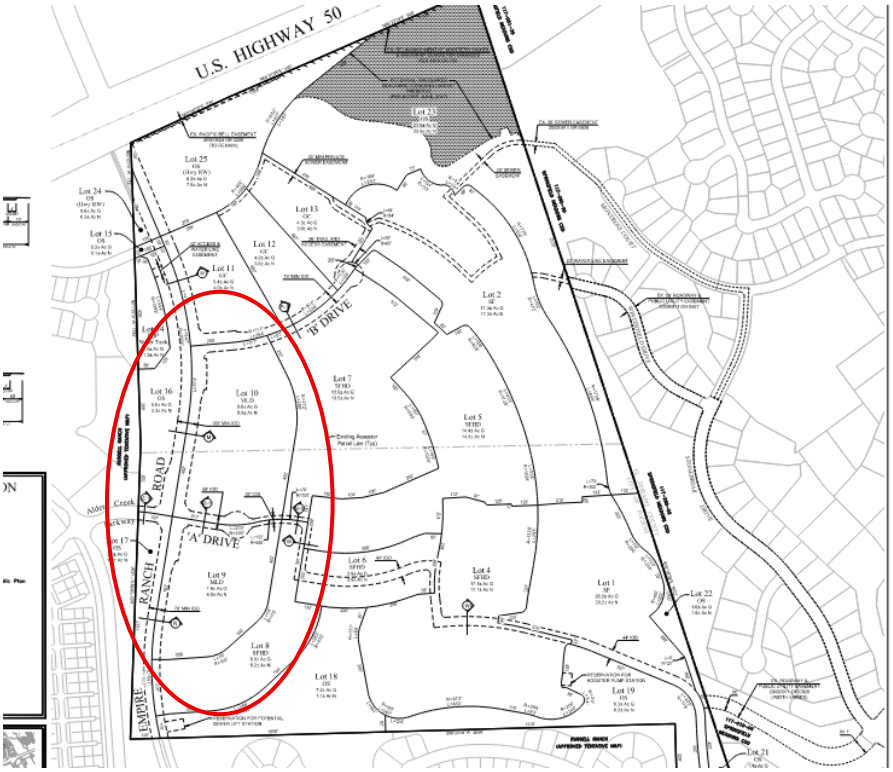


FIGURE 3: FOLSOM HEIGHTS LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP (PORTION)



PROJECT DESCRIPTION

The applicant, Elliott Homes, Inc., is requesting approval of a Small-Lot Vesting Tentative Subdivision Map (Subdivision Map or SLVTSM) to subdivide two (2) parcels totaling 14.9 acres into a 125-lot residential subdivision, called Veranda at Folsom Heights.

On July 11, 2017, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines, and an Inclusionary Housing Plan for the development of a 530-unit residential and commercial development (Folsom Heights Subdivision) on the 189.7-acre site located in the northeast corner of the Folsom Plan Area. The Tentative Subdivision Maps received two extension approvals, with the Large-Lot Vesting Map being recorded in 2021 and the Small-Lot Final Map in the process of being finalized as of the time of this report.

The Folsom Heights project included approval of 530 residential units at varying densities, including an allocation of 123 multifamily residential units to two of the Large Lots. However, these lots were not included in the Small-Lot Map. Thus, they are the subject of this subsequent entitlement request.

For background, the Folsom Heights project allocated 123 units to the Veranda site. However, the applicant is requesting a 125-unit map as they lost two units elsewhere in the larger development. This maintains the overall unit count of the Folsom Heights project at 530, which is consistent with and does not substantially change the overall intent of the Folsom Plan Area Specific Plan (FPASP). The shift in units will be memorialized through an administrative Minor Administrative Modification approval.

The subject parcels are located on the east side of Empire Ranch Road, north and south of Summit Street, in the FPASP. The project site has a General Plan and FPASP Land Use Designation of MLD (Multifamily Low-Density). A Planned Development Permit is also requested to comply with the site's Planned Development District overlay and to allow for greater flexibility in site design. Finally, a Design Review is required to approve architecture and design for 125 proposed single-family residential units. The proposed Subdivision Map is consistent with the approved land use designations for the Folsom Plan Area Specific Plan Land Use Map (FPASP Figure 4.3) in that no land use changes are proposed with this project.

Overall Project Concept

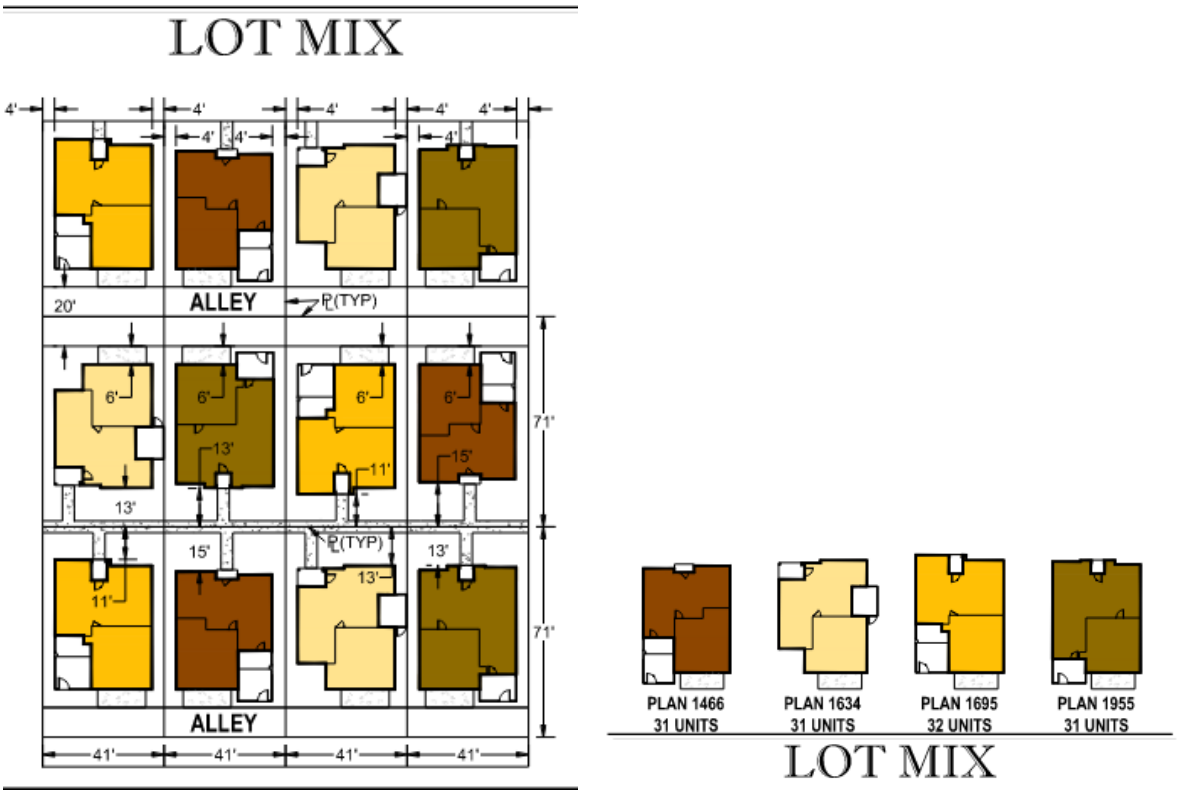
The Veranda at Folsom Heights project seeks to create a development plan consistent with the overall Folsom Heights project and FPASP policies. Specifically, the project proposes a for sale "detached townhome" project of 125 small lots with detached single-family residential units, common private drives, open spaces, and guest parking areas. The residential units will be in cluster formations fronting onto pedestrian paseos with alley loaded garages. The design also includes a central promenade street lined with additional parking spaces, trees, and landscaping. The main project access to both the

northern and southern halves of the site is from a traffic circle on Summit Street, with secondary access for both areas from Iron Horse Drive, which curves around the site's southern and eastern boundaries. The plan includes gated entry, two private pocket parks, and 20 landscape lots that provide frontage landscaping along public and private roadways.

FIGURE 2: CONCEPTUAL LANDSCAPE PLAN



FIGURE 4: TYPICAL LOT LAYOUT



Small-Lot Vesting Tentative Subdivision Map

The first component of the Applicant's proposal is a Small-Lot Vesting Tentative Subdivision Map (SLVTM) to create 125 single-family residential lots, two private streets, 20 landscape lots, and two private park lots. The proposed subdivision features interior lots with minimum lot sizes of 2,700 square feet. Corner lots are proposed with a minimum size of 2,900 square feet, which deviates from the MLD Development Standards (see discussion below regarding the Planned Development Permit). As stated previously, the lots will be in cluster formations fronting onto pedestrian paseos with alleyway vehicular access easements at the rear. To work with site topography, the project proposes clusters of six lots along the western portion of the project site, lots that front on the central promenade street or Summit Street in the middle portion, and larger clusters varying from six to fourteen lots along the eastern portion. This site design accommodates terracing that is required to address slopes on the properties. The applicant states that the Veranda at Folsom Heights product strives to provide a compact development with homes at an affordable price point. See Attachment 5 for the proposed SLVTSM.

Primary access to the subdivision is proposed from driveways off Summit Street, which bifurcates the project site. Secondary access to the northern portion of the site would be from a driveway off Iron Horse Drive to the east of the site. Secondary access to the southern portion of the site would also be from Iron Horse Drive but from the south. All accesses are proposed to be gated, with turnaround areas. Pedestrian gates would be included at all access points. No other vehicle or pedestrian access points are proposed due to the steep terrain surrounding the site.

Planned Development Permit

The project site is in a Planned Development (PD) Overlay District. Pursuant to FMC Chapter 17.38, the PD Overlay District requires development to request a PD Permit. The PD Overlay District allows greater flexibility in the design of integrated developments than possible through strict application of land use regulations and encourages the creative and efficient use of land. The applicant is proposing deviations from development standards as part of the requested PD Permit.

Development Standards Deviations

The project is subject to the standards of FPASP Table A.4. – *Multi-Family Low Density (SP-MLD) – Single-Family and Two-Family Dwelling Units Development Standards*.
The applicant is requesting deviations from many SP-MLD standards. They state that the project's innovative housing typology drives the request for modified development standards. Specifically, the project is designed to provide housing choice in the Folsom Plan Area by reducing private open space in favor of higher density for sale single-family product, which is in demand. The project will include shared outdoor spaces in the form of paseos and pocket parks. The applicant states that these spaces will incorporate abundant landscaping and trees and provide significant shade coverage. Finally, the project is located within walking distance of future mixed-use to the north, and future park

and school sites to the south, providing further recreation and services to residents.

Table 1, below, shows the required development standard and the proposed project development standard.

TABLE 1: REQUIRED AND PROPOSED DEVELOPMENT STANDARDS

Development Standard	Requirement	Proposed Project
Minimum Lot Size – Interior Lot	3,000 square feet (sf)	2,700 sf
Minimum Lot Size - Corner Lot	3,500 sf	2,900 sf
Building Coverage – Interior Lot	50% maximum (max)	60% max
Building Coverage – Corner Lot	50% max	60% max
Lot Width – Interior Lot	30 feet minimum (min)	40 feet min
Lot Width – Corner Lot	35 feet min	45 feet min
Front Porch/Courtyard Setback	12.5 feet min	7 feet min
Front Primary Structure Setback	15 feet min	7 feet min
Side Yard Setbacks – Interior Lot	5 feet min	4 feet min
Side Yard Setbacks – Corner Lot	12.5 feet min	5.5 feet min
Rear Yard Setback – Primary Structure	10 feet min	5 feet min
Rear Yard Setback – Garage (Attached)	10 feet min	5 feet min
Required Parking	2 spaces/unit covered 0.8 space per unit uncovered 350 spaces total	2 spaces/unit covered 0.8 space per unit uncovered 377 spaces total

Design Review

The project is subject to the *Folsom Heights Design Guidelines*, dated June 2017 and adopted by the City Council on July 11, 2017. The Design Guidelines were adopted to establish a design framework within which developers, builders, and architects/ designers could conceive and produce high-quality design and construction within the development. The framework includes master home plan requirements that outline minimum numbers of floor plans and elevation designs, massing and roof form variations, garage placement, and maximum repetition of architectural styles. Key to the *Design Guidelines* is its Architectural Collections, which are groups of architectural styles that include example imagery and defining characteristics. The Architectural Collections include The Artisan Collection, The Agrarian Collection, The Coastal Collection, The California Collection, The Picturesque Collection, and The Nouveau Collection.

Architecture

The project includes the construction of 125 single family residential units, with four master plans with three different architectural styles or elevations. These are “Spanish”, “California Cottage”, and “Early California”. Nine color schemes are proposed (three for each architectural style). Illustrations of the architectural styles applied to the proposed residential designs are shown in Figure 5 below:

FIGURE 5: PLAN ELEVATIONS



All units would be two stories, have three to five bedrooms, and include two-car garages. Floor plans range from 1,452 to 2,094 square feet of living space. Units would also have outdoor patios and covered porches. How the proposed master plans align with the Architectural Collections and other requirements of the *Design Guidelines* is discussed in the Analysis section of this report.

Landscaping

The proposed project will install landscaping bordering and interior to the project site. As shown on the preliminary landscape plan (Attachment 8), proposed landscaping will feature California-native and low water-use trees, shrubs, and groundcover selections intended to comply with the requirements of the Model Water Efficiency Landscape Ordinance (MWELO). Specific to the project, the applicant proposes utility-friendly (i.e., small) street trees at regular intervals along the two main private streets to provide

parking area shading and create a boulevard environment along the attached sidewalk. Each lot will include a small front-yard tree facing the pedestrian paseo and all non-paved areas will be landscaped with complementary shrubs and groundcover.

FIGURE 6: PRODUCTION HOME LOT LANDSCAPING DIAGRAM (Portion)

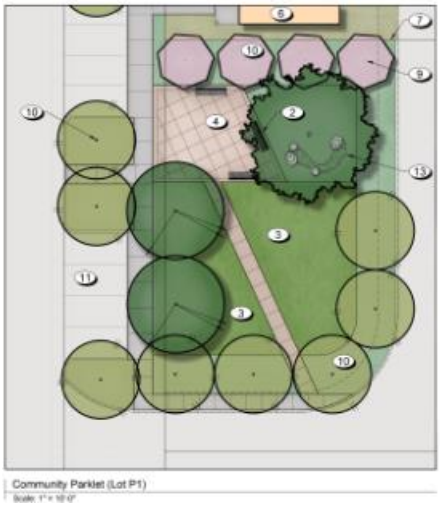


Parklets

The applicant is proposing two private parklets (small open spaces) to serve residents that will have combinations of seating and turf areas along with heavy tree cover to provide shade. One parklet will be located on each property. Conceptual designs for each parklet can be found in Figure # below.

FIGURE 8: CONCEPTUAL COMMUNITY PARKLETS





Project Elements Legend

1. Seating area with tables, a wood trellis, benches, and enhanced paving.
2. Backed bench, typ.
3. Open turf area.
4. Concrete gathering/seating area.
5. 4'-0" wide residential concrete sidewalk and 5'-0" to 6'-6" wide concrete sidewalk, typ. Refer to sheet 4.
6. Adjacent production home lot, typ.
7. Lot line, typ.
8. Large shade tree, typ.
9. Accent tree, typ.
10. Utility friendly street tree, typ.
11. Shrub and groundcover planting area with rock or bark mulch, typ.
12. Guest parking, typ.
13. Cobble swale with boulders and xeriscape style plantings.

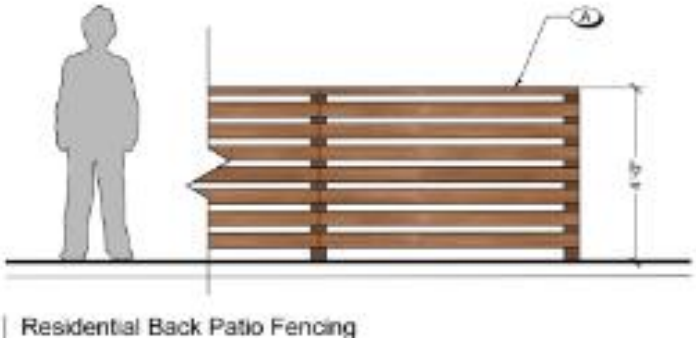
Fencing and Gates

The applicant has provided concepts for fencing and gates at the entry points to the project and residential back patio fencing, shown in Figures 9 and 10, below. Walls or wood fencing, depending on adjacent roadways and residential uses, will be used along the rest of the site perimeter.

FIGURE 9 – Entry Gates



FIGURE 10 – Residential Patio Fencing



ANALYSIS

General Plan and Zoning Consistency

The 14.9-acre project site has a General Plan land use designation of MLD (Multifamily Low Density, 7-12 du/acre). In addition, the project site has a Specific Plan designation of MLD-PD (Multifamily Low Density Planned Development). The existing General Plan and the Specific Plan land use designations are consistent with each other and are not proposed to change as part of this project. The Specific Plan MLD land use designation is intended to promote a variety of housing types that will result in diverse residential neighborhoods. Residential uses allowed in the SP-MLD land use designation include, but are not limited to, single family dwellings (small-lot detached, zero-lot-line and patio homes), two family dwellings and multi-family dwellings. The applicant proposes a small-lot detached product, which is consistent with the site's land use designation.

GP and SP POLICY H-1.1

The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City's regional share of housing.

Analysis: The City provides residential lands at a variety of residential densities as

specified in the General Plan and in the Folsom Municipal Code. The FPASP includes specialized zoning (Specific Plan Designations) that are customized to the Plan Area as adopted in 2011 and as amended over time. The FPASP provides residential lands in a range of densities.

The Veranda at Folsom Heights project proposes development at approximately 8.4 units per acre, which is consistent with the density range for the MLD designation (7-12 dwelling units per acre).

SP POLICY 4.2

Residential neighborhoods shall include neighborhood focal points such as schools, parks, and trails. Residential neighborhoods shall be linked, where appropriate, to encourage pedestrian and bicycle travel.

Analysis: The Veranda at Folsom Heights project includes two “parklets” of shared open space, one in each project area, that provide a focal point for residents. The applicant has also provided a Circulation Plan (Attachment 13to this report) that shows pedestrian connection to the surrounding neighborhood. In addition, the project frontage along Empire Ranch Road includes a Class 1 bicycle trail.

SP POLICY 4.4

Provide a variety of housing opportunities for residents to participate in the home-ownership market.

Analysis: The FPASP provides home ownership opportunities within multiple single family and multiple-family land use designated areas. Residential development in the MLD (Multi-Family Low Density), MMD (Multi-Family Medium Density), MHD (Multi-Family High Density) and MU (Mixed-Use) land use categories may provide ‘for rent’ opportunities; however, home ownership may also be accommodated in ‘for sale’ small-lot single-family residential, condos, townhomes, etc. at the time of development.

The Veranda at Folsom Heights project is consistent with this policy in that it will provide detached single family home ownership opportunities at a lower price point than traditional single family residential development. The Project provides housing supply in the City of Folsom, proximate to schools, parks, trails, commercial services and other amenities that serve residents.

SP POLICY 4.6

As established by the FPASP, the total number of dwelling units for the Plan Area shall not exceed that which is allocated in FPASP Table 4.2: Land Use Summary Table (currently 13,343). The number of units within individual land use parcels may vary, so long as the number of units falls within the allowable density range for a particular land use designation. For purposes of CEQA compliance for discretionary projects, the

combination of the total maximum number of residential units and commercial square footage analyzed in the FPASP EIR/EIS shall not be exceeded without requiring further CEQA compliance.

Analysis: The proposed Project does not result in any change in total dwelling units in the FPASP. The subject parcels are considered Plan Area Parcels Numbers 234 and 235 for purposes of dwelling unit allocations. Per FPASP Table 4.3, these two Plan Area Parcels are allocated 123 units: 69 units on Plan Area Parcel No. 234 and 54 on Plan Area Parcel No. 235. The project proposes a total of 125 units: 72 units on Plan Area Parcel No. 234 and 53 on Plan Area Parcel No. 235, which is three more than the allocated amount on Parcel 234. The applicant states that two units were removed from the Folsom Heights Phase 1 Subdivision Map (Plan Area Parcel 236). Staff have determined that the shift of two units within the overall Folsom Heights project qualifies for a Minor Administrative Modification (MAM) because the overall project remains consistent with the FPASP and the change does not substantially change its overall intent. Staff have included a Condition of Approval (COA) to require that this determination be formalized with the submittal of a MAM for Transfer of Development Rights that moves two units from Parcel 235 and one unit from Parcel 236 to Parcel 234 before a Final Map can be approved. With this Condition (COA No. 10), the project is consistent with SP Policy 4.6.

Small-Lot Tentative Subdivision Map

The Folsom Municipal Code (FMC) requires that applications for Tentative Subdivision Maps be forwarded to the City Council for final action.

As described in the background section of this report, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Development Agreement Amendment, Project Design Guidelines, and Inclusionary Housing Plan for development of the 530-unit Folsom Heights Subdivision project on July 11, 2017. The large-lot map has been recorded, and the small-lot final map (which did not include the subject properties) is in review.

The SP-MLD land use designation calls for 3,000 sf minimum interior and 3,500 sf minimum corner. The applicant does request approval of a smaller size range for the proposed lots; 2,700 square feet (sf) minimum interior and 2,900 sf minimum corner. This deviation is discussed below as part of the Planned Development Permit analysis.

The proposed Small-Lot Tentative Subdivision Map creates the necessary easements to allow for roads and utilities to facilitate development of the small-lot parcels, as well as parcels providing shared parking, access, landscaping and open space that will be owned and maintained by a Homeowners Association (HOA). It is important to note that the proposed subdivision will be a private gated community; as a result, all drives (delineated as Ways and Places) within the subdivision are proposed to be private. Staff has included a condition (Condition No. 22) that requires the applicant to dedicate easements for

stormwater drainage, water, and sewer within the private streets, as well as public utility easements for underground facilities on properties adjacent to the streets.

The applicant requests that the map be vesting, and has provided preliminary grading, drainage, and utility plans to support that request. Utilities to the site are provided by both the City of Folsom and the El Dorado Irrigation District (EID). Water service is provided by EID, but sewer services are split between the City of Folsom and EID, via a Memorandum of Understanding (MOU) between the two parties. On June 11, 2025, the City and EID entered into an amended MOU to specify that certain lots within the Veranda at Folsom Heights project would receive sewer service from the City, rather than EID, as originally proposed. The Preliminary Small-Lot Vesting Tentative Subdivision Map (Attachment 5) includes notes indicating service providers for the proposed lots.

Staff has determined that the proposed Small-Lot Tentative Subdivision Map, if approved concurrently with the Planned Development Permit request and as conditioned, complies with all City requirements (FMC Chapter 16.16), as well as with the requirements of the State Subdivision Map Act (Government Code Sections 66410 *et seq.*).

Planned Development Permit

To allow greater flexibility in the design of integrated developments than otherwise possible through strict application of Specific Plan development standards, a range of land use designations in the FPASP are included in a Planned Development (PD) District overlay. FMC Chapter 17.38 (Planned Development District) requires that any development applications on properties with a PD District overlay request a PD Permit. The Planned Development Permit process is designed to encourage creative and efficient uses of land. The applicant's intent here is to provide a product that fits into a niche between the single-family, large-lot category and the multi-family category. In reviewing the applicant's request for approval of a Planned Development Permit, staff considered a variety of factors including existing and proposed development standards, traffic/access/circulation, parking requirements, noise impacts, walls/fencing, site lighting, site landscaping, trash/recycling, grading/drainage, and architecture/design.

The applicant has proposed a unique set of development standards that will accommodate development of the 125-unit small-lot single family residential community on the project site, as listed in **Table 1: REQUIRED AND PROPOSED DEVELOPMENT STANDARDS** and included as Attachment 11 to this report. These standards allow for smaller individual lot sizes, approximately 20% more building coverage on each lot, and smaller front, side, and rear setbacks. Building height and parking standards would not deviate from those of the SP-MLD land use designation for single family dwelling units.

The requested deviations are like those approved for other successfully developed small-lot subdivisions, such as the Courts at Russell Ranch (Design Review approved in 2018) and Veranda at Empire Ranch (also by Elliott Homes, project approved in 2015). They

allow for better use of common areas to provide guest parking and open spaces for residents. All units will have private patio areas along with fronting on to landscaped pedestrian paseos for both additional access and greenspace.

The project site is also challenging to work with due to significant grade differences from northeast to southwest. To develop the site for residential, the applicant is required to build out terraces that "walk" down the slope. Some pedestrian paseos will require short retaining walls along their walkways to allow for the tiers in-between blocks of residential units. This tiering has driven the site design, which takes the form of short I-Courts running east-west (referred to as Places in the mapping materials) on the west side of the main drive aisle, and loops of access drives (also Places) running north-south on the east side.

The applicant provided a circulation plan (Attachment 12) and refuse cart pick up plan (Attachment 13) to support the unique site design. The circulation plan demonstrates that the site has adequate emergency vehicle access in all areas of the site. Pedestrian circulation networks run throughout the site and connect to the surrounding neighborhood to the south and east. Refuse cart pick up planning can be challenging in small-lot communities with narrow drive aisles and no driveway aprons. The Solid Waste division of the Public Works Department requested that the applicant provide a preliminary refuse cart pick up plan that demonstrates the ability for the City's refuse trucks to pick up carts outside of the dead-end alleys in between residences. The applicant provided the attached refuse cart pick up plan that places carts in front of planter areas along the main promenade street and along the alleyways that are not dead-ends, generally in front of planter or yard areas. Some parking spaces are proposed to be blocked by carts on pick up days due to site constraints. Staff have included language in Condition No. 9 that the Homeowner's Association may prohibit parking in certain stalls on refuse cart pick up days and that waste bins must be returned to individual residential garages no later than 24 hours after collection day.

Staff believe that the PD Permit review criteria of FMC Section 17.38.100 are met by the proposed project. The project is consistent with the purpose of the SP-MLD land use designation in that it proposes residential "townhome" ownership units with a higher density than that of more traditional single-family homes. The site design provides a well-designed community within its own boundaries, with adequate access, services, and open space to serve residents and provide emergency public safety services. Finally, staff have not identified any deviations requested under the PD Permit that would be detrimental to health, safety, or the general welfare of the persons or property within the vicinity of the project. Therefore, staff is supportive of the Planned Development Permit request.

Design Review

FPASP Chapter 13 – Implementation requires that all projects include project-level design review as outlined in FMC Chapter 17.06. The purpose of the Design Review process is to review the project site design and evaluate the architectural design of the residential buildings.

The Veranda at Folsom Heights project is subject to the *Folsom Heights Design Guidelines*, dated June 2017 and adopted by the City Council on July 11, 2017. The *Design Guidelines* establish a design framework within which developers, builders, and architects/designers can produce high-quality design within the Folsom Heights development. Relevant to the Veranda at Folsom Heights project are the architectural design requirements, and particularly the Architectural Collections, which are groups of architectural styles that include example imagery and defining characteristics.

As outlined in the Project Description section of this report, the applicant submitted landscape plans, parklet concepts, walls and fence concepts, residential master plan elevations, floor plans, material sheets, and a site development plan for Design Review.

The applicable Design Guidelines requirements and the project's compliance are outlined below.

TABLE 2: *DESIGN GUIDELINES* COMPLIANCE

Design Guidelines	Requirement	Proposed Project
Master Home Plan Requirements	Four or more Floor Plans Three or more Elevations	Four Floor Plans Three Elevations
Visually Distinct Roof Form	One out of Every Three Homes	Site Development Plan (Attachment 10) and Condition No. 46 will ensure compliance with this requirement
Porch Depth	Minimum Six Feet	Minimum Six Feet
Floor Plan/Elevation Repetition	Same floor plans with same elevations shall be no less than three lots away	Site Development Plan (Attachment 10) and Condition No. 46 will ensure compliance with this requirement

The applicant also provided an architectural narrative that details how the proposed elevations (Early California, Spanish, and California Cottage) are consistent with two of the Architectural Collections: The California Collection and The Picturesque Collection:

- The Early California and Spanish styles are consistent with the intent of The California Collection, which features two-story rectangular forms, varied roof forms featuring gables, gables enhanced with a tile vent element or another type of embellishment, "s" or flat tile roofing, stucco as the dominant exterior finish, a variety of shutter styles, decorative wood elements (corbels), and brick or masonry at the first floor, all consistent with the California Collection architectural style.
- The California Cottage style is designed to reflect The Picturesque Collection, with full two-story massing, asymmetrical massing and proportions, and a gable roof form with concrete tile roof. The body is a combination of stucco and stone with siding in the gable ends. Vertically proportioned windows with full window surrounds or head and sill trim with shutters complete the picturesque expression.

Staff reviewed the materials provided and can confirm that the proposed site and architectural designs comply with the *Design Guidelines* and therefore recommend approval of the requested Design Review.

Inclusionary Housing Plan
As permitted by the City's Inclusionary Housing Ordinance, the Folsom Heights project received approval to meet their inclusionary housing requirement by providing an in-lieu fee payment (Attachment 16). The Veranda at Folsom Heights project is included in this approval, and so is subject to the requirement that the related Inclusionary Housing Agreement be approved by the City Council in a form acceptable to the City Attorney and executed prior to final map recordation for either this map or another map under the Folsom Heights project. Condition No. 27 is included to reflect these requirements.

ENVIRONMENTAL REVIEW
Certain residential, commercial and mixed-use projects that are consistent with a specific plan adopted pursuant to Title 7, Division 1, Chapter 3, Article 8 of the California Government Code are exempt from review under the California Environmental Quality Act (CEQA) provided they qualify under CEQA Guidelines §15182. One of the project types described in that Section is a residential project undertaken pursuant to and in conformity with a specific plan for which a public agency has prepared an Environmental Impact Report (EIR) after January 1, 1980. This exemption is limited to situations where after the adoption of the specific plan, no circumstances described in CEQA Guidelines § 15162(a) have occurred:

§15162. Subsequent EIRs and Negative Declarations

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
    (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
    (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
    (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
        (A) The project will have one or more significant effects not discussed in the

previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

On June 28, 2011, the Folsom City Council approved the Folsom Plan Area Specific Plan (FPASP) for development of up to 10,210 residential dwelling units with a range of housing types and densities, along with commercial, industrial/office park, and mixed-use land uses, open space, public schools, parks, and supporting infrastructure. The development would be located on approximately 3,514 acres. The City and the U.S. Army Corps of Engineers prepared a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the FPASP that evaluated the environmental impacts associated with development of the entire plan area based on the land use designations identified in the specific plan. The Folsom City Council has approved several amendments to the FPASP since 2011, the most recent as part of the City of Folsom General Plan Amendments for Increased Residential Capacity project, which was approved on August 27, 2024, with a Subsequent EIR that considered development of up to 13,343 residential dwelling units.

Environmental Checklists and Addendums to the 2011 FPASP EIR/EIS were prepared for both phases of the Folsom Heights project (General Plan Amendment, Specific Plan Amendment, and Development Agreement Amendment request approved in 2016 and Large Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Development Agreement Amendment, Inclusionary Housing Plan, and Minor Administrative Modification request approved in 2017). The subject property was included in the analyses for both phases. The Addendums concluded that the project would not result in new or substantially more significant environmental impacts compared to the analysis presented in the FPASP EIR/EIS and that no changes in circumstances were present that necessitated further environmental review.

The City, as lead agency, has reviewed the Veranda at Folsom Heights project against the FPASP and has determined that the proposed project as conditioned is entirely consistent with the FPASP. The project does not propose changes to land use designations, permitted density, infrastructure, or any other component of the specific

plan that were evaluated through the FPASP EIR/EIS and subsequent environmental documents. The Planned Development Permit and Minor Administrative Modification requests would result in minor modifications to the allocation of residential units in the FPASP and development standards permitted in the project area. However, neither results in increased densities, impacts to infrastructure, or impacts to any other component of the FPASP beyond those evaluated in the FPASP EIR/EIS. Further, the City has not identified any substantial changes that have occurred with respect to the project's circumstances which would require major revisions of the FPASP EIR/EIS or subsequent environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The FPASP, and specifically the Folsom Heights project area, is being developed out as planned for in the FPASP, with all significant environmental effects being addressed through existing Mitigation Monitoring and Reporting programs already in place (Condition of Approval No 11). Finally, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows that the project will have significant effects not discussed in the previous EIR, significant effects previously examined will be more severe than shown in the previous EIR, or that mitigation measures considered infeasible are now feasible or alternative mitigation measures have been identified to reduce significant effects shown in the previous EIR. As stated above, the most recent environmental document prepared for amendments to the FPASP was approved in 2024, which would have identified such new information as would be critical to ensure appropriate CEQA review of the project.

The City has determined that the proposed project is consistent with the Folsom Plan Area Specific Plan and that it would not result in any of the circumstances listed in CEQA Guidelines §15162. Because the proposed project is subject to a statutory exemption, rather than a categorical exemption, the typical exceptions to CEQA exemptions do not apply. Therefore, the Veranda at Folsom Heights project qualifies for the special situation exemption of CEQA Guidelines § 15182 – Projects Pursuant to a Specific Plan.

STAFF RECOMMENDATION/PLANNING COMMISSION ACTION

Move to recommend that the City Council confirm staff's determination that the Veranda at Folsom Heights project is exempt from CEQA under CEQA Guidelines § 15182 – Projects Pursuant to a Specific Plan, and approve a Small-Lot Vesting Tentative Subdivision Map and Planned Development Permit and Design Review for the Veranda at Folsom Heights project, based on the findings (Findings A-AA) and subject to the conditions of approval (Conditions 1-64) attached to this report.

GENERAL FINDINGS

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

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE FOLSOM PLAN AREA SPECIFIC PLAN.

CEQA FINDINGS

C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.

D. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED ADDENDUMS TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS FOR THE FOLSOM HEIGHTS PROJECT.

E. THE CITY HAS DETERMINED THAT THE VERANDA AT FOLSOM HEIGHTS RESIDENTIAL PROJECT IS UNDERTAKEN PURSUANT TO AND IN CONFORMITY TO THE FOLSOM PLAN AREA SPECIFIC PLAN AND THE FOLSOM HEIGHTS PROJECT.

F. THE CITY HAS DETERMINED THAT NONE OF THE CIRCUMSTANCES DESCRIBED IN CEQA GUIDELINES SECTION 15162 GENERALLY REQUIRING THE PREPARATION OF A SUBSEQUENT EIR EXIST IN THIS CASE.

G. APPLICABLE MITIGATION MEASURES FROM THE FPASP FEIR ARE APPLIED TO THIS PROPOSED PROJECT.

H. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15182 (PROJECTS IMPLEMENTING SPECIFIC PLANS) OF THE CEQA GUIDELINES.

TENTATIVE SUBDIVISION MAP FINDINGS

I. THE PROPOSED SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.

J. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED.

K. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

L. THE PROPOSED SUBDIVISION, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.

M. AS CONDITIONED, THE DESIGN OF THE SMALL-LOT TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

N. AS CONDITIONED, THE DESIGN OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.

O. THE DESIGN OF THE SMALL-LOT TENTATIVE SUBDIVISION MAP AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

P. SUBJECT TO SECTION 66474.4 OF THE SUBDIVISION MAP ACT, THE LAND IS NOT SUBJECT TO A CONTRACT ENTERED INTO PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (COMMENCING WITH SECTION 51200 OF THE GOVERNMENT CODE).

PLANNED DEVELOPMENT PERMIT FINDINGS

Q. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY.

R. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY. THE MODIFICATIONS TO THOSE STANDARDS PROPOSED AS A PART OF THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY RIGID APPLICATION OF THE STANDARDS, CONSIDERING THE ADDITIONAL AMENITIES TO BE PROVIDED BY THE PROPOSED PROJECT.

S. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.

T. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THE PROPOSAL AND THE ADEQUACY OF THE PROVISION WHICH THE PROPOSED DEVELOPMENT MAKES FOR THE FURNISHING OF SUCH FACILITIES IS ACCEPTABLE.

U. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

V. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL TRAFFIC CIRCULATION, INCLUDING INGRESS AND EGRESS.

W. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE AND THE CITY AS A WHOLE.

X. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICE AND EMERGENCY PUBLIC SAFETY SERVICES TO THE PROJECT.

DESIGN REVIEW FINDINGS

Y. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND APPLICABLE ZONING ORDINANCES.

Z. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM HEIGHTS DESIGN GUIDELINES, ADOPTED JULY 2017.

AA. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

ATTACHMENT 2

BACKGROUND

BACKGROUND

The Folsom Plan Area Specific Plan (FPASP), approved in 2011, is a development plan for over 3,500 acres of previously undeveloped land located south of Highway 50, north of White Rock Road, east of Prairie City Road, and adjacent to the Sacramento County/El Dorado County line in the southeastern portion of the City.

The FPASP includes a mix of residential, commercial, employment and public uses, complemented by recreational amenities including a significant system of parks and open space, all within proximity to one another and interconnected by a network of “complete streets”, trails and bikeways. The Specific Plan is consistent with the SACOG Blueprint Principles and the requirements of SB 375 (Sustainable Communities and Climate Protection Act).

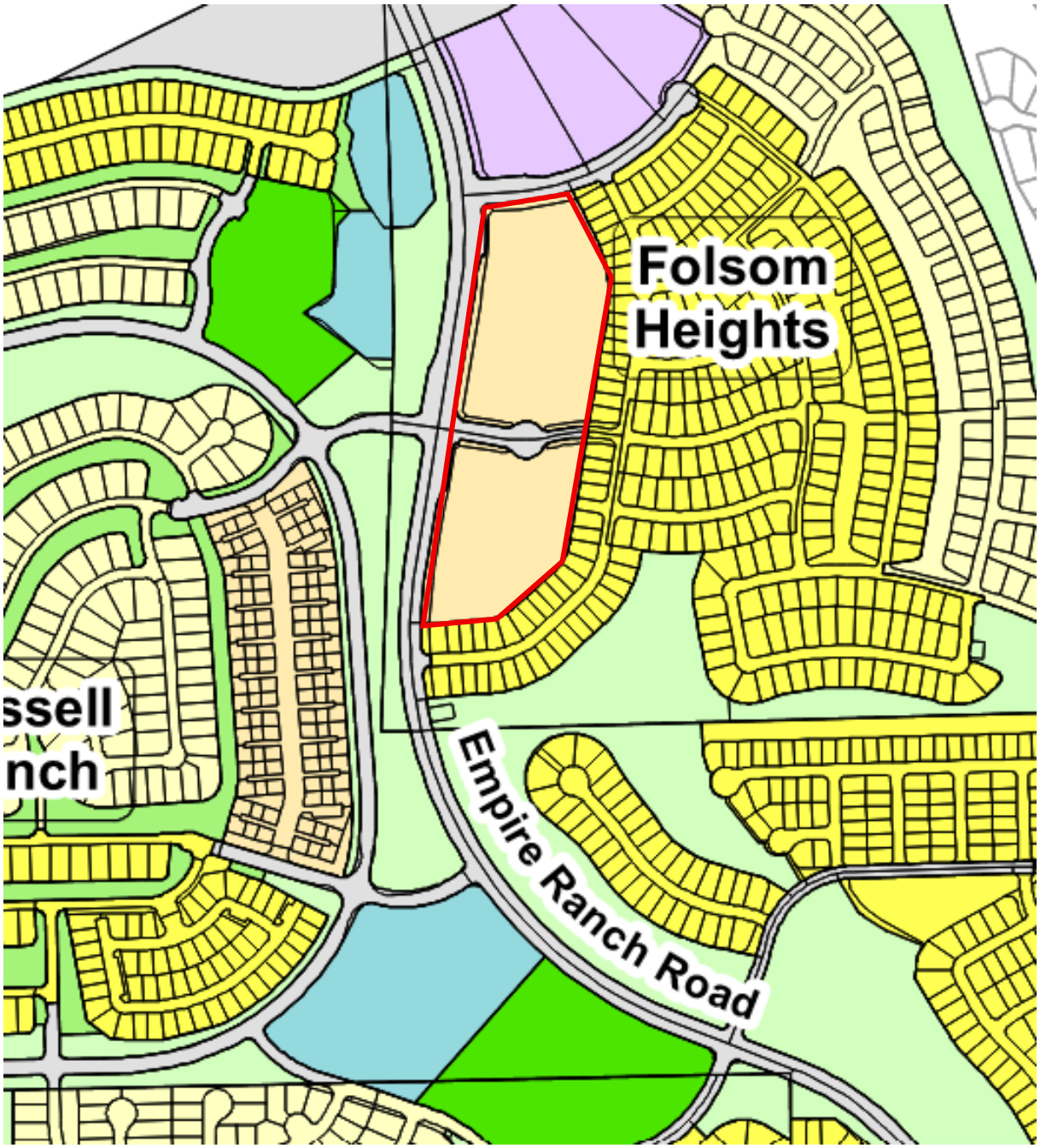
On June 28, 2016, the City Council approved a General Plan Amendment and Specific Plan Amendment for a 189.7-acre site located in the northeast corner of the Folsom Plan Area, known as the Folsom Heights project. The approved General Plan Amendment and Specific Plan Amendment resulted in an increase in the amount of land designated for single-family development, a decrease in the amount of land designated for multi-family development, a reduction in the amount of land designated for commercial development, and an increase in the amount of open space within the project area.

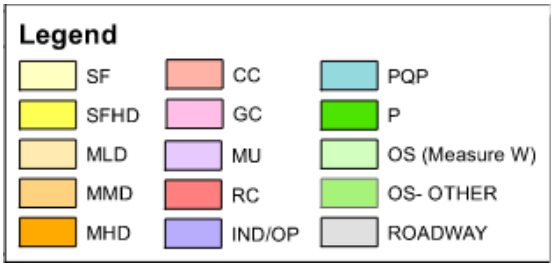
On July 11, 2017, the City Council subsequently approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines, and an Inclusionary Housing Plan for the development of a 530-unit residential and commercial development (Folsom Heights Subdivision) on the 189.7-acre site located in the northeast corner of the Folsom Plan Area. The City Council also approved an Amendment to the First Amended and Restated Tier 1 Development Agreement between the City of Folsom and Folsom Heights, LLC, on July 25, 2017. The Tentative Subdivision Maps received two extension approvals, with the Large-Lot Vesting Map being recorded in 2021 and the Small-Lot Final Map in the process of being finalized as of the time of this report.

The Folsom Heights project included approval of 530 residential units at varying densities, including an allocation of 123 multifamily residential units to two of the Large Lots. However, these lots were not included in the Small-Lot Map. Thus, they are the subject of this subsequent entitlement request.

Attachment 3

Vicinity Map





Attachment 4

Project Narrative

Elliott Homes is requesting a Tentative Map for a 125-unit detached townhome project at Folsom Heights. The project is situated along Folsom Heights' western boundary at the intersection of Empire Ranch Road and Summit Street. The project is located on two existing large lot parcels, separated by Summit Street. The southern parcel, Lot A, includes 53 units, and the northern parcel, Lot B, includes 72 units. Both sites are oriented along a central promenade, a street lined by parallel parking and street trees, that extends the length of both parcel from north to south and is accessed from a traffic circle on Summit Street. Secondary access to each site is provided along Iron Horse Drive. The townhomes are alley-loaded and front onto paseos, which form an interconnected pedestrian network. Both sites also include a pocket park.

The project is consistent with the Folsom Heights Tentative Map, the General Plan, the Folsom Plan Area Specific Plan, and all other applicable development standards and design guidelines. This includes achieving its maximum entitled density on a steeply sloped site by "stepping" individual paseos down the hillside.

The community will benefit from the project's:

1. Use of detached townhomes, a missing middle typology, that will increase the supply of for sale affordable housing;
2. Pedestrian-oriented design;
3. Provision of park space; and
4. Proximity to Folsom Height's future mixed-use site, located immediately north of Lot B.

The project has been designed to avoid and/or mitigate any negative effects on the community.

Elliott Homes is requesting a Planned Development (PD) permit to construct Veranda at Folsom Heights, a 125-unit small lot detached single family residential/patio home community. The entitlement, operating in tandem with the project's Tentative Subdivision Map, will enable the City to approve the project's innovative housing typology and provide the basis for the City to approve the project's Design Review entitlement in the future. Outstanding aspects of the project include the following:

- Veranda at Folsom Heights emulates a previous project constructed in Folsom, Veranda at Empire Ranch, located at the intersection of East Natoma Street and Golf Links Drive. The earlier project marked Elliott's first foray into the product type. We have since refined the product through three completed projects and two projects that are currently under construction. Veranda at Empire Ranch and all subsequent projects have been well-received by the community and helped the respective jurisdictions achieve their housing goals. The PD permit's requested development standard deviations reflect how we constructed the project at Empire Ranch and elsewhere.

- The project will play an important role in Folsom achieving its goal of providing housing choice in the Folsom Plan Area. Elliott designs, constructs, and prices the product to provide an appealing option for first time homebuyers and others who are seeking more affordable/attainable housing.

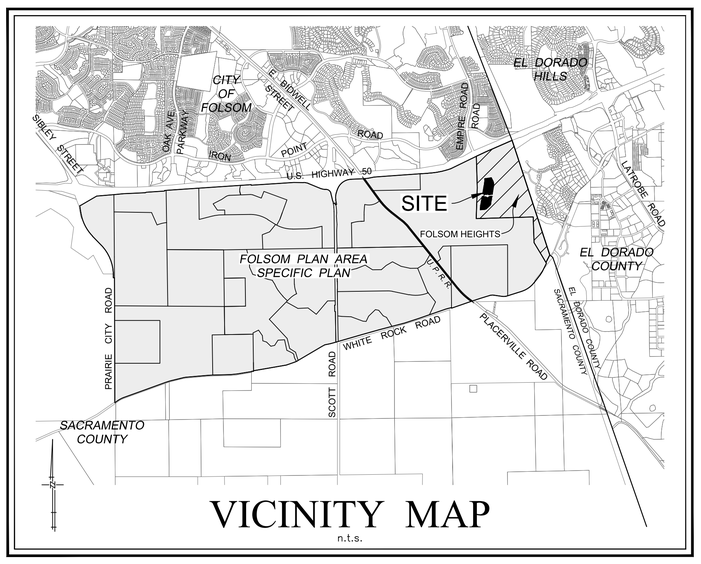
- The project features a pedestrian-oriented design that will provide future residents with an alternative to driving, thereby contributing to the community's health. The project features a compact grid system that provides efficient access and pedestrian connectivity to all areas of the project. The separation of paseos from streets and alleys will improve safety by reducing pedestrian-vehicular conflicts. By virtue of the project's central location within Folsom Heights, residents will also be within walking distance of Folsom Heights' future mixed-use site, located immediately to the north, and future school and park sites, located to the south along the west side of Empire Ranch Road.

- As a small lot residential product that provides limited private outdoor space, the project incorporates an interconnected network of shared outdoor spaces in the form of paseos and pocket parks. These spaces will incorporate abundant landscaping and trees and provide significant shade coverage, enabling residents to recreate throughout the year.

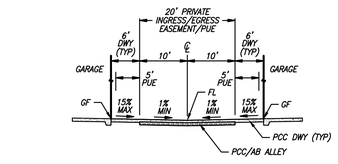
Attachment 5

VERANDA AT FOLSOM HEIGHTS

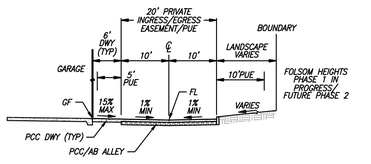
SMALL LOT VESTING TENTATIVE
SUBDIVISION MAP
CITY OF FOLSOM, CALIFORNIA
JULY 2025



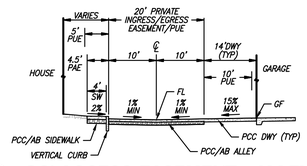
VICINITY MAP
n.t.s.



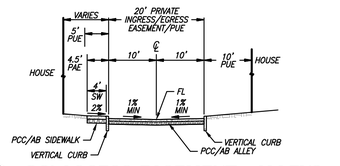
A 20' ACCESS EASEMENT - ALLEYS
SCALE: N.T.S.



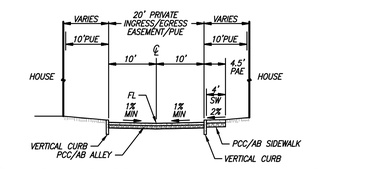
B 20' ACCESS EASEMENT - ALLEYS
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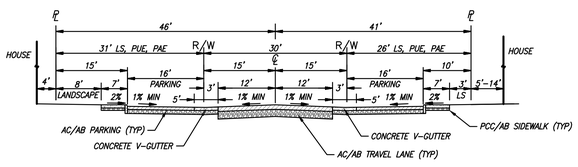
C 20' ACCESS EASEMENT - ALLEYS
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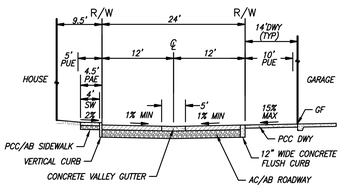
D 20' ACCESS EASEMENT - ALLEYS
SCALE: N.T.S.



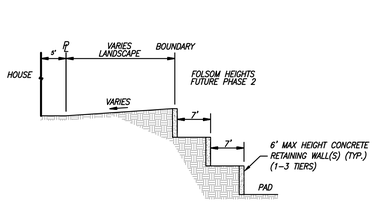
E 20' ACCESS EASEMENT - ALLEYS
SCALE: N.T.S.



F CENTRAL PROMENADE
SCALE: N.T.S.



G LOT B ENTRANCE
SCALE: N.T.S.



H WALL DETAIL
SCALE: N.T.S.



0 25' 50' 100'
SCALE IN FEET

REY ENGINEERS, INC.
CIVIL ENGINEERS | LAND SURVEYORS | LIDAR
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366 3040 T (916) 366 3303 F

TENTATIVE MAP INFORMATION

OWNER/DEVELOPER:	ELLIOTT HOMES, INC. 340 Palladio Parkway, Suite #521 Folsom, CA 95630
ENGINEER:	R.E.Y. ENGINEERS, INC. 905 Sutter Street, Suite #200 Folsom, CA 95630 (916) 366-3040
ASSESSORS PARCEL NO:	072-3460-011 & 072-3460-014
SITE ACREAGE (GROSS):	14.9 ± AC
EXISTING LAND USE ZONE:	SP-MLD-PD (Folsom Plan Area Specific Plan)
NUMBER OF LOTS:	149: TOTAL LOTS 125: MLD lots 2: Private Streets 20: Landscape lots 2: Park lots
GROSS DENSITY:	8.4 Dwelling Units/Acre
SERVICE PROVIDERS	
SCHOOL DISTRICTS:	Folsom Cordova Unified School District
PARKS & RECREATION:	City of Folsom
POLICE & FIRE PROTECTION:	City of Folsom
SANITARY SEWER:	El Dorado Irrigation District & City of Folsom
DOMESTIC WATER:	El Dorado Irrigation District
STORM DRAIN:	City of Folsom
ELECTRICITY:	SMUD
TELEPHONE:	AT&T
CABLE:	COMCAST

BENCHMARK

IDENTIFICATION NO.: City of Folsom Benchmark "BM 71"

ELEVATION: 444.84 FEET (NAVD88)

BRASS DISK STAMPED "CITY OF FOLSOM BM 71" ON THE SOUTHWEST CORNER FOOTING FOR A 69KV POWER POLE #UD126803. LOCATION OF SITE IS APPROXIMATELY 100 FEET SOUTH OF HIGHWAY 50 AND 38 FEET EAST OF THE RAILROAD TRACKS ALONG OLD PLACERVILLE ROAD. APPROXIMATE LATITUDE: N38D 38' 34.68" LONGITUDE: W121D 06' 33.76".

REGISTERED PROFESSIONAL ENGINEER
DAVID B. SAGAN
No. 80506
Exp 9/30/26
CIVIL
STATE OF CALIFORNIA

R.E.Y. ENGINEERS, INC.

NOTES

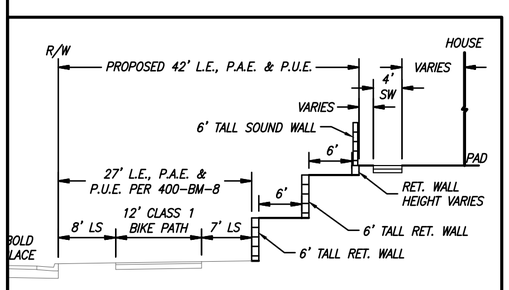
PROPERTY DESCRIPTION: A portion of Sections 10 and 15, Township 9 North, Range 8 East, Mount Diablo Meridian.

1. Lot dimensions and acreages are approximate and subject to change.
2. Lot lines and lot areas may be adjusted at the time of the Final Map(s) provided no additional lots are created, subject to the approval of the City of Folsom. Flexibility in lot configuration as shown hereon is allowed provided the new configuration is in substantial compliance with the approved Specific Plan, subject to the approval of the City of Folsom.
3. The Final Mapping and subsequent development of lots may be phased. Phasing is to be consistent with the Development Agreement.
4. Phasing and Lot numbering is for identification purposes only and does not indicate phasing order of development. Ultimate development phasing shall be orderly and will be determined at Final Map and/or improvement plan stage.
5. Pursuant to Government Code Section 66456.1, the subdivider may file multiple Final Maps based upon this Tentative Map. The filing of a Final Map on a portion of this Tentative Map shall not invalidate any part of this Tentative Map.
6. Street names shown hereon are for identification purposes only. A street name list will be approved with Tentative Map; final streets names & locations will be determined at the time of Final Map and Improvement Plan preparation.
7. Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Tentative Map.

N:\2681 – Elliott Homes\084 – Folsom Heights Large Lots 11 & 14 Tentative Subdivision Map\10 – CAD Drawings\Tentative Map Exhibits\Tentative Map.dwg Jul 09, 2025 – 12:00pm, DSagan

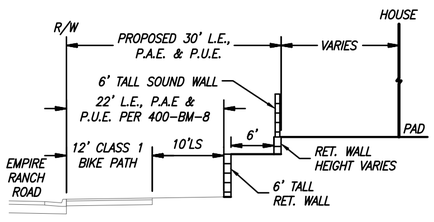
VERANDA AT FOLSOM HEIGHTS

PRELIMINARY GRADING PLAN
CITY OF FOLSOM, CALIFORNIA
JANUARY 2025



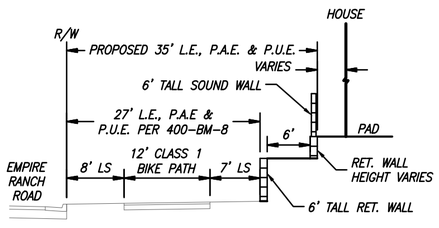
SECTION 'A'

SCALE: N.T.S.



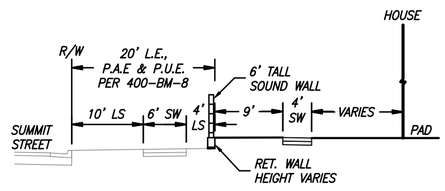
SECTION 'B'

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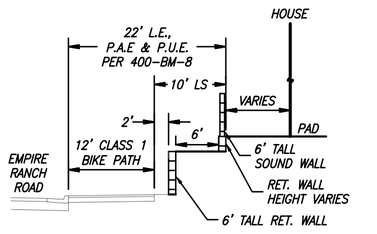
SECTION 'C'

SCALE: N.T.S.



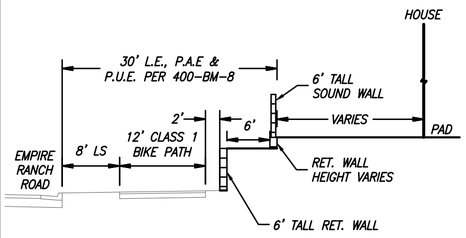
SECTION 'D'

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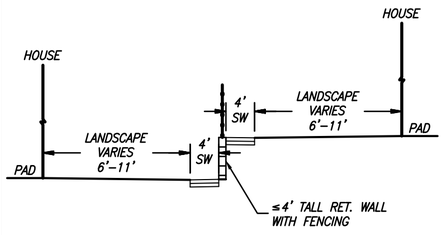
SECTION 'E'

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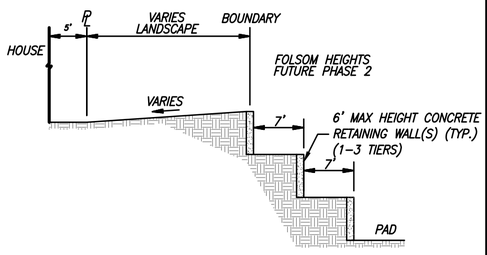
SECTION 'F'

SCALE: N.T.S.



SECTION 'G'

SCALE: N.T.S.



SECTION 'H'

SCALE: N.T.S.

FUTURE EMPIRE RANCH ROAD INTERCHANGE

FUTURE FOLSOM HEIGHTS PHASE 3

PHASE 3
PHASE 2

FUTURE EMPIRE RANCH ROAD PHASE 2

EMPIRE RANCH ROAD

PHASE 2
PHASE 1

ALDER CREEK PKWY

SUMMIT STREET

EMPIRE RANCH ROAD PHASE 1 (IN-PROGRESS)

FUTURE FOLSOM HEIGHTS PHASE 2

FOLSOM HEIGHTS PHASE 1 (IN-PROGRESS)

IRON HORSE DRIVE

BOLD PLACE

LOT A

LOT C

LOT P1

LOT P2

LOT S

LOT Q

LOT R

LOT O

LOT M

LOT N

LOT L

LOT K

LOT J

LOT I

LOT H

LOT G

LOT F

LOT E

LOT D

LOT B

'L' PLACE
'K' PLACE
'J' PLACE
'I' PLACE
'H' PLACE
'G' PLACE
'F' PLACE
'E' PLACE
'D' PLACE
'C' PLACE
'B' PLACE
'A' PLACE
'C' STREET
'A' STREET
'P' PLACE
'Q' PLACE
'M' PLACE
'N' PLACE
'O' PLACE

0 25' 50' 100'
SCALE IN FEET

R.E.Y. ENGINEERS, INC.
CIVIL ENGINEERS | LAND SURVEYORS | LiDAR
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366 3040 T (916) 366 3303 F

VERANDA AT FOLSOM HEIGHTS

PRELIMINARY UTILITY PLAN

CITY OF FOLSOM, CALIFORNIA

JANUARY 2025

LEGEND

FUTURE / IN-PROGRESS	PROPOSED	DESCRIPTION
Ⓓ	Ⓓ	DRAIN MANHOLE
		DRAIN INLET
		DRAIN INLET TYPE 'GOL'
		DRAIN INLET TYPE 'F'
18"SD	18"SD	DRAIN LINE AND SIZE
Ⓢ	Ⓢ	SEWER MANHOLE
10"SS	10"SS	SEWER LINE AND SIZE
8"W	8"W	WATER LINE AND SIZE
		GATE VALVE
		BUTTERFLY VALVE
		FIRE HYDRANT – CITY OF FOLSOM JONES J–4060, CLOW MODEL 960, OR EQUIVALENT
2" 1"	2" 1"	BLOW–OFF
		AIR RELEASE VALVE

NOTE:
SEWER FACILITIES FOR LOTS 1-59 TO BE OWNED AND MAINTAINED BY THE CITY OF FOLSOM.
SEWER FACILITIES FOR ALL OTHER LOTS TO BE OWNED AND MAINTAINED BY THE EL DORADO IRRIGATION DISTRICT
ALL WATER FACILITIES TO BE OWNED AND MAINTAINED BY THE EL DORADO IRRIGATION DISTRICT

FUTURE EMPIRE RANCH ROAD INTERCHANGE

FUTURE FOLSOM HEIGHTS PHASE 3

PHASE 3
PHASE 2

FUTURE EMPIRE RANCH ROAD PHASE 2

PHASE 2
PHASE 1

EMPIRE RANCH ROAD PHASE 1 (IN-PROGRESS)

FUTURE FOLSOM HEIGHTS PHASE 2

FOLSOM HEIGHTS PHASE 1 (IN-PROGRESS)

ALDER CREEK PKWY

LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G
LOT H
LOT I
LOT J
LOT K
LOT L
LOT M
LOT O
LOT P1
LOT P2
LOT Q
LOT R
LOT S
LOT T
LOT U

'A' STREET
'B' STREET
'C' STREET
'A' PLACE
'B' PLACE
'C' PLACE
'D' PLACE
'E' PLACE
'F' PLACE
'G' PLACE
'H' PLACE
'I' PLACE
'J' PLACE
'K' PLACE
'L' PLACE
'M' PLACE
'N' PLACE
'O' PLACE
'P' PLACE
'Q' PLACE

PRIVATE INGRESS / EGRESS EASEMENT / PUE (TYP)

0 25' 50' 100'
SCALE IN FEET

R.E.Y. ENGINEERS, INC.
CIVIL ENGINEERS | LAND SURVEYORS | LiDAR
905 Sutter Street, Suite 200, Folsom, CA 95630
(916) 366 3040 T (916) 366 3303 F



Project Elements Legend

1. Entry monument sign (1 per entry).
2. Gated entry, typ.
3. Single family lot, typ.
4. Property line, typ.
5. Lot line, typ.
6. Guest parking, typ.
7. Easement, typ.
8. 4' Tubular steel patio fence, typ.
9. 4' Residential concrete sidewalk and 5' paseo concrete sidewalk, typ.
10. 5' Public sidewalk (6'-6" wide when adjacent to parking stalls), typ.
11. Residential interior road.
12. Residential alley, typ.
13. Large shade tree, typ.
14. Utility friendly street tree, typ.
15. Accent tree, typ.
16. Shrub and groundcover area with bark or rock mulch, typ.
17. Community parklet.
18. Retaining wall per Civil Engineer's plans, typ.
19. Soundwall per Civil Engineer's plans, typ.
20. Privacy/Safety fencing per Civil Engineer's plans, typ.
21. Public streetscape, not a part.

Conceptual Tree Legend

Symbol	Botanical Name	Common Name	Size	Wat. Use	Remarks
Large Shade Trees					
	Pistacia chinensis 'Keith Davey'	Chinese Pistache	24" Box	L	40'T x 40'W
	Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	24" Box	M	35'T x 30'W
	Quercus virginiana	Interior Live Oak	24" Box	VL	40'T x 40'W
	Ulmus wilsoniana 'Prospector'	Prospector Elm	24" Box	M	40'T x 30'W
	Zelkova serrata 'Village Green	Japanese Zelkova	24" Box	M	50'T x 50'W
Medium Trees					
	Acer rubrum 'Bowhall'	Bowhall Red Maple	24" Box	M	40'T x 15'W
	Tilia cordata 'Greenspire'	Greenspire Linden Tree	24" Box	M	40'T x 30'W
	Cercis canadensis 'Forest Pansy'	Eastern Redbud	24" Box	M	20'T x 25'W
Small Trees					
	Arbutus Unedo	Strawberry Tree	15 gal.	M	15'T x 15'W
	Cercis canadensis 'Oklahoma'	Texas Redbud	15 gal.	M	15'T x 20'W
	Cercis occidentalis	Western Redbud	15 gal.	VL	15'T x 10'W
	Ginkc biloba 'Jade Butterfly'	Jade Butterfly Maidenhair	15 gal.	M	15'T x 10'W
	Laurus nobilis 'Saratoga'	Saratoga Bay Laurel	15 gal.	L	20'T x 20'W
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	15 gal	M	25'T x 15'W
	Vitex angus-castus	Chaste Tree	15 gal.	L	15'T x 20'W

Note: Developer reserves the right to add plants not shown on this list.

Conceptual Shrub & Groundcover Legend

Symbol	Botanical Name	Common Name	Size	Wat. Use	Remarks
Shrubs					
	Achillea millefolium 'Terracotta'	Common Yarrow	1 gal.	L	2'T x 2.5'W
	Agave 'Blue Glow	Century Plant	1 gal.	L	2'T x 3'W
	Bubine frutescens 'Hallmark'	Orange Stalked Bubine	1 gal.	L	1.5'T x 4'W
	Ceanothus thyrsiflorus 'Skylark'	California Lilac	5 gal.	L	4.5'T x 6'W
	Correa pulchella 'Dusky/Carmine Bells'	Red Australian Fuchsia	1 gal.	L	1.5'T x 3'W
	Cupressus sempervirens 'Tiny Towers'	Dwarf Italian Cypress	15 gal.	M	15'T x 3'W
	Dianella revolute 'Little Rev'	Blue Lily Flax	5 gal.	L	2'T x 2'W
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 gal.	L	5'T x 5'W
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 gal.	M	2'T x 3'W
	Muhlenbergia capillaris	Pink Muhly	5 gal.	L	3'T x 3'W
	Muhlenbergia dubia	Pine Muhly	5 gal.	L	2'T x 3'W
	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	5 gal.	L	3'T x 3'W
	Phormium 'Dark Delight'	New Zealand Flax	5 gal.	L	4'T x 4'W
	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	5 gal.	M	8'T x 5'W
	Prunus caroliniana 'Compacta'	Carolina Laurel Cherry	5 gal.	L	8'T x 6'W
	Rhamnus californica 'Eve Case'	Coffeeberry	5 gal.	L	3'T x 6'W
	Salvia chamaedryoides	Germander Sage	5 gal.	L	1'T x 3'W
	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	5 gal.	L	4'T x 4'W
	Westringia fruticosa 'Morning Light'	Coast Rosemary	5 gal.	L	3.5'T x 4'W
	Xylosma congestum 'Compacta'	Compact Shiny Xylosma	5 gal.	L	5'T x 5'W
Groundcovers & Vines					
	Cistus salviifolius	Sageleaf Rockrose	1 gal.	L	2'T x 6'W
	Ficus pemila	Creeping Fig	1 gal.	M	Train to 9'
	Lantana camara 'Gold Mound'	Lantana	1 gal.	L	2'T x 4'W
	Mactadyena unguis-cati	Yellow Trumpet Vine	15 gal.	L	Train to 9'
	Mycporum parvifolium 'Pink	Myoporum	1 gal.	L	3'T x 10'W

Note: Developer reserves the right to add plants not shown on this list.

Shade Calculations - 'A' Street

Botanical Name/ Common Name	Quantity @ 100% Shade/Sq. Ft.	Quantity @ 75% Shade/Sq. Ft.	Quantity @ 50% Shade/Sq. Ft.	Quantity @ 25% Shade/Sq. Ft.	Total (sq. ft.)
Street Tree 20' diameter canopy	3 @ 314 s.f.	0 @ 236 s.f.	22 @ 157 s.f.	0 @ 79 s.f.	4,355 s.f.
Total Provided Shade					4,355 s.f.
Total Paved Area					7,108 s.f.
Shade Percentage					61%

Shade Calculations - 'B' Street

Botanical Name/ Common Name	Quantity @ 100% Shade/Sq. Ft.	Quantity @ 75% Shade/Sq. Ft.	Quantity @ 50% Shade/Sq. Ft.	Quantity @ 25% Shade/Sq. Ft.	Total (sq. ft.)
Large Shade Tree 35' diameter canopy	0 @ 962 s.f.	0 @ 722 s.f.	0 @ 481 s.f.	1 @ 240 s.f.	240 s.f.
Street Tree 20' diameter canopy	2 @ 314 s.f.	0 @ 236 s.f.	28 @ 157 s.f.	0 @ 79 s.f.	5,024 s.f.
Total Provided Shade					5,264 s.f.
Total Paved Area					9,122 s.f.
Shade Percentage					58%

Veranda at Folsom Heights - by Elliott Homes

Conceptual Landscape Plan - Overall

Folsom, California

The HLA Group Landscape Architects & Planners, Inc.
555 University Avenue, Suite 154 / Sacramento, California 95825
916.447.7460 / www.hlagroup.com

July 22, 2025
Sheet 1

Scale 1"=40'-0" PN 51425



Production Home Lot Diagram
Scale: 1" = 10'-0"

Project Elements Legend

1. 4'-0" wide residential concrete sidewalk and 5'-0" to 6'-6" wide concrete sidewalk, typ. Refer to sheet 4.
2. Residential back patio or side patio, typ. (size and location varies per house plan)
3. 4'-0" high residential back patio fencing. Refer to sheet 4.
4. Lot line, typ.
5. Utility friendly street tree, typ.
6. Accent tree, typ.
7. Shrub and groundcover planting area with bark or rock mulch, typ.
8. Concrete driveway, typ.
9. Bark or rock mulch only between units, typ.
10. Low retaining wall per Civil Engineer's plans with vine plantings, typ.
11. Terraced retaining walls, per Civil Engineering plans.
12. Guest parking, typ.
13. Decorative boulders, typ.

Conceptual Tree Legend

Symbol	Botanical Name	Common Name	Size	Wat. Use	Remarks
Large Shade Trees					
	Pistacia chinensis 'Keith Davey'	Chinese Pistache	24" Box	L	40'T x 40'W
	Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	24" Box	M	35'T x 30'W
	Quercus wislizeni	Interior Live Oak	24" Box	VL	40'T x 40'W
	Ulmus wilsoniana 'Prospector'	Prospector Elm	24" Box	M	40'T x 30'W
	Zelkova serrata 'Village Green'	Japanese Zelkova	24" Box	M	50'T x 50'W
Medium Trees					
	Acer rubrum 'Bowhall'	Bowhall Red Maple	24" Box	M	40'T x 15'W
	Tilia cordata 'Greenspire'	Greenspire Linden Tree	24" Box	M	40'T x 30'W
	Cercis canadensis 'Forest Pansy'	Eastern Redbud	24" Box	M	20'T x 25'W
Small Trees					
	Arbutus Unedo	Strawberry Tree	15 gal.	M	15'T x 15'W
	Cercis canadensis 'Oklahoma'	Texas Redbud	15 gal.	M	15'T x 20'W
	Cercis occidentalis	Western Redbud	15 gal.	VL	15'T x 10'W
	Ginkgo biloba 'Jade Butterfly'	Jade Butterfly Maidenhair	15 gal.	M	15'T x 10'W
	Laurus nobilis 'Saratoga'	Saratoga Bay Laurel	15 gal.	L	20'T x 20'W
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	15 gal.	M	25'T x 15'W
	Vitex angus-castus	Chaste Tree	15 gal.	L	15'T x 20'W

Note: Developer reserves the right to add plants not shown on this list.

Conceptual Shrub & Groundcover Legend

Symbol	Botanical Name	Common Name	Size	Wat. Use	Remarks
Shrubs					
	Achillea millefolium 'Terracotta'	Common Yarrow	1 gal.	L	2'T x 2.5'W
	Agave 'Blue Glow'	Century Plant	1 gal.	L	2'T x 3'W
	Bulbine frutescens 'Hallmark'	Orange Stalked Bulbine	1 gal.	L	1.5'T x 4'W
	Ceanothus thyrsiflorus 'Skylark'	California Lilac	5 gal.	L	4.5'T x 8'W
	Correa pulchella 'Dusky/Carmine Bells'	Red Australian Fuchsia	1 gal.	L	1.5'T x 3'W
	Cupressus sempervirens 'Tiny Towers'	Dwarf Italian Cypress	15 gal.	M	15'T x 3'W
	Dianella revoluta 'Little Rev'	Blue Lily Flax	5 gal.	L	2'T x 2'W
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 gal.	L	5'T x 5'W
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 gal.	M	2'T x 3'W
	Muhlenbergia capillaris	Pink Muhly	5 gal.	L	3'T x 3'W
	Muhlenbergia dubia	Pine Muhly	5 gal.	L	2'T x 2'W
	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	5 gal.	L	3'T x 3'W
	Phormium 'Dark Delight'	New Zealand Flax	5 gal.	L	4'T x 4'W
	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	5 gal.	M	8'T x 3'W
	Prunus caroliniana 'Compacta'	Carolina Laurel Cherry	5 gal.	L	6'T x 6'W
	Rhamnus californica 'Eve Case'	Coffeeberry	5 gal.	L	6'T x 6'W
	Salvia chamaedryoides	Germander Sage	5 gal.	L	1'T x 3'W
	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	5 gal.	L	4'T x 4'W
	Westringia fruticosa 'Morning Light'	Coast Rosemary	5 gal.	L	3.5'T x 4'W
	Xylosma congestum 'Compacta'	Compact Shiny Xylosma	5 gal.	L	5'T x 5'W
Groundcovers & Vines					
	Cistus salviifolius	Sageleaf Rockrose	1 gal.	L	2'T x 6'W
	Ficus pumila	Creeping Fig	1 gal.	M	Train to 6'
	Lantana 'Lemara' 'Cold Nound'	Lantana	1 gal.	L	2'T x 4'W
	Macfadyena unguis-cati	Yellow Trumpet Vine	15 gal.	L	Train to 6'
	Myoporum parvifolium 'Pink'	Myoporum	1 gal.	L	6"T x 10'W

Note: Developer reserves the right to add plants not shown on this list.

Veranda at Folsom Heights - by Elliott Homes

Typical Production Home Lot Diagram

Folsom, California

July 22, 2025
Sheet 2

The HLA Group Landscape Architects & Planners, Inc.
555 University Avenue, Suite 154 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com

Scale 1"=10'-0" Ph 51125



Community Parklet (Lot P2)
Scale: 1" = 10'-0"



Community Parklet (Lot P1)
Scale: 1" = 10'-0"

Project Elements Legend

1. Seating area with tables, a wood trellis, benches, and enhanced paving.
2. Backed bench, typ.
3. Open turf area.
4. Concrete gathering/seating area.
5. 4'-0" wide residential concrete sidewalk and 5'-0" to 6'-6" wide concrete sidewalk, typ. Refer to sheet 4.
6. Adjacent production home lot, typ.
7. Lot line, typ.
8. Large shade tree, typ.
9. Accent tree, typ.
10. Utility friendly street tree, typ.
11. Shrub and groundcover planting area with rock or bark mulch, typ.
12. Guest parking, typ.
13. Cobble swale with boulders and xeriscape style plantings.

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Veranda at Folsom Heights - by Elliott Homes

Community Parklet Concepts

Folsom, California

July 22, 2025
Sheet 3

0' 10' 20' 30'
Scale: 1"=10'-0" Ph 51125

Conceptual Tree Legend

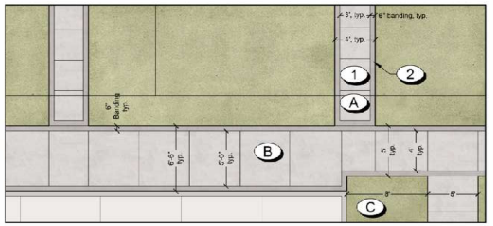
Symbol	Botanical Name	Common Name	Size	Wat. Use	Remarks
Large Shade Trees					
	Pistacia chinensis 'Keith Davey'	Chinese Pistache	24" Box	L	40'T x 40'W
	Magnolia grandiflora 'Samuel Sommer'	Southern Magnolia	24" Box	M	35'T x 30'W
	Quercus wislizeni	Interior Live Oak	24" Box	VL	40'T x 40'W
	Ulmus wilsoniana 'Prospector'	Prospector Elm	24" Box	M	40'T x 30'W
	Zelkova serrata 'Village Green'	Japanese Zelkova	24" Box	M	50'T x 50'W
Medium Trees					
	Acer rubrum 'Bowhall'	Bowhall Red Maple	24" Box	M	40'T x 15'W
	Tilia cordata 'Greenspire'	Greenspire Linden Tree	24" Box	M	40'T x 30'W
	Cercis canadensis 'Forest Pansy'	Eastern Redbud	24" Box	M	20'T x 25'W
Small Trees					
	Arbutus Unedo	Strawberry Tree	15 gal.	M	15'T x 15'W
	Cercis canadensis 'Oklahoma'	Texas Redbud	15 gal.	M	15'T x 20'W
	Cercis occidentalis	Western Redbud	15 gal.	VL	15'T x 10'W
	Ginko biloba 'Jade Butterfly'	Jade Butterfly Maidenhair	15 gal.	M	15'T x 10'W
	Laurus nobilis 'Saratoga'	Saratoga Bay Laurel	15 gal.	L	20'T x 20'W
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	15 gal.	M	25'T x 15'W
	Vitex trigus-castus	Chaste Tree	15 gal.	L	15'T x 20'W

Note: Developer reserves the right to add plants not shown on this list.

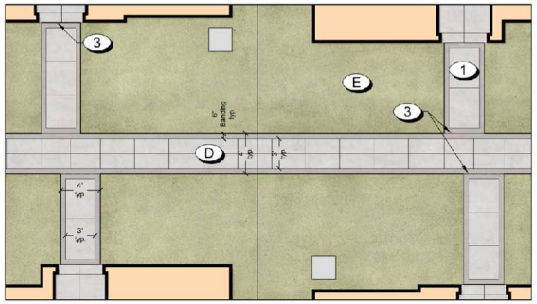
Conceptual Shrub & Groundcover Legend

Symbol	Botanical Name	Common Name	Size	Wat. Use	Remarks
Shrubs					
	Achilea millifolium 'Terracotta'	Common Yarrow	1 gal.	L	2'T x 2.5'W
	Agave 'Blue Glow'	Century Plant	1 gal.	L	2'T x 3'W
	Bulbine frutescens 'Hallmark'	Orange Stalked Bulbine	1 gal.	L	1.5'T x 4'W
	Ceanothus thyrsiflorus 'Skylark'	California Lilac	5 gal.	L	4.5'T x 6'W
	Correa pulchella 'Dusky/Carmine Bells'	Red Australian Fuchsia	1 gal.	L	1.5'T x 3'W
	Cupressus sempervirens 'Tiny Towers'	Dwart Italian Cypress	15 gal.	M	15'T x 3'W
	Dianella revoluta 'Little Rev'	Blue Lily Flax	5 gal.	L	2'T x 2'W
	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 gal.	L	6'T x 5'W
	Lomandra longifolia 'Breeze'	Dwart Mat Rush	5 gal.	M	2'T x 3'W
	Muhlenbergia capillaris	Pink Muhly	5 gal.	L	3'T x 3'W
	Muhlenbergia dubia	Pine Muhly	5 gal.	L	2'T x 3'W
	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	5 gal.	L	3'T x 3'W
	Phormium 'Dark Delight'	New Zealand Flax	5 gal.	L	4'T x 4'W
	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	5 gal.	M	8'T x 3'W
	Prunus caroliniana 'Compacta'	Carolina Laurel Cherry	5 gal.	L	8'T x 6'W
	Rhamnus californica 'Eve Case'	Coffeeberry	5 gal.	L	6'T x 6'W
	Salvia chamaedryoides	Germander Sage	5 gal.	L	1'T x 3'W
	Salvia clevelandi 'Winnifred Gilman'	Cleveland Sage	5 gal.	L	4'T x 4'W
	Westringia fruticosa 'Morning Light'	Coast Rosemary	5 gal.	L	3.5'T x 4'W
	Xylosma congestum 'Compacta'	Compact Shiny Xylosma	5 gal.	L	8'T x 5'W
Groundcovers & Vines					
	Cistus salviifolius	Sageleaf Rockrose	1 gal.	L	2'T x 6'W
	Ficus pumila	Creeping Fig	1 gal.	M	Trails to 6'
	Lantana camara 'Gold Mound'	Lantana	1 gal.	L	2'T x 4'W
	Macfadyena unguis-cati	Yellow Trumpet Vine	15 gal.	L	Trails to 6'
	Myoporum parvifolium 'Pink'	Myoporum	1 gal.	L	6"T x 10'W

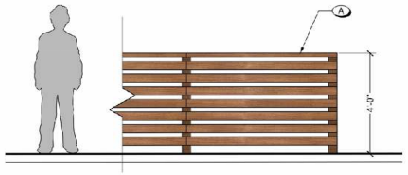
Note: Developer reserves the right to add plants not shown on this list.



A Typical Sidewalk Paving Pattern: Separated Sidewalk
1" = 5'-0" Plan



B Typical Sidewalk Paving Pattern: Interior Paseos at Residential Walkways
1" = 5'-0" Plan



C Residential Back Patio Fencing
1/2" = 1'-0" Elevation

Private Sidewalk Paving Pattern Key Notes

- (A) 4'-0" wide Residential Concrete Walkway, typ. Includes 6" Banding both sides with 3'-0" score pattern.
- (B) 5'-0" wide Public Sidewalk at Public Street. Includes 5' score pattern. Public Sidewalk is 7'-0" wide when adjacent to parking stalls.
- (C) Parking Lot Finger Planter, typ.
- (D) 4'-0" wide Paseo Concrete Walkway, typ. Includes 6" Banding both sides with 3'-0" score pattern.
- (E) Residential Front Entry Landscaping, typ.

Private Sidewalk Concrete Finishes

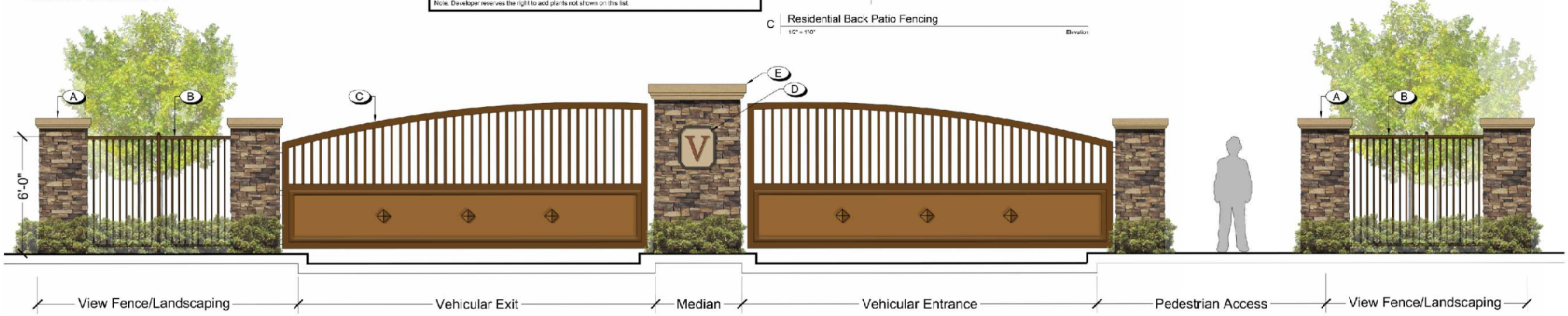
- (1) Medium Broom Finish, typ.
- (2) Trowel Finish Banding, typ.
- (3) Concrete Control Joints, typ.

Residential Back Patio Fencing Key

- (A) 4'-0" high wood fence with 1" x 4" slats, 2" x 4" to and 4" x 4" wood posts.

Gate Key Notes

- (A) 7'-0" CMU block Accent Pilaster with stone veneer and concrete cap. Stone Veneer by El Dorado Stone; style: 'Mountain Ledge'; color: 'Durango'. Pre-cast Concrete cap by Handalstone or approved equal. Color: 'Sandstone' with stone finish.
- (B) 6'-0" Tubular Steel Fencing: "Heavy Empire", as pre-manufactured by Builder's Fence Company, Inc., or approved equal. Color to be Polyurethane painted in 'BFC Brown'.
- (C) Vehicular entry gates with metal frame and decorative detailing; color to match steel Tubular Steel Fencing.
- (D) Project Medallian/Plaque on middle pilaster only. Field color: Chop Sticks SW 7575. Accent colors: Black Bean SW 6006/Spicy Hue SW 6342. A separate sign permit from the City of Folsom will be required.
- (E) 8'-0" CMU block Median Pilaster with stone veneer and concrete cap. Stone Veneer by El Dorado Stone; style: 'Mountain Ledge'; color: 'Durango'. Pre-cast Concrete Concrete Cap by Handalstone or approved equal. Color: 'Sandstone' with stone finish.



D Vehicular Entry/Exit Gate
1/2" = 1'-0" Elevation

Veranda at Folsom Heights - by Elliott Homes

Plant Legends, Fence Materials, and Walkway Layouts

Folsom, California

July 22, 2025
Sheet 4

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VERANDA AT FOLSOM HEIGHTS

SITE DEVELOPMENT PLAN
JULY 23, 2025

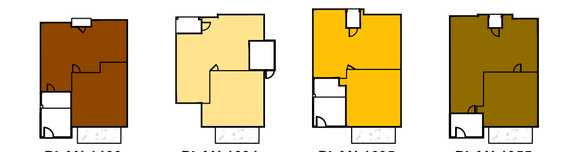
FUTURE EMPIRE RANCH ROAD INTERCHANGE

FUTURE FOLSOM HEIGHTS PHASE 3

FUTURE EMPIRE RANCH ROAD PHASE 2

0 25' 50' 100'
SCALE IN FEET

LOT M
LOT T
'L' PLACE
4' PRIVATE PEDESTRIAN EASEMENT
5' PUE (TYP)
5' PUE
LOT S
PRIVATE INGRESS / EGRESS EASEMENT / PUE (TYP)
LOT P2
'K' PLACE
10' PUE
HIGHLAND STREET
LOT Q
LOT N
LOT O
'J' PLACE
4.5' PRIVATE PEDESTRIAN EASEMENT
VALLEY CREST WAY
VERANDA VIEW STREET NORTH
'I' PLACE
11' PRIVATE PEDESTRIAN EASEMENT
10' PUE (TYP)
SUNCREST WAY
OVERLOOK RIDGE WAY
'H' PLACE
'Q' PLACE
17' PRIVATE PEDESTRIAN EASEMENT
LOT U
LOT L
LOT K
LOT R
FUTURE FOLSOM HEIGHTS PHASE 2
EMPIRE RANCH ROAD
PUE (WIDTH VARIES)
EMPIRE RANCH ROAD RIGHT OF WAY (WIDTH VARIES)
PHASE 2
PHASE 1
SUMMIT STREET
LOT J
SUMMIT STREET RIGHT OF WAY (WIDTH VARIES)
LOT F
'G' PLACE
LOT D
LOT E
'F' PLACE
VERANDA VIEW STREET SOUTH
CLEARBEND WAY
RIDGEVIEW CIRCLE
FOLSOM HEIGHTS PHASE 1 (IN-PROGRESS)
EMPIRE RANCH ROAD PHASE 1 (IN-PROGRESS)
LOT C
LOT I
LOT H
LOT P1
'E' PLACE
'D' PLACE
'B' PLACE
LOT G
LOT B
LOT A
IRON HORSE DRIVE



LOT MIX

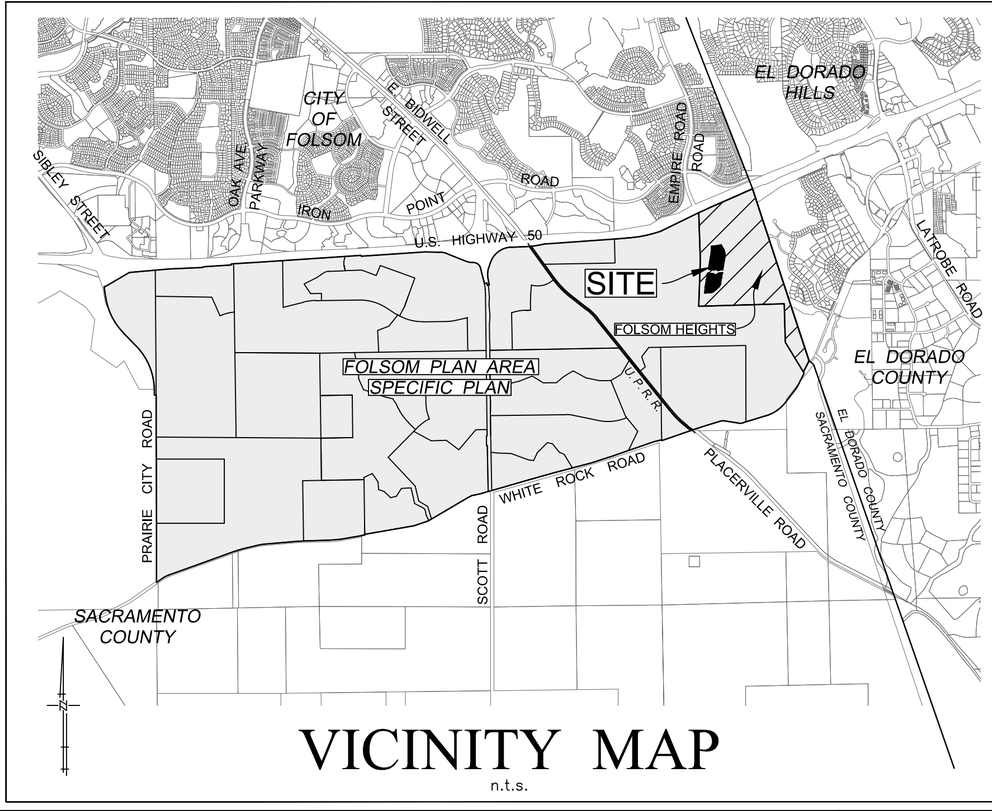


TYPICAL LOT LAYOUT

PARKING MATRIX:

LOTS COUNT SOUTH OF SUMMIT ST = 53
PARKING SOUTH OF SUMMIT ST = 56

LOT COUNT NORTH OF SUMMIT ST = 72
PARKING NORTH OF SUMMIT ST = 71



VICINITY MAP
n.t.s.

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

"VERANDA AT FOLSOM HEIGHTS"

CIRCULATION EXHIBIT

CITY OF FOLSOM, CALIFORNIA

JULY 2025

LEGEND

PEDESTRIAN ACCESS & CIRCULATION

EMERGENCY RESPONSE & VEHICLE CIRCULATION

VEHICLE CIRCULATION

FIRE EQUIPMENT TURNING R=25' INSIDE, 45' OUTSIDE UNLESS NOTED OTHERWISE



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905 Sutter Street, Suite 200, Folsom, CA 95630
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N:\2681 – Elliott Homes\084 – Folsom Heights Large Lots 11 & 14 Tentative Subdivision Map\10 – CAD Drawings\2681.084 IM.dwg Jul 09, 2025 – 12:09pm, DSagan

"VERANDA AT FOLSOM HEIGHTS"

REFUSE CART SET-OUT PLAN

CITY OF FOLSOM, CALIFORNIA

JULY 2025

'L' PLACE
'K' PLACE
'J' PLACE
'I' PLACE
'H' PLACE
'G' PLACE
'F' PLACE
'E' PLACE
'D' PLACE
'C' PLACE
'B' PLACE
'A' PLACE
'B' STREET
'A' STREET
'C' STREET
'P' PLACE
'M' PLACE
'O' PLACE
'Q' PLACE
'N' PLACE
LOT P1
LOT D
LOT C
LOT B

MARKINGS & SIGNAGE WILL BE PROVIDED PROHIBITING PARKING ON PICKUP DAY IN STALLS ADJACENT TO REFUSE CARTS SHOWN IN VALLEY GUTTERS (TYP)

2'x2' TRASH CAN / RECYCLE / GREEN WASTE SPACED 3' APART (TYP)

ALDER CREEK PKWY

0 25' 50' 100'

SCALE IN FEET

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VERANDA
AT
FOLSOM HEIGHTS

SINGLE FAMILY HOMES

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JEFFREY DEMURE + ASSOCIATES
ARCHITECTS PLANNERS

CITY OF FOLSOM, CALIFORNIA
07.10.2025

SHEET INDEX

0.	COVER SHEET
A1.1	SCHEMATIC STREET SCENE
A1.2	SCHEMATIC RENDERING
A1.3	TYPICAL PLOTTING EXHIBIT I STANDARD LOT
A1.4	TYPICAL PLOTTING EXHIBIT I CORNER LOT
A2.1	PLAN 1 I SCHEMATIC FLOOR PLANS
A2.2	PLAN 1 I SCHEMATIC PERSPECTIVE I SPANISH
A2.3	PLAN 1 I SCHEMATIC ELEVATIONS I SPANISH
A2.4	PLAN 1 I SCHEMATIC PERSPECTIVE I CALIFORNIA COTTAGE
A2.5	PLAN 1 I SCHEMATIC ELEVATIONS I CALIFORNIA COTTAGE
A2.6	PLAN 1 I SCHEMATIC PERSPECTIVE I EARLY CALIFORNIA
A2.7	PLAN 1 I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA
A3.1	PLAN 2 I SCHEMATIC FLOOR PLANS
A3.2	PLAN 2 I SCHEMATIC PERSPECTIVE I SPANISH
A3.3	PLAN 2 I SCHEMATIC ELEVATIONS I SPANISH
A3.4	PLAN 2 I SCHEMATIC PERSPECTIVE I CALIFORNIA COTTAGE
A3.5	PLAN 2 I SCHEMATIC ELEVATIONS I CALIFORNIA COTTAGE
A3.6	PLAN 2 I SCHEMATIC PERSPECTIVE I EARLY CALIFORNIA
A3.7	PLAN 2 I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA
A4.1	PLAN 3 I SCHEMATIC FLOOR PLANS
A4.2	PLAN 3 I SCHEMATIC PERSPECTIVE I SPANISH
A4.3	PLAN 3 I SCHEMATIC ELEVATIONS I SPANISH
A4.4	PLAN 3 I SCHEMATIC PERSPECTIVE I CALIFORNIA COTTAGE
A4.5	PLAN 3 I SCHEMATIC ELEVATIONS I CALIFORNIA COTTAGE
A4.6	PLAN 3 I SCHEMATIC PERSPECTIVE I EARLY CALIFORNIA
A4.7	PLAN 3 I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA
A5.1	PLAN 4 I SCHEMATIC FLOOR PLANS
A5.2	PLAN 4 I SCHEMATIC PERSPECTIVE I SPANISH
A5.3	PLAN 4 I SCHEMATIC ELEVATIONS I SPANISH
A5.4	PLAN 4 I SCHEMATIC PERSPECTIVE I CALIFORNIA COTTAGE
A5.5	PLAN 4 I SCHEMATIC ELEVATIONS I CALIFORNIA COTTAGE
A5.6	PLAN 4 I SCHEMATIC PERSPECTIVE I EARLY CALIFORNIA
A5.7	PLAN 4 I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA
A6.1	PLAN 4X I SCHEMATIC FLOOR PLANS
A6.2	PLAN 4X I SCHEMATIC PERSPECTIVE I SPANISH
A6.3	PLAN 4X I SCHEMATIC ELEVATIONS I SPANISH
A6.4	PLAN 4X I SCHEMATIC PERSPECTIVE I CALIFORNIA COTTAGE
A6.5	PLAN 4X I SCHEMATIC ELEVATIONS I CALIFORNIA COTTAGE
A6.6	PLAN 4X I SCHEMATIC PERSPECTIVE I EARLY CALIFORNIA
A6.7	PLAN 4X I SCHEMATIC ELEVATIONS I EARLY CALIFORNIA
A7.1	COLOR + MATERIALS I SPANISH
A7.2	COLOR + MATERIALS I CALIFORNIA COTTAGE
A7.3	COLOR + MATERIALS I EARLY CALIFORNIA





PLAN 1 I “SPANISH” | PLAN 2 I “CALIFORNIA COTTAGE” | PLAN 3 I “EARLY CALIFORNIA” | PLAN 4 I “SPANISH”

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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SCHEMATIC STREET SCENE

0 2 4 8
SCALE: 3/16" = 1'

5905 GRANITE LAKE DRIVE I SUITE 140 I GRANITE BAY I CALIFORNIA, 95746 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25021
DATE: 07.10.2025

A1.1



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VERANDA AT FOLSOM HEIGHTS

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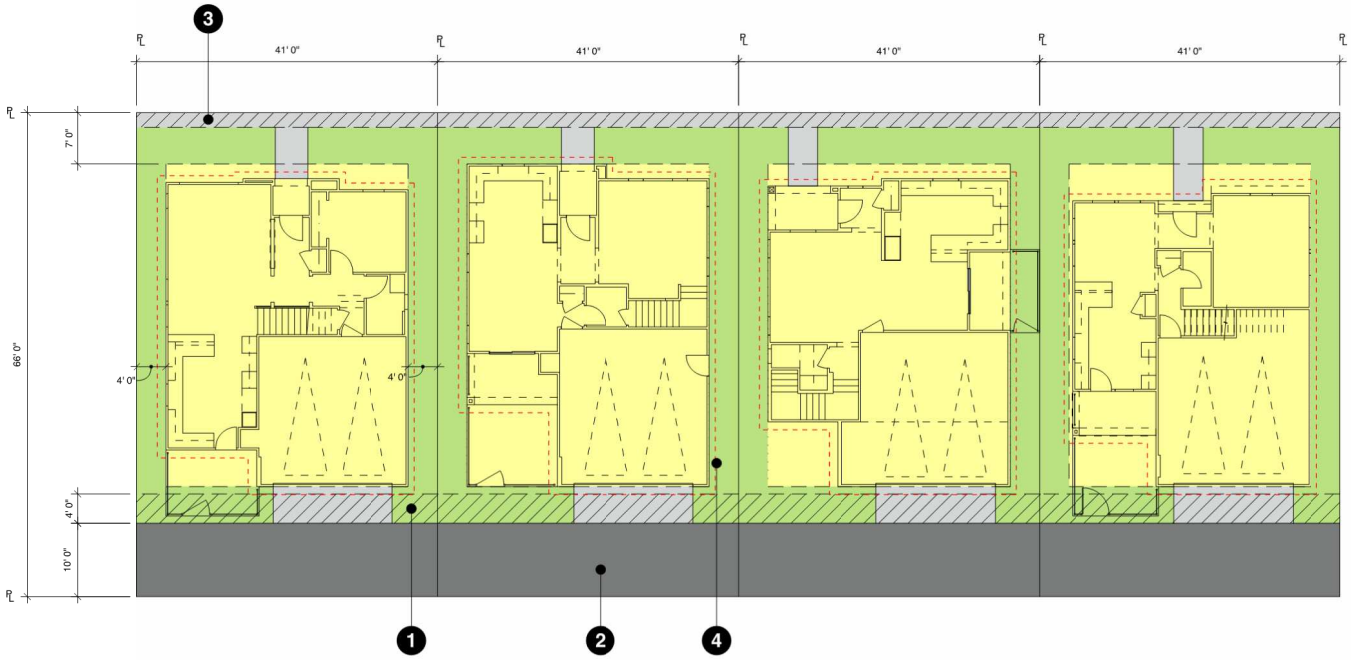
SCHEMATIC RENDERING

5905 GRANITE LAKE DRIVE I SUITE 140 I GRANITE BAY I CALIFORNIA, 95746 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25021
DATE: 07.10.2025

A1.2

/Users/michaelapplanet/Library/CloudStorage/Egnyte-plaarch/Shared/02 PROJECTS/ELLIOTT HOMES/25021 VERANDA FOLSOM HEIGHTS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSHT/25021_A1_STREET SCENE_24x36L



KEYNOTES

1. **4' PUE**
2. **20' ALLEY / SHARED DRIVE.** HALF WIDTH SHOWN.
3. **4' PRIVATE PEDESTRIAN EASEMENT.** HALF WIDTH SHOWN.
4. **MAX ROOF OVERHANG.** INDICATED BY DASHED RED LINE.

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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TYPICAL PLOTTING EXHIBIT | STANDARD LOT

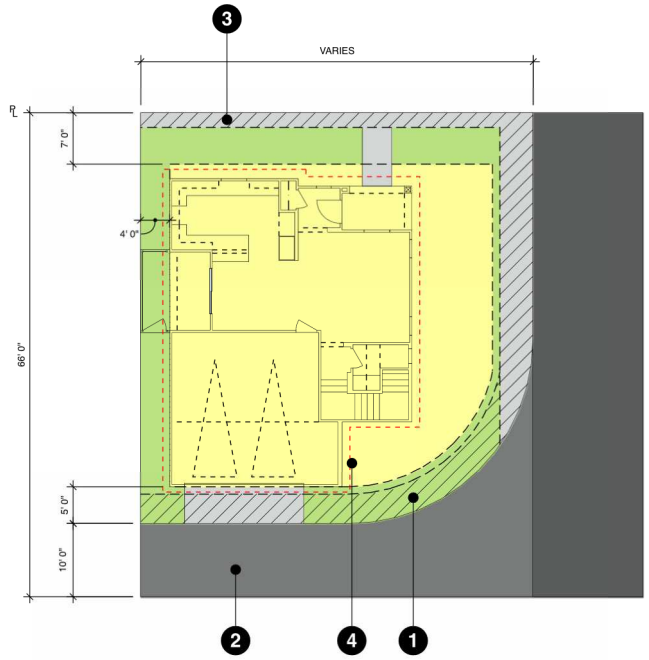
SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
5905 GRANITE LAKE DRIVE | SUITE 140 | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

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DATE: 07.10.2025

A1.3

\\Jdarchitects4\Admin\Library\CloudStorage\Egnyte-Jdarch\Shared\02 PROJECTS\ELLIOTT HOMES\25021 VERANDA FOLSOM HEIGHTS\01 DESIGN\02 WORKING FILES\02 LAYOUT\01 SD\SDSR\25021_A1_STREET SCENE_A1.vwx, 9/23/2025 10:49:44 AM, Admin



KEYNOTES

1. **4' PUE**
2. **20' ALLEY / SHARED DRIVE.** HALF WIDTH SHOWN.
3. **4' PRIVATE PEDESTRIAN EASEMENT.** HALF WIDTH SHOWN.
4. **MAX ROOF OVERHANG.** INDICATED BY DASHED RED LINE.

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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TYPICAL PLOTTING EXHIBIT | CORNER LOT

0 2 4 8
SCALE: 1/4" = 1'-0"

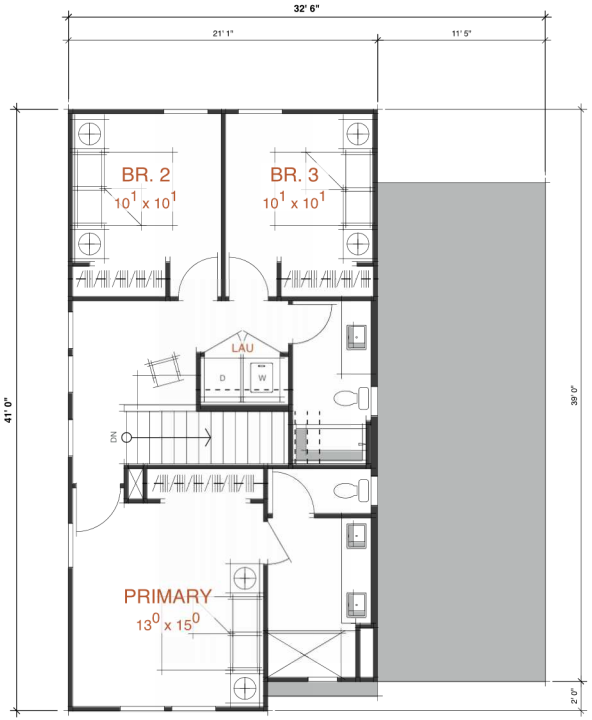
JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS
5905 GRANITE LAKE DRIVE I SUITE 140 I GRANITE BAY I CALIFORNIA, 95746 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25021
DATE: 07.10.2025

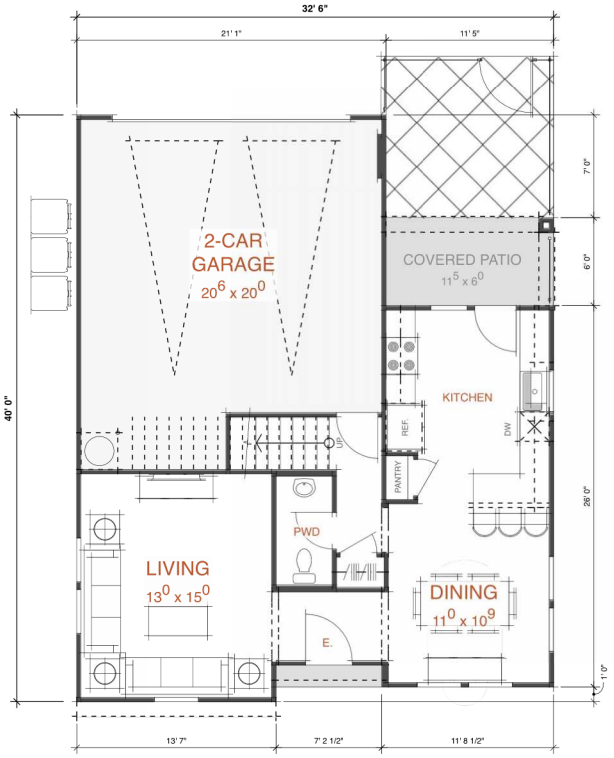
A1.4

09/23/2025 Item No.4.

Attachments\Attachment 4\Exhibit A Energy Code Storage\Energy\Research\Sheets\a2 PROJECTS\ELLIOTT HOMES\25021 VERANDA FOLSOM HEIGHTS\CAD\ARCH\SHEETS\25021 VERANDA FOLSOM HEIGHTS WORKING FLEX\01 LAYOUT\01 SD\DESIGN\25021_A2_PLAN 1_SCHEMATIC FLOOR PLANS - 1,452 SF.dwg



SECOND FLOOR I 809 SF



FIRST FLOOR I 643 SF

SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5
GARAGE	=	2 - CAR
KITCHEN / DINING / FAMILY		
COVERED PATIO		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,452 SF
GARAGE	=	481 SF
PORCH / PATIO	=	107 SF

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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PLAN 1 | SCHEMATIC FLOOR PLANS - 1,452 SF

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

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5905 GRANITE LAKE DRIVE I SUITE 140 I GRANITE BAY I CALIFORNIA, 95746 I 916.783.3700 I WWW.JDAARCH.COM

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DATE: 07.10.2025

A2.1



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VERANDA AT FOLSOM HEIGHTS

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PLAN 1 | SCHEMATIC PERSPECTIVE | SPANISH

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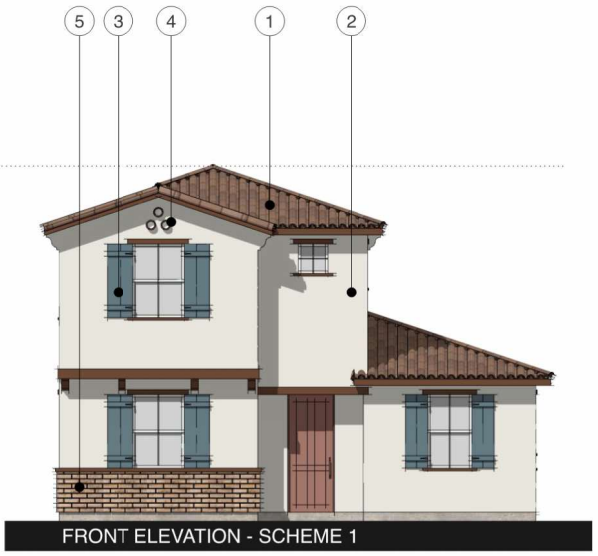
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DATE: 07.10.2025

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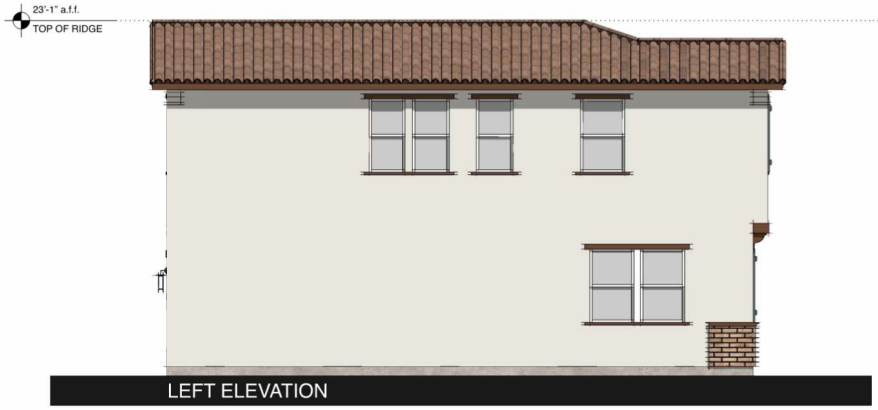
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RIGHT ELEVATION



FRONT ELEVATION - SCHEME 1



LEFT ELEVATION



REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #1

SQUARE FOOTAGE	=	1,452 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | CAPISTRANO
2. STUCCO
   SMOOTH COAT
3. DECORATIVE SHUTTERS
4. DECORATIVE CANALE
5. MASONRY VENEER

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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PLAN 1 | SCHEMATIC ELEVATIONS | SPANISH

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

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A2.3



PLAN 1 | SCHEMATIC PERSPECTIVE | CALIFORNIA COTTAGE

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

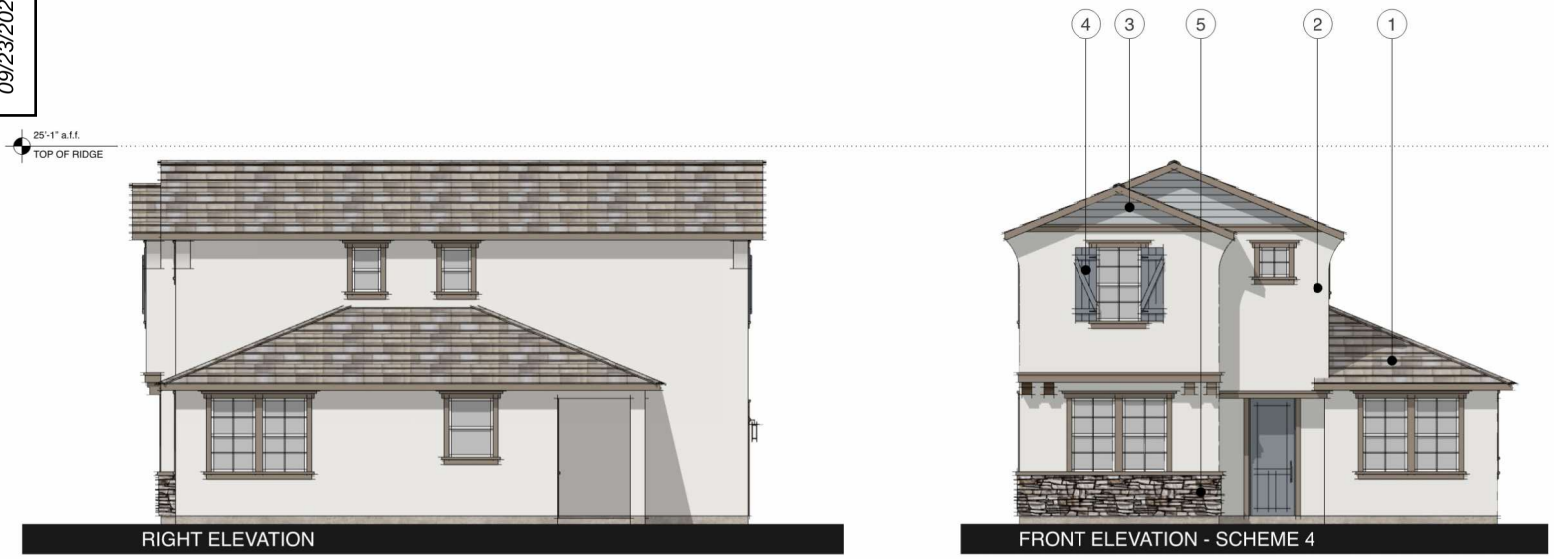
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RIGHT ELEVATION

FRONT ELEVATION - SCHEME 4



LEFT ELEVATION

REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #1

SQUARE FOOTAGE	=	1,452 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

1. TILE ROOF
   EAGLE ROOFING I BEL AIR
2. STUCCO
   SMOOTH COAT
3. HORIZONTAL SIDING
   HARDIEPLANK I 6" EXPOSURE
4. DECORATIVE SHUTTERS
5. MASONRY VENEER

PLAN 1 | SCHEMATIC ELEVATIONS | CALIFORNIA COTTAGE

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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

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A2.5



PLAN 1 | SCHEMATIC PERSPECTIVE | EARLY CALIFORNIA

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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RIGHT ELEVATION

FRONT ELEVATION - SCHEME 7



LEFT ELEVATION

REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #1

SQUARE FOOTAGE	=	1,452 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | BEL AIR
2. STUCCO
   SMOOTH COAT
3. DECORATIVE CANALE
4. DECORATIVE SHUTTERS
5. MASONRY VENEER

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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PLAN 1 | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA

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

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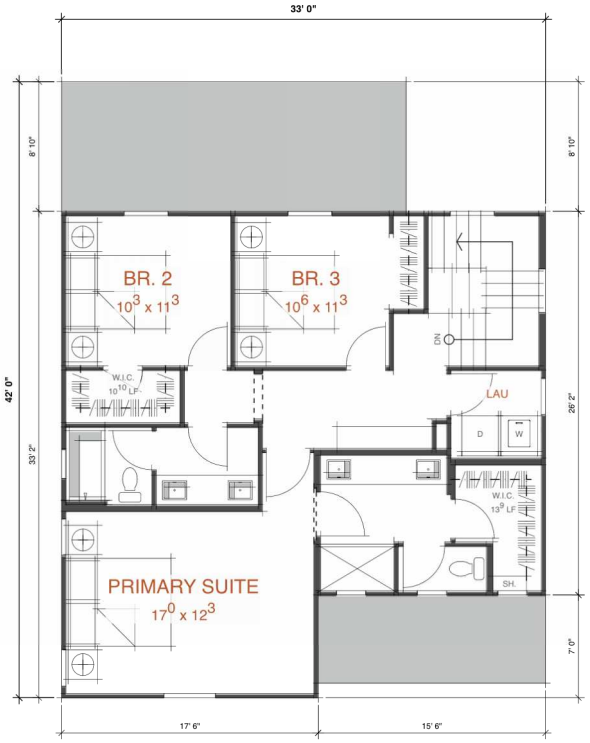
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DATE: 07.10.2025

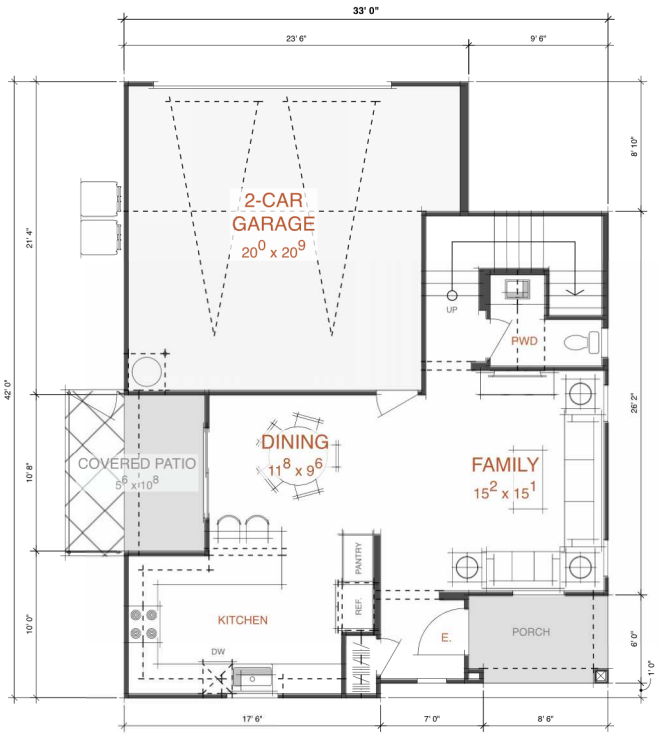
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SECOND FLOOR I 857 SF



FIRST FLOOR I 685 SF

SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5
GARAGE	=	2- CAR
KITCHEN / GREAT ROOM		
COVERED PATIO		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,542 SF
GARAGE	=	457 SF
PORCH / PATIO	=	83 SF

PLAN 2 | SCHEMATIC FLOOR PLANS - 1,542 SF

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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

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A3.1



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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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PLAN 2 | SCHEMATIC PERSPECTIVE | SPANISH

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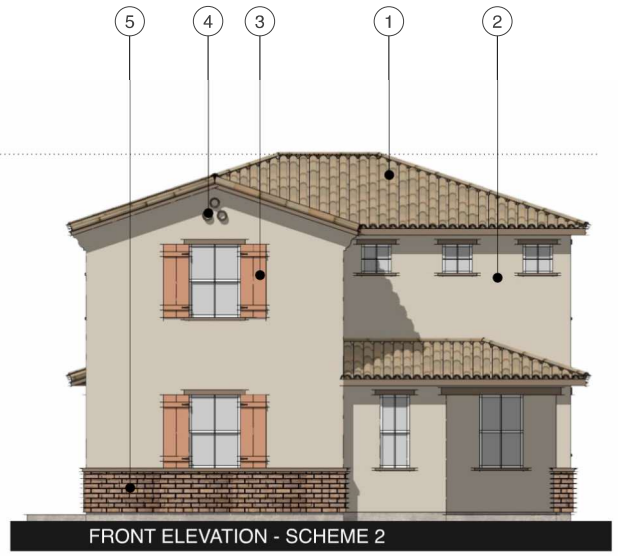
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RIGHT ELEVATION



FRONT ELEVATION - SCHEME 2



LEFT ELEVATION



REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #2

SQUARE FOOTAGE	=	1,542 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | CAPISTRANO
2. STUCCO
   SMOOTH COAT
3. DECORATIVE SHUTTERS
4. DECORATIVE CANALE
4. MASONRY VENEER

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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PLAN 2 | SCHEMATIC ELEVATIONS | SPANISH

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

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A3.3



PLAN 2 | SCHEMATIC PERSPECTIVE | CALIFORNIA COTTAGE

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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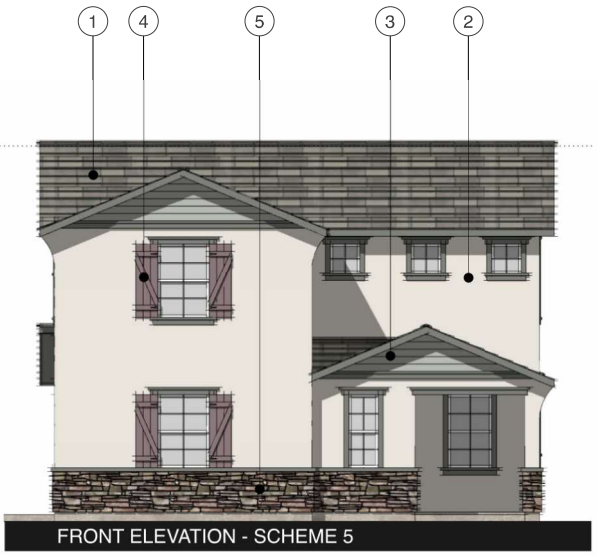
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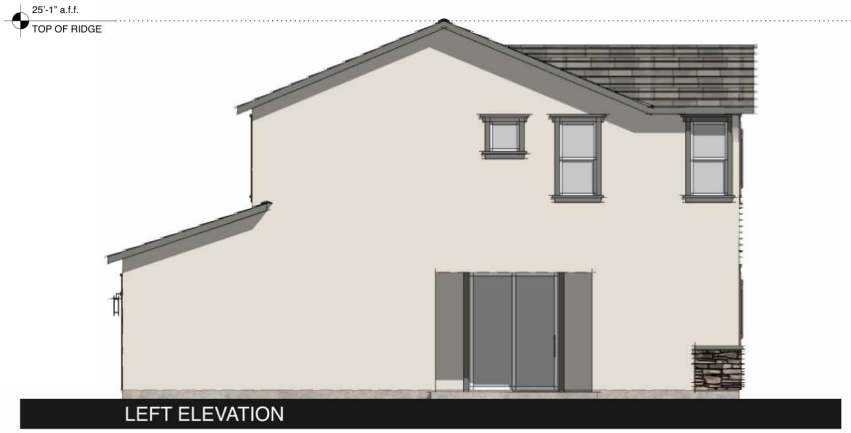
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RIGHT ELEVATION



FRONT ELEVATION - SCHEME 5



LEFT ELEVATION



REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #2

SQUARE FOOTAGE	=	1,542 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | BEL AIR
2. STUCCO
   SMOOTH COAT
3. HORIZONTAL SIDING
   HARDIEPLANK | 6" EXPOSURE
4. DECORATIVE SHUTTERS
5. MASONRY VENEER

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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PLAN 2 | SCHEMATIC ELEVATIONS | CALIFORNIA COTTAGE

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

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A3.5



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VERANDA AT FOLSOM HEIGHTS

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PLAN 2 | SCHEMATIC PERSPECTIVE | EARLY CALIFORNIA

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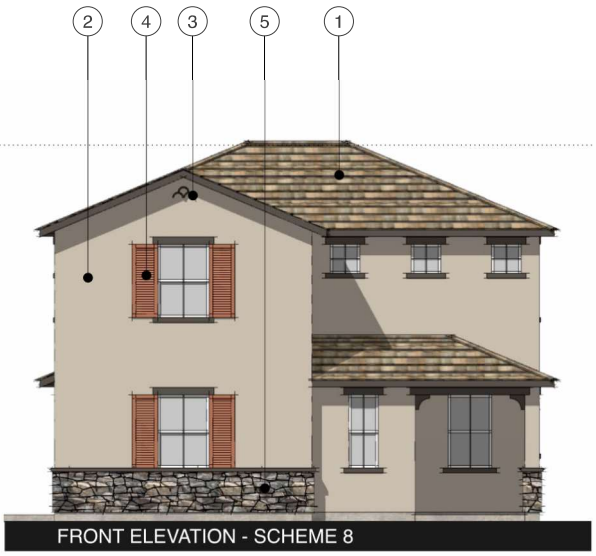
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RIGHT ELEVATION



FRONT ELEVATION - SCHEME 8



LEFT ELEVATION



REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #2

SQUARE FOOTAGE	=	1,542 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | BEL AIR
2. STUCCO
   SMOOTH COAT
3. DECORATIVE CANALE
4. DECORATIVE SHUTTERS
5. MASONRY VENEER

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PLAN 2 | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA

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

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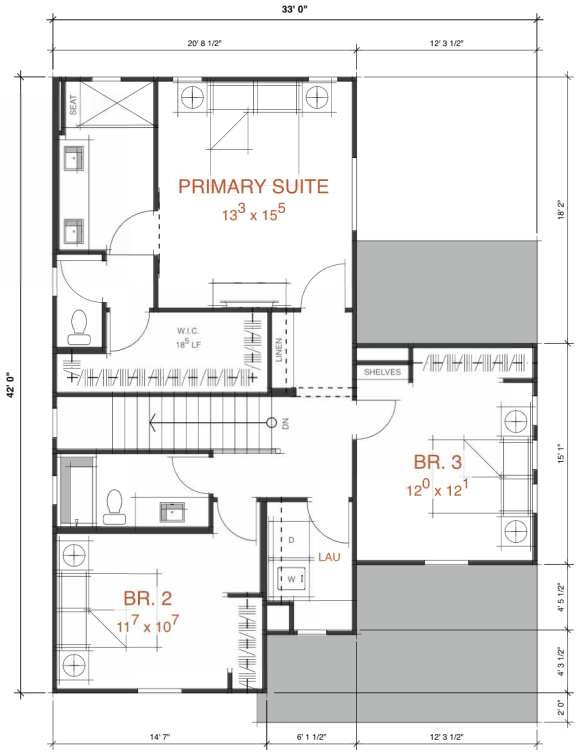
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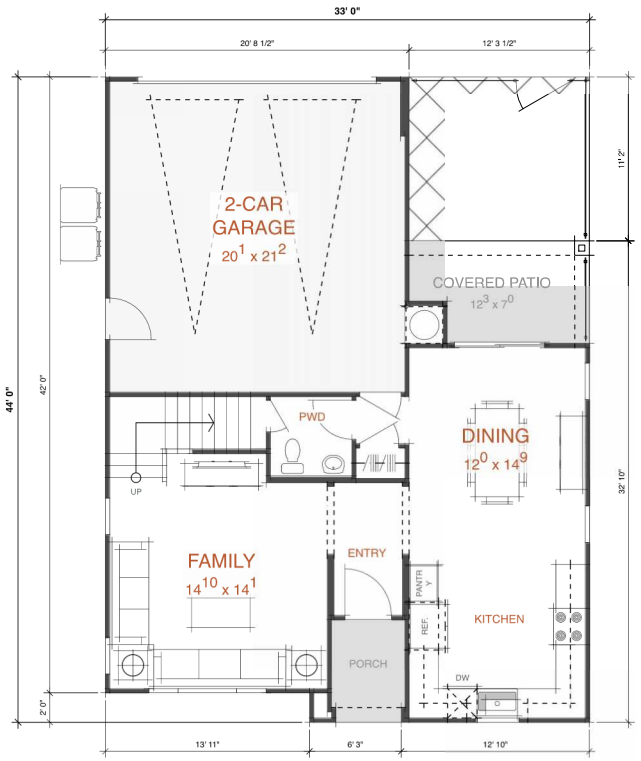
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SECOND FLOOR I 977 SF



FIRST FLOOR I 707 SF

SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5
GARAGE	=	2 - CAR
KITCHEN / DINING / FAMILY		
COVERED PATIO		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,684 SF
GARAGE	=	476 SF
PORCH / PATIO	=	104 SF

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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PLAN 3 | SCHEMATIC FLOOR PLANS - 1,684 SF

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

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VERANDA AT FOLSOM HEIGHTS

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PLAN 3 | SCHEMATIC PERSPECTIVE | SPANISH

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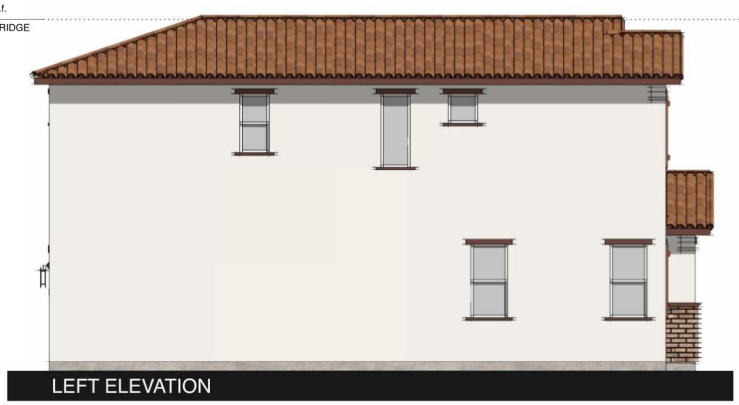
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RIGHT ELEVATION



FRONT ELEVATION - SCHEME 3



LEFT ELEVATION



REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #3

SQUARE FOOTAGE	=	1,684 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | CAPISTRANO
2. STUCCO
   SMOOTH COAT
3. DECORATIVE SHUTTERS
4. DECORATIVE CANALE
5. MASONRY VENEER

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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PLAN 3 | SCHEMATIC ELEVATIONS | SPANISH

0 2 4 8
SCALE: 1/4" = 1'-0"

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A4.3



PLAN 3 | SCHEMATIC PERSPECTIVE | CALIFORNIA COTTAGE

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VERANDA AT FOLSOM HEIGHTS

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DATE: 07.10.2025

A4.4

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NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #3

SQUARE FOOTAGE	=	1,684 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | BEL AIR
2. STUCCO
   SMOOTH COAT
3. HORIZONTAL SIDING
   HARDIEPLANK | 6" EXPOSURE
4. DECORATIVE SHUTTERS
5. MASONRY VENEER

PLAN 3 | SCHEMATIC ELEVATIONS | CALIFORNIA COTTAGE

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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

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A4.5



PLAN 3 | SCHEMATIC PERSPECTIVE | EARLY CALIFORNIA

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

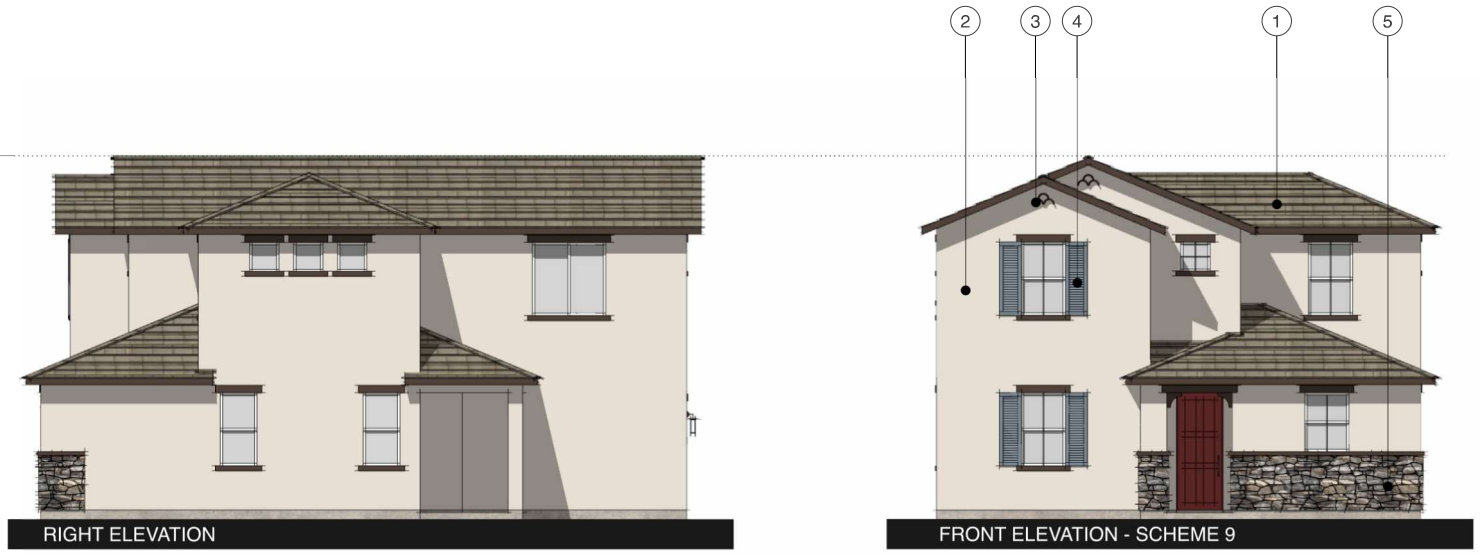
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JD+A JOB NUMBER: 25021
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A4.6

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NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #3

SQUARE FOOTAGE	=	1,684 SF
STORIES	=	2
BEDROOMS	=	3
BATHROOMS	=	2.5

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | BEL AIR
2. STUCCO
   SMOOTH COAT
3. DECORATIVE CANALE
4. DECORATIVE SHUTTERS
5. MASONRY VENEER

PLAN 3 | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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

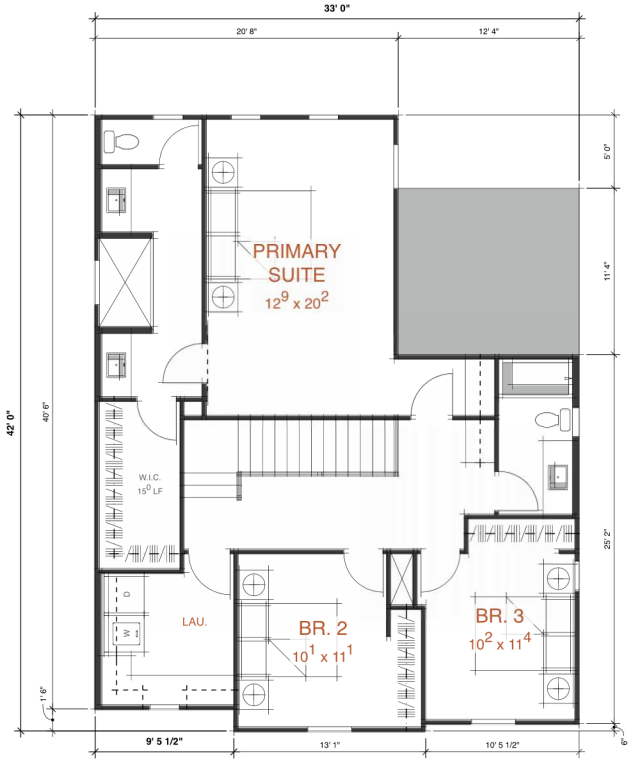
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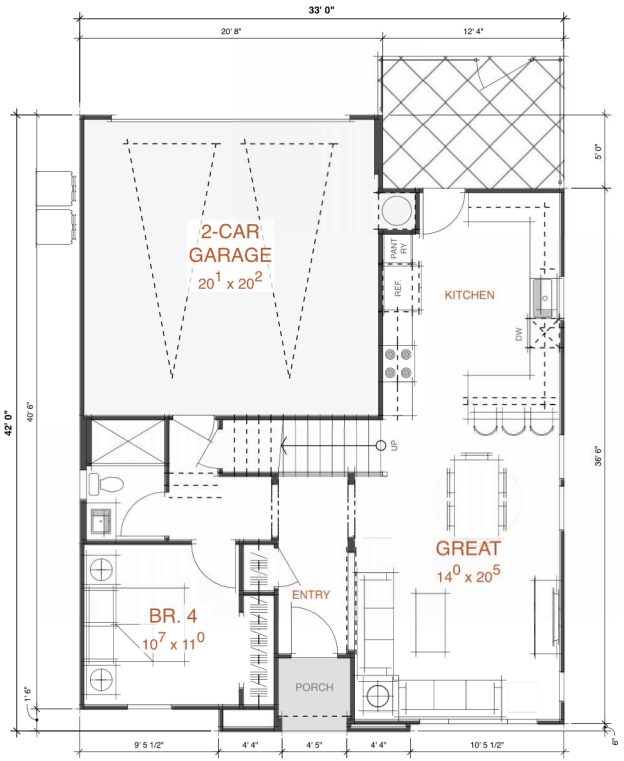
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09/23/2025 Item No.4.

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SECOND FLOOR I 1,108 SF



FIRST FLOOR I 847 SF

SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	3
GARAGE	=	2 - CAR
KITCHEN / DINING / GREAT ROOM		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,955 SF
GARAGE	=	425 SF
PORCH / PATIO	=	33 SF

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VERANDA AT FOLSOM HEIGHTS

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PLAN 4 | SCHEMATIC FLOOR PLANS - 1,955 SF

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

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A5.1



PLAN 4 | SCHEMATIC PERSPECTIVE | SPANISH

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

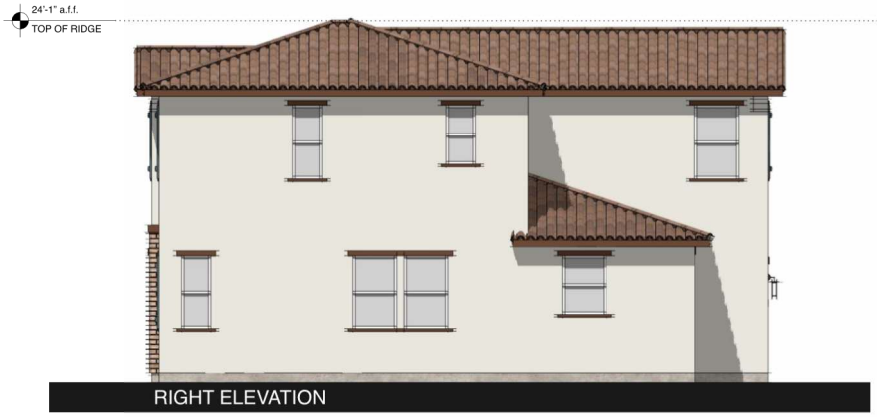
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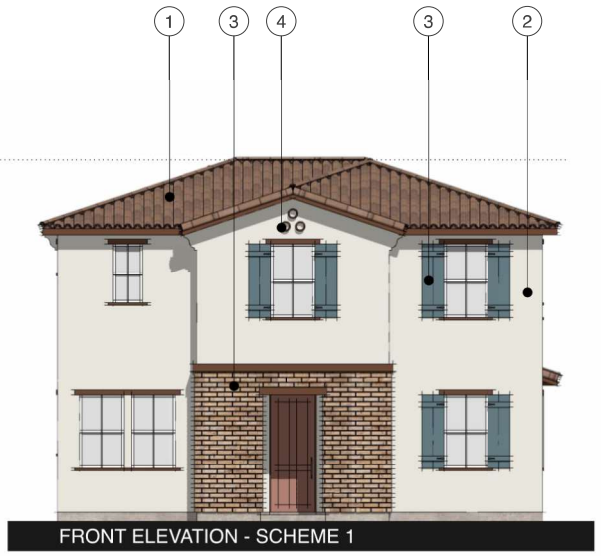
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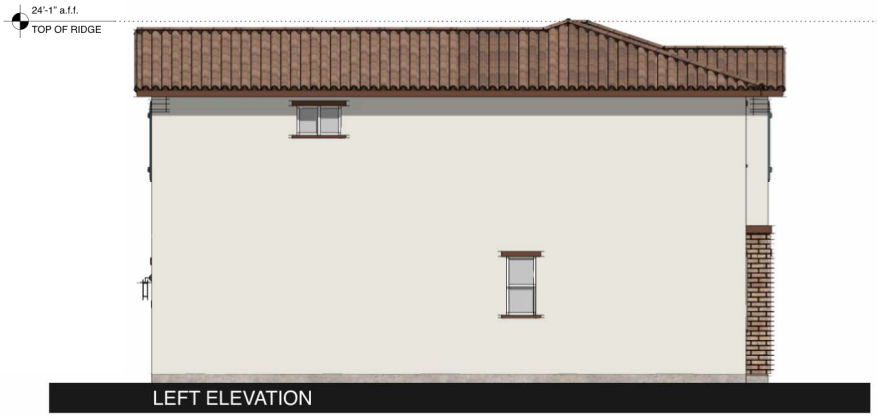
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RIGHT ELEVATION



FRONT ELEVATION - SCHEME 1



LEFT ELEVATION



REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	1,930 SF
STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	3

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | CAPISTRANO
2. STUCCO
   SMOOTH COAT
3. DECORATIVE SHUTTERS
4. DECORATIVE CANALE
5. MASONRY VENEER

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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PLAN 4 | SCHEMATIC ELEVATIONS | SPANISH

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

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A5.3



PLAN 4 | SCHEMATIC PERSPECTIVE | CALIFORNIA COTTAGE

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VERANDA AT FOLSOM HEIGHTS

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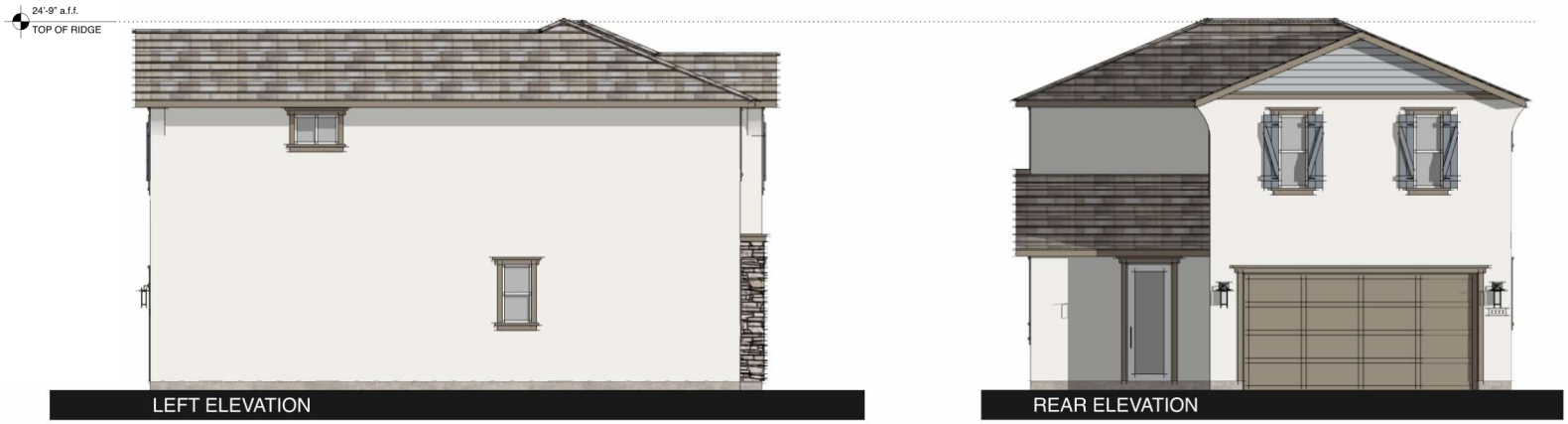
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NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	1,930 SF
STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	3

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | BEL AIR
2. STUCCO
   SMOOTH COAT
3. HORIZONTAL SIDING
   HARDIEPLANK | 6" EXPOSURE
4. DECORATIVE SHUTTERS
5. MASONRY VENEER

PLAN 4 | SCHEMATIC ELEVATIONS | CALIFORNIA COTTAGE

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VERANDA AT FOLSOM HEIGHTS

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

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A5.5



PLAN 4 | SCHEMATIC PERSPECTIVE | EARLY CALIFORNIA

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NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	1,930 SF
STORIES	=	2
BEDROOMS	=	4
BATHROOMS	=	3

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | BEL AIR
2. STUCCO
   SMOOTH COAT
3. DECORATIVE CANALE
4. DECORATIVE SHUTTERS
5. MASONRY VENEER

PLAN 4 | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA

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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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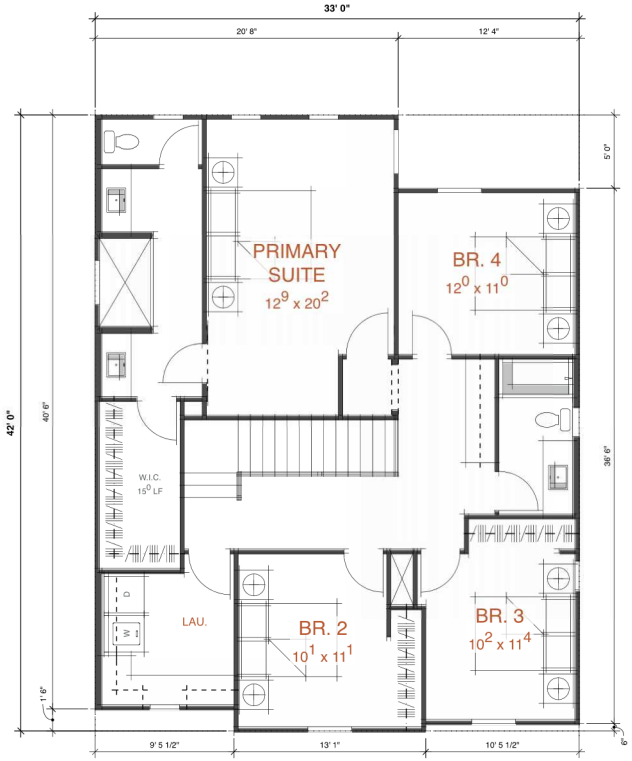
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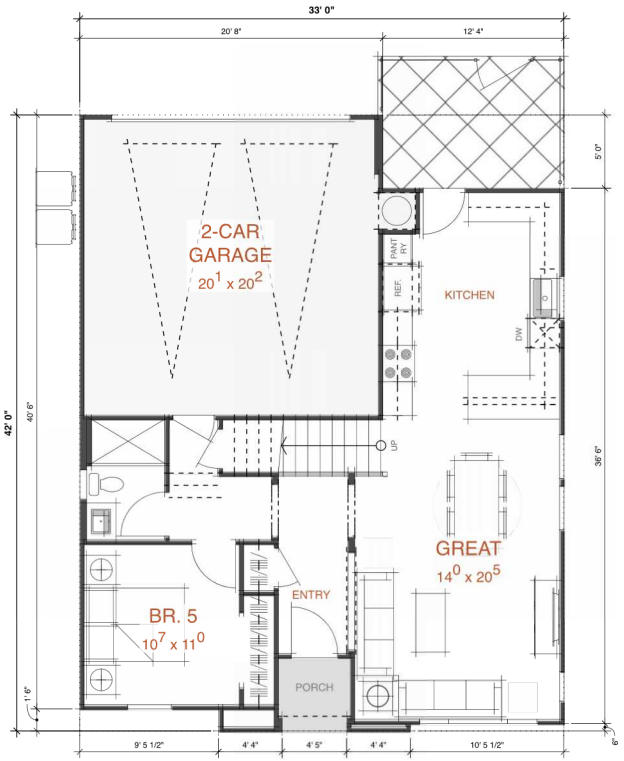
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JD+A JOB NUMBER: 25021
DATE: 07.10.2025

A5.7



SECOND FLOOR I 1,247 SF



FIRST FLOOR I 847 SF

SHEET NOTES

PROGRAM

STORIES	=	2
BEDROOMS	=	5
BATHROOMS	=	3
GARAGE	=	2 - CAR
KITCHEN / DINING / GREAT ROOM		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	2,094 SF
GARAGE	=	425 SF
PORCH / PATIO	=	33 SF

PLAN 4X | SCHEMATIC FLOOR PLANS - 2,094 SF

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VERANDA AT FOLSOM HEIGHTS

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

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A6.1



PLAN 4X | SCHEMATIC PERSPECTIVE | SPANISH

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A6.2

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NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	2,094 SF
STORIES	=	2
BEDROOMS	=	5
BATHROOMS	=	3

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | CAPISTRANO
2. STUCCO
   SMOOTH COAT
3. DECORATIVE SHUTTERS
4. DECORATIVE CANALE
5. MASONRY VENEER

PLAN 4X | SCHEMATIC ELEVATIONS | SPANISH

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VERANDA AT FOLSOM HEIGHTS

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

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A6.3



PLAN 4X | SCHEMATIC PERSPECTIVE | CALIFORNIA COTTAGE

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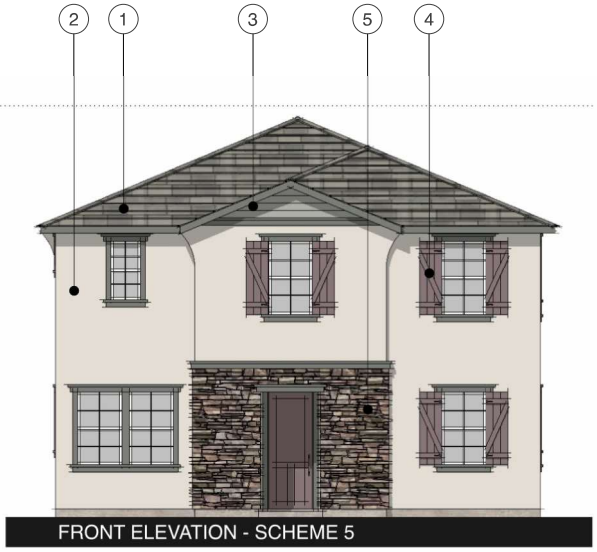
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RIGHT ELEVATION



FRONT ELEVATION - SCHEME 5



LEFT ELEVATION



REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	2,094 SF
STORIES	=	2
BEDROOMS	=	5
BATHROOMS	=	3

MATERIALS

1. TILE ROOF
   EAGLE ROOFING I BEL AIR
2. STUCCO
   SMOOTH COAT
3. HORIZONTAL SIDING
   HARDIEPLANK I 6" EXPOSURE
4. DECORATIVE SHUTTERS
5. MASONRY VENEER

PLAN 4X | SCHEMATIC ELEVATIONS | CALIFORNIA COTTAGE

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VERANDA AT FOLSOM HEIGHTS

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

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A6.5



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VERANDA AT FOLSOM HEIGHTS

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PLAN 4X | SCHEMATIC PERSPECTIVE | EARLY CALIFORNIA

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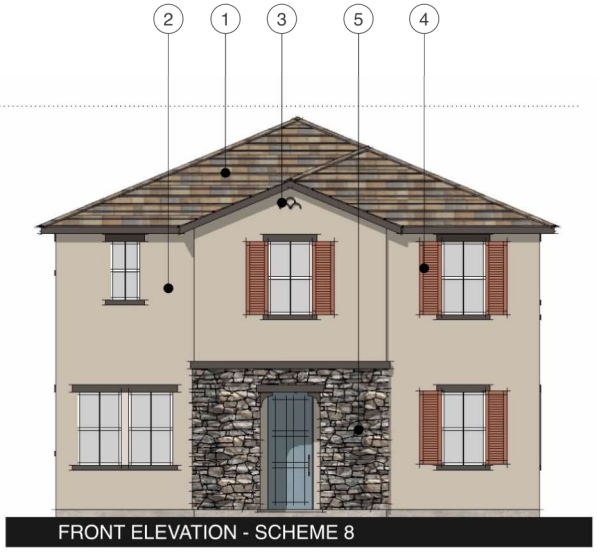
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RIGHT ELEVATION



FRONT ELEVATION - SCHEME 8



LEFT ELEVATION



REAR ELEVATION

NOTE: SIDE WINDOW TRIM AT ENHANCED LOCATIONS ONLY

SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	2,094 SF
STORIES	=	2
BEDROOMS	=	5
BATHROOMS	=	3

MATERIALS

1. TILE ROOF
   EAGLE ROOFING | BEL AIR
2. STUCCO
   SMOOTH COAT
3. DECORATIVE CANALE
4. DECORATIVE SHUTTERS
5. MASONRY VENEER

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PLAN 4X | SCHEMATIC ELEVATIONS | EARLY CALIFORNIA

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

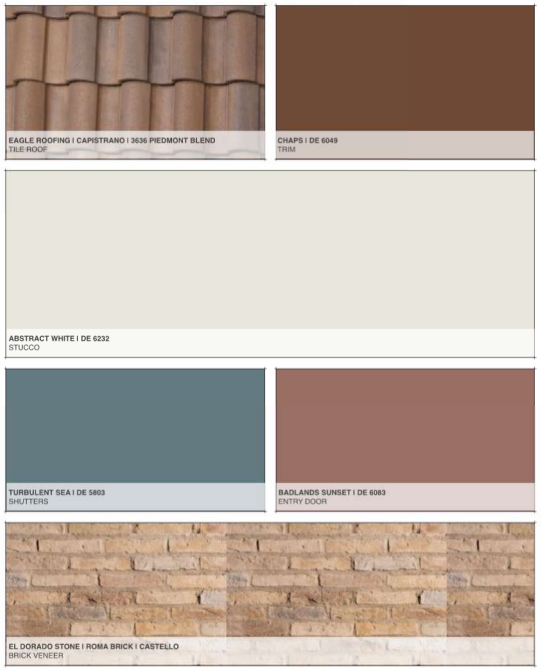
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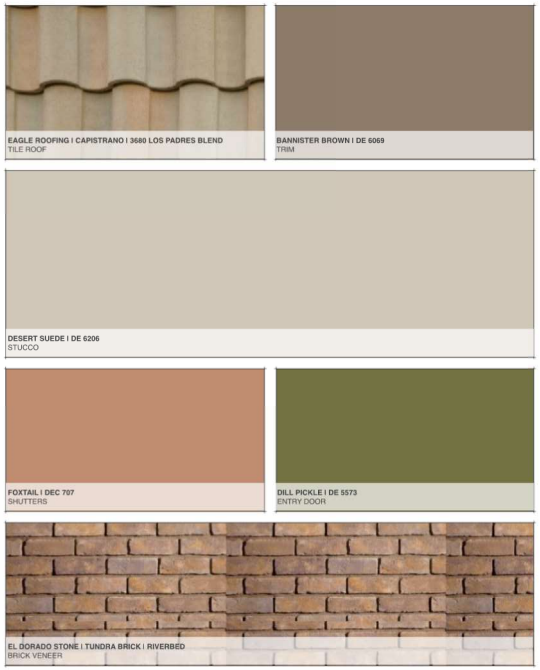
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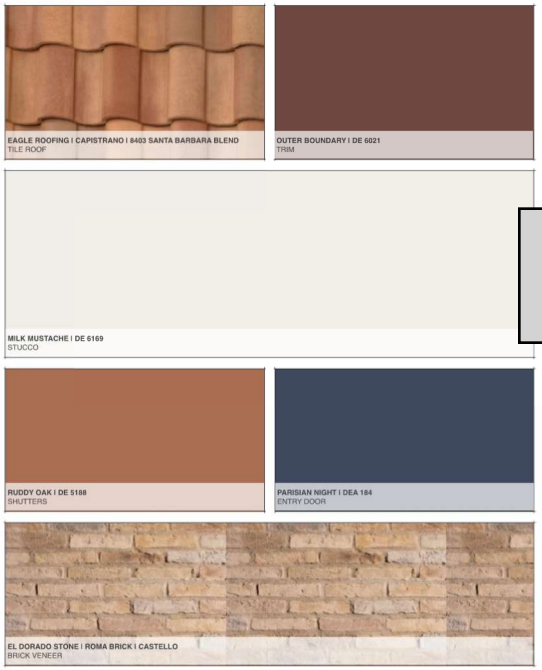
SCHEME 1



SCHEME 2



SCHEME 3



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VERANDA AT FOLSOM HEIGHTS

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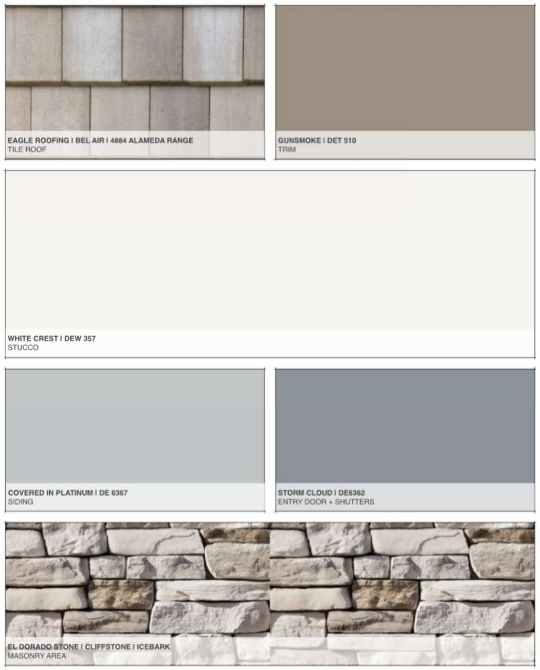
COLOR & MATERIALS | SPANISH

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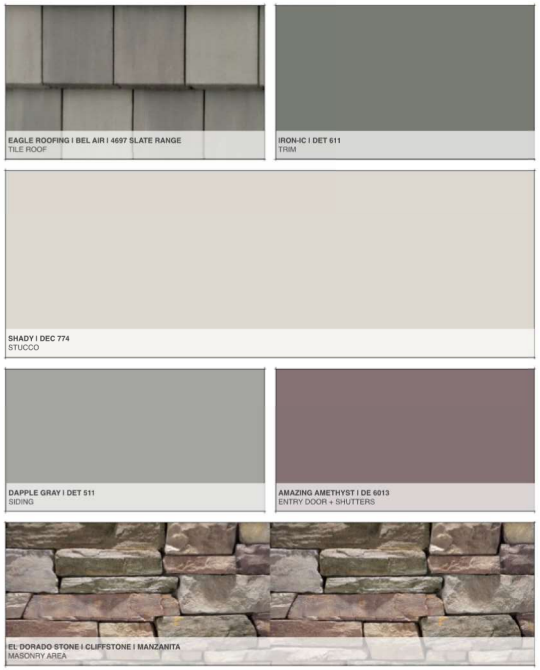
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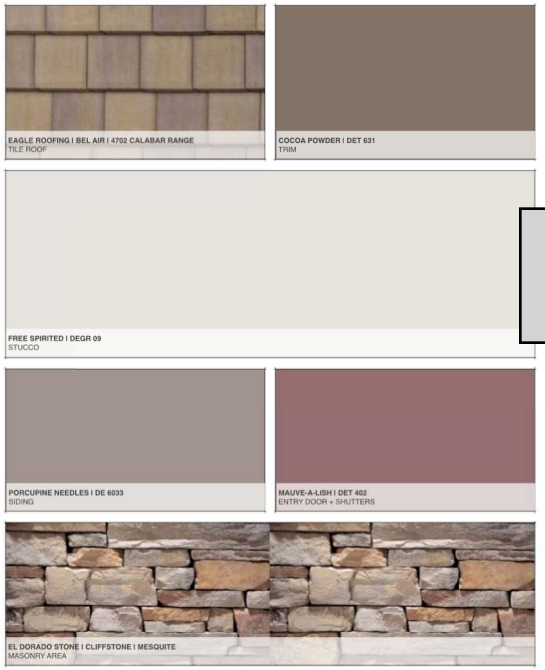
SCHEME 4



SCHEME 5



SCHEME 6



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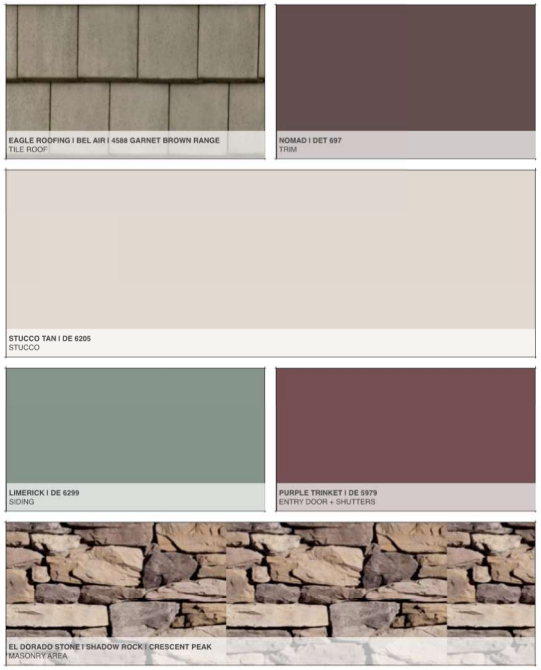
COLOR & MATERIALS | CALIFORNIA COTTAGE

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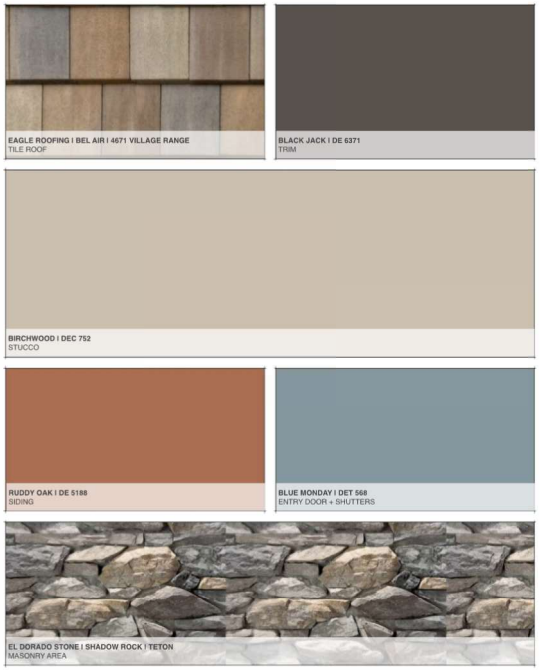
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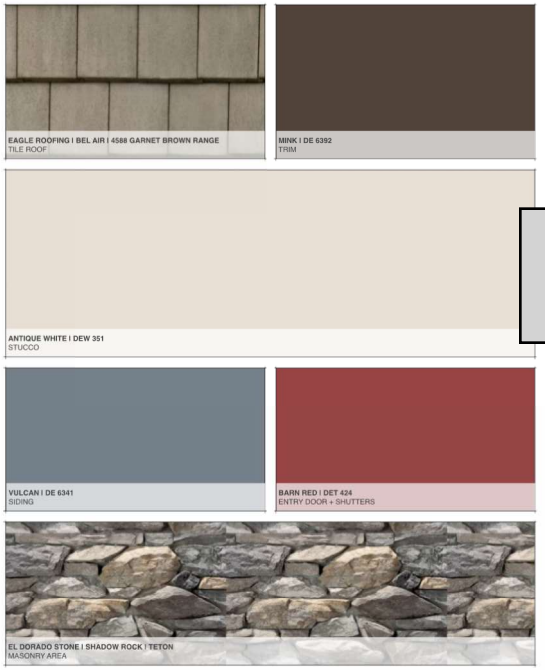
SCHEME 7



SCHEME 8



SCHEME 9



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VERANDA AT FOLSOM HEIGHTS

CITY OF FOLSOM, CALIFORNIA

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COLOR & MATERIALS | EARLY CALIFORNIA

JDA
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

5905 GRANITE LAKE DRIVE | SUITE 140 | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 25021
DATE: 07.10.2025

A7.3

Multi-Family Low Density (SP-MLD)

The SP-MLD land use designation is intended to create residential neighborhoods consisting primarily of compact single family, two family and multiple family dwelling units with libraries, parks, public schools, live work studios and home occupation uses also allowed. Separate development standards are shown for single family and two family dwellings units and multiple family dwelling units.

Table A.4

Multi-Family Low Density (SP-MLD) - Single Family and Two Family Dwelling Units Development Standards

	Single Family Dwelling Units	Veranda
Lot Size		
Interior Lot	3,000 SF Min.	2,700 SF Min.
Corner Lot	3,500 SF Min.	2,900 SF Min.
Building Coverage		
Interior Lot	50% Max.	60% Max.
Corner Lot	50% Max.	60% Max.
Width (measured at front yard setback)		
Interior Lot	30 Ft. Min.	40 Ft. Min.
Corner Lot	35 Ft. Min.	45 Ft. Min.
Setbacks (measured at back of sidewalk)		
Front Yard Setbacks		
Courtyard / Porch (measured at foundation line)	12.5 Ft. Min.	7 ft. min.
Primary Structure	15 Ft. Min.	7 ft. min.
Garage	20 Ft. Min.	N/A
Side Yard Setbacks		
Interior Side Yard	5 ft. min. [1]	4 ft. min.
Street Side Yard (corner lot)	12.5 ft. min.	5.5 ft. min.
Garage Facing Side Street (corner lot)	20 ft. min.	N/A
Accessory Structures (interior lot lines)	3 ft. min.	N/A
Rear Yard Setbacks		
Main building	10 ft. min.	5 ft. min.
Accessory Structure	5 ft. min.	N/A
~~Detached~~ Garage	5 ft. min.	5 ft. min.
Building Height		
Main Building	35 ft. max.	35 ft. max.
Detached Garage	18 ft. max.	N/A
Accessory Building	15 ft. max.	N/A
Off-Street Parking		
	Refer to Table A.14 for MLD parking requirements.	Refer to Table A.14 for MLD parking requirements.

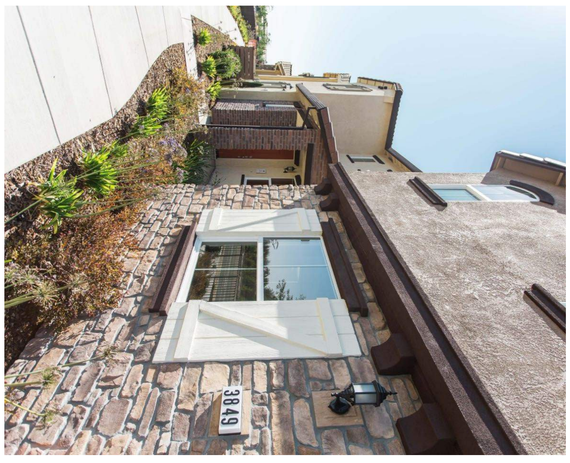
Notes:

1. For zero-lot-line dwelling units: 0 feet side yard setback for one side; 10 feet side yard setback for the other side.

/Users/seanrichardson/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/ELLIOTT HOMES/25021 VERANDA FOLSOM HEIGHTS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/25021_ELEVATION EXAMPLES_24X36L
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ELLIOTT HOMES

VERANDA - FOLSOM HIEGHTS

CITY OF FOLSOM, CALIFORNIA

25021 | 04.04.2025 SCALE: NA

1 | EXAMPLE ELEVATION IMAGERY

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

09232025 Item No.4

Attachment 6

September 18, 2015

Scott A. Johnson, AICP
Planning Manager
City of Folsom
Community Development Department
50 Natoma Street
Folsom, CA 95630

Dear Mr. Johnson:

Re: Folsom Heights Inclusionary Housing Plan

This letter is to formally notify the City of Folsom that Folsom Heights LLC intends to pay an affordable housing in-lieu fee in accordance to FMC Section 17.104.060 (G) for compliance with the Inclusionary Housing Plan requirement on its Folsom Heights development application permit. The applicant intends to pay the in-lieu fee on a per-unit basis as building permits are issued.

Please contact me if you have any further questions. 604-720-4695

Sincerely,

Folsom Heights LLC
NOORDIN SAYANI

Folsom City Council
Staff Report

MEETING DATE:	9/23/2025
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 11463 – A Resolution Approving General Fund Cost Saving Measures for Fiscal Year 2025-26 and Beyond
FROM:	City Manager's Office

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council adopt Resolution No. 11463 – A Resolution Approving General Fund Cost Saving Measures for Fiscal Year 2025-26 and Beyond.

BACKGROUND / ISSUE

On Tuesday, May 27, 2025, the Folsom City Council held a budget workshop at the Folsom Public Library. The meeting was well attended with members of the public present. Staff presented the initial draft of the FY 2025/2026 budget in a new format providing a comprehensive line-item format that offers more transparency and detail. The City Council and members of the public had the opportunity to provide input and ask questions about the proposed budget and the new budget cycle/process.

On Tuesday, June 10, 2025, the City Council held a public hearing on the FY 2025/2026 budget. Staff presented information to the City Council that included historical revenue and expenditure trends. The proposed FY 2025-2026 General Fund budget presented that evening anticipated revenues of $114,442,459 and Transfers In of $5,546,145 for a grand total in revenues of $119,988,604. The projected expenditures totaled $121,877,171 with Transfers Out of $1,601,982 for a grand total for expenses of $123,479,153. The budget intended to use $3,490,549 of unassigned General Fund Balance to maintain current services.

On Tuesday, June 24, 2025 the City Council reviewed additional budget modifications that lowered the General Fund deficit from $3,490,549 to approximately $3,000,000. In adopting

the FY 2025/26 budget, the City Council recognized that staff would continue pursuing cost-saving opportunities to bring forward to both the Council and the public in the September/October 2025 timeline (See June 24, 2025 Staff Report as Attachment 2).

Fiscal Responsibility:

Managing the City's finances is much like managing a household budget. When a household experiences a decline in income—whether due to a job change, unexpected expenses, or economic conditions—it must make difficult but necessary decisions to reduce spending. Continuing to spend more than it earns is unsustainable and ultimately leads to long-term financial instability.

In the same way, a city cannot rely on one-time reserves or deferred costs to cover recurring expenses. When revenues flatten or decline, but operational costs continue to rise, the City must take deliberate action to align spending with available resources. Just as a household must prioritize essential expenses, delay discretionary purchases, and adjust its lifestyle to avoid debt, the City must make strategic choices to ensure it lives within its means. This approach is essential to preserving core services, maintaining fiscal health, and ensuring long-term sustainability. This approach is also a mandate from the community with the failure of the proposed Measure G sales tax measure in November 2024.

Additionally, these proposed cost saving measures align with the Government Finance Officers Association's nationally recognized best practices by providing a structurally balanced plan, linking financial decisions to strategic priorities, and ensuring transparency and accountability to the community.

City Departments Cost Reductions:

As part of the proposed budget process staff recommended that additional budget reviews take place in September/October 2025 and February/March 2026 so that budget reductions for FY 2025/2026 could be considered. This report and proposed cost reductions are the first of a two-phase approach to cost savings and corresponding service reductions as follows:

- Phase One Cost Savings (September 23, 2025). This report represents the first phase of proposed cost savings by the City's two largest departments (Police and Fire) which comprise 50% of the City's budget. Phase One also includes consideration of the significant subsidy for the City's Zoo Sanctuary, proposed changes to Information Technology Services, Legal Services, and Library Services.

- Phase Two Cost Savings (October 14, 2025). The second phase of cost saving considerations involves the reorganization of City Services in Community Development, Parks and Recreation, Public Works, and Environmental Water Resources (Utilities). The subsequent City Council staff report for October 14, 2025 meeting will highlight organizational changes for each of the four departments,

including both staffing levels and special revenue funds to maximize cost savings to the General Fund.

Is the City Moving Too Quickly to Close the Budget Gap?

Some community members and staff have expressed concern that the City may be moving too quickly to balance its budget. However, maintaining an operating budget deficit over multiple years has negative impacts on organizational stability and employee morale.

As a service provider, the City relies on its employees to deliver essential programs and services to the community

In the past year, the City has lost several highly skilled employees to other jurisdictions with more stable financial conditions, and continued fiscal instability increases the risk of additional workforce loss

In addition, many aspects of the City's quality of life infrastructure are aging and in need of repair or rehabilitation. Examples include trails, parks, playgrounds, sports fields, tennis and basketball courts, buildings (City Hall, Community Center, Police Station, Fire Stations, etc.). To maintain Folsom a desirable place to live, it is essential to begin setting aside resources for long-term infrastructure needs.

ANALYSIS

The Phase One General Fund cost savings proposed for City Council consideration and action are listed in the table below include staff reductions through elimination of vacant positions and strategic reduction of positions in the Fire Department, Police Department, Finance/IT Department, City Attorney's office, and Library. There are a total of 20 eliminated positions (mostly vacant positions) across these departments for a total FY2025-26 savings of $3,093,130 and FY2026-27 ongoing full-year savings of $3,772,392 (Attachment 1 Resolution 11463 Exhibit A).

Additional General Fund cost savings will be proposed at the October 14, 2025 City Council meeting in conjunction with the service reorganization, priorities, and use of special revenue funds for Community Development, Parks and Recreation, Public Works, and Environmental Water Resources/Utilities Departments.

Proposed Budget Reductions/General Fund Cost Savings Measures (Phase One):

Division	Position		FTE/Ending FTE Count	FY Budgeted Salaries	Impact on General Fund FY26	FY 27 Full Impact
Finance/IT						
	GIS Specialist M60*		(1.00)	$194,110	($97,055)	($194,110)
	GIS Technician M48*		(1.00)	$135,872	($67,936)	($135,872)
	IT Manaager T98*		(1.00)	$297,402	($148,701)	($297,402)
	Process Improvement Specialist M56*		(1.00)	$185,059	($92,530)	($185,059)
Total		**FY 26 Approved FTE = 25**	**21.00**	**$812,443**	**($406,222)**	**($812,443)**
City Attorney's Office						
	Legal Secretary*		(1.00)	$158,578.00	($79,289.00)	($158,578.00)
Total		**FY 26 Approved FTE = 4**	**3**	**$158,578.00**	**($79,289.00)**	**($158,578.00)**
Library						
	Circular Coordinator M43 (DELETE)**		(1.00)	$132,466	($132,466)	($132,466)
	Library Tech M41 (add)		1.00	$105,571	$105,571	$105,571
	Library Assistant M31 (Leave Vacant)		(1.00)	$95,261	($95,261)	($95,261)
Total		**FY 26 Approved FTE = 12**	**11**		**($122,156)**	**($122,156)**
Fire						
	Admin Technician M48**		(1.00)	$126,441	($126,441)	($126,441)
	Senior Equipment Mechanic M52**		(1.00)	$141,934	($141,934)	($141,934)
	Firefigher II 42F (5 vacant positions)		(5.00)	$1,027,681	($1,027,681)	($1,027,681)
Total		**FY 26 Approved FTE = 91**	**84**	**$1,296,056**	**($1,296,056)**	**($1,296,056)**
Police Department						
	Police LT 89A*		(1.00)	$387,503	($193,752)	($387,503)
	Police Officer 44P**		(4.00)	$769,184	($769,184)	($769,184)
	Police Comm Service Officer 34P**		(2.00)	$226,472	($226,472)	($226,472)
Total		**FY 26 Approved FTE =116.5**	**109.5**	**$1,383,159**	**($1,189,408)**	**($1,383,159)**
		FTE Adjustment Total = (20)				
Total		**FY 26 Approved General Fund FTE = 248.5**	**228.50**		**($3,093,130)**	**($3,772,392)**

* Filled position calculated at 6 months for FY 26

** Vacant position calculated for full year

Note: FY 26 Approved FTE = 513.5/FY 26 Adjusted FTE = 493.5

This section includes additional information regarding cost savings from the Fire Department, plan for Information Technology Services, and presents information about the annual cost/General Fund subsidy for the Zoo Sanctuary, along with consideration of potential alternative solutions moving forward.

Fire Apparatus Reassignment Plan:

To address rising overtime expenditures while maintaining essential fire suppression and EMS coverage throughout the City of Folsom, the Fire Department will implement a strategic reassignment of apparatus. This realignment allows the Department to eliminate one engine company while ensuring all six fire stations remain open and operational. The plan prioritizes suppression coverage in Folsom's highest-risk areas, maintains ALS transport citywide, and aligns with current fiscal constraints.

City Fire Department Staffing Plan:

Station 34: *Truck 34 (4 personnel)*

Station 35: *Engine 35 (3 personnel)*
Battalion Chief

Station 36: *Engine 36 (3 personnel)*
Medic 36 (2 personnel)

Station 37: *Engine 37 (3 personnel)*
Medic 37 (2 personnel)

Station 38: *Medic 38 (2 personnel)*

Station 39: *Engine 39 (3 personnel)*

This realignment reduces constant staffing requirements by eliminating one engine company, resulting in decreased overtime costs. At the same time, all six fire stations will remain open, maintaining a citywide presence and response capability.

The placement of Engine 38 at Station 35 preserves suppression capability in the city's highest fire risk area, which includes the Historic District and Central Business District. Station 34, located south of Highway 50, is the lowest fire risk zone in the city, with 100% of residential and commercial properties protected by automatic fire sprinklers. Relocating Truck 35 and AR35 to Station 34 ensures that specialty support is maintained in a zone with lower suppression demand.

The eventual reassignment of Medic 35 to Station 38 ensures ALS transport capability across the city, balancing EMS response needs despite a reduction in engine staffing. Placement of

Medic 36 back in service will restore additional ALS transport capacity once staffing is available following the FTO process.

Overall, this plan reduces constant staffing requirements by eliminating one engine company, which directly decreases overtime costs, while keeping all six fire stations open and preserving a citywide response capability and presence.

Response times may be impacted during periods of high call volume or simultaneous incidents within the same district. The Department will monitor these effects closely and make adjustments if significant service impacts are identified. In addition, updates to the Computer-Aided Dispatch (CAD) system at the Sacramento Regional Fire/EMS Communications Center (SRFECC) will be required to reflect the new apparatus assignments. The Fire Department will coordinate with SRFECC staff to ensure accurate implementation and minimize disruptions.

This apparatus reassignment plan represents a balanced strategy to reduce overtime costs while sustaining core emergency services. By prioritizing high-risk areas, maintaining ALS transport, and optimizing resources, the Department will continue to provide effective service delivery under current fiscal constraints.

Information Technology Service Plan:

With the elimination of the IT Manager and the Process Improvement Specialist positions the City will need to utilize other resources to provide some IT services to the various City departments. The City intends to utilize contract IT services to fill any service gaps created by those lost positions. The annual salary and benefit costs for those two positions was $482,461. Staff intends to present a comprehensive IT management contract to the City Council at a later date that produces costs savings.

Folsom City Zoo Sanctuary:

The Folsom City Zoo Sanctuary was established in 1963 to provide a safe haven for a bear cub named Smokey, who was orphaned and burned in a forest fire. At that time, the University of California at Davis contacted Folsom Park Superintendent Gordon Brong, seeking a safe home for Smokey. Gordon had already been keeping several deer and a coyote in an area around the park's office, and visitors would often come to see the animals.

Gordon persuaded the City to provide space, and local service clubs built an enclosure that would allow Smokey to join the other animals. From that time forward, the Folsom Zoo has been a safe haven for many rescued animals.

In 2002, the zoo name was changed to Folsom City Zoo Sanctuary and a mission statement was developed. The new name best described the goal of providing care for animals that are not able to be released back into the wild.

The Folsom City Zoo Sanctuary is beloved by many community members and visitors. Local non-profits have donated thousands of hours and hundreds of thousands of dollars over the years to make the Sanctuary what it is today.

Although the Sanctuary is very popular with over 100,000 visitors annually the operations of the Sanctuary are heavily subsidized by the City's General Fund. The current budget projects that the City will spend $2,541,399 to operate the Sanctuary in FY 2025/2026. With projected revenues of $736,500, the Sanctuary will require a General Fund subsidy of $1,804,899 to support its operations.

Due to the significant budgetary challenges facing the City of Folsom, justifying the significant General Fund subsidy is becoming more and more difficult. The City should actively explore ways to hand the facility to the Friends of the Folsom Zoo Sanctuary or another interested non-profit. In 1997 the City of Sacramento was in a similar situation and operational control of the zoo was transferred to the Sacramento Zoological Society. The City of Sacramento still owns the land, but the Society is responsible for the daily operations, animal care and welfare, education and outreach, fundraising, and facility improvements.

Staff recommends identifying a partner to take over operational control of the Folsom City Zoo Sanctuary.

Service Reorganization for Phase Two Budget Reductions:

In addition to reviewing the budget circumstances of the City, staff has identified ways it can operate more efficiently. The department directors of the Community Development Department, Parks and Recreation Department, Public Works Department and Environmental & Water Resources Department have worked together to develop a comprehensive reorganization plan to improve how the City delivers a variety of its services.

More details for this plan will be shared at the October 14, 2025 City Council meeting. A general service matrix (existing and proposed) for each of the affected departments can be found in Attachment 3.

CONCLUSION:

The City is facing a $3.0 million operational deficit for FY 2025/2026. The proposed cost saving recommendations in Phase One total $3.1 million. Additional cost saving recommendations for Phase Two will be presented on October 14, 2025. Although this may appear to fill the current budget gap the City is still facing challenging budget circumstances. The City's quality of life infrastructure like trails, parks, playgrounds, sports fields, tennis courts, and buildings need tens of millions of dollars to fund necessary capital improvements. Also, labor costs and other inflationary pressures continue to increase the cost of providing the most basic City services.

ATTACHMENTS

1. Resolution –11463 - A Resolution Approving General Fund Cost Saving Measures for Fiscal Year 2025-26 and Beyond
   - Exhibit A: General Fund Cost Saving Measures for Fiscal Year 2025-26
   - Exhibit B: Fire Apparatus Reassignment Plan
2. June 24, 2025 Budget Staff Report Packet
3. Existing and Proposed Department Service Matrix for Community Development, Public Works, Park and Recreation, and Environmental & Water Resources/Utilities Departments

Submitted,

_____

Bryan Whitemyer, City Manager

Attachment 1

RESOLUTION NO. 11463

A RESOLUTION APPROVING GENERAL FUND COST SAVINGS MEAUSRES FOR FISCAL YEAR 2025-26 AND BEYOND

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, on the 27th day of May 2025, the City Manager presented to the City Council the City Manager's FY 2025-26 Proposed Preliminary Budget; and

WHEREAS, on the 10th day of June 2025, a Public Hearing was held and the City Council received presentations from the City Manager and City Staff regarding the FY 2025-26 Proposed Operating Budget and Capital Improvement Plan; and

WHEREAS, on the 24th day of June 2025 the City Council approved the FY 2025-26 Preliminary Budget that includes a $3 million budget shortfall.

WHEREAS, the City desires to close its budget gap and has developed a set of cost saving measures to reduce its expenditures which can be found in Exhibit A; and

WHEREAS, the City needs to brown out a fire engine in order to reduce its overtime costs and will need to reassign fire apparatus throughout the City and the Apparatus Reassignment Plan is described in Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the documents attached to this resolution, identified as:

- **Exhibit A** – General Fund Cost Saving Measures for Fiscal Year 2025-26
- **Exhibit B** – Fire Apparatus Reassignment Plan

are hereby approved and appropriated to the respective departments for their offices and operations in the amounts, and for the objects and purposes, as specified therein.

PASSED AND ADOPTED this 23rd day of September 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

General Fund Cost Saving Measures for Fiscal Year 2025-26

Proposed Budget Reductions

DIVISION	POSITION	ACCOUNT CODING	FTE / ENDING FTE CT	FY BUDGETED SALARIES	IMPACT ON GENERAL FUND FY26	FY 27 FULL IMPACT
Finance/IT						
	GIS Specialist M60*	0101905	(1.00)	194,110	(97,055)	(194,110)
	GIS Technician M48*	0101905	(1.00)	135,872	(67,936)	(135,872)
	IT Manager T98*	0101904	(1.00)	297,402	(148,701)	(297,402)
	Process Improvement Specialist M56*	0101904	(1.00)	185,059	(92,530)	(185,059)
TOTAL	**FY 26 APPROVED FTE = 25**		**21.00**		**(406,222)**	**(812,443)**
City Attorney						
	Legal Secretary*	0101700	(1.00)	158,578	(79,289)	(158,578)
TOTAL	**FY 26 APPROVED FTE = 4**		**3.00**		**(79,289)**	**(158,578)**
Library						
	Circular Coordinator M43 (delete)**	0102900	(1.00)	132,466	(132,466)	(132,466)
	Library Tech M41 (add)**	0102900	1.00	105,571	105,571	105,571
	Library Assistant M31 (leave vacant)**	0102900	(1.00)	95,261	(95,261)	(95,261)
TOTAL	**FY 26 APPROVED FTE = 12**		**11.00**		**(122,156)**	**(122,156)**
Fire						
	Admin Technician M48**	0102220	(1.00)	126,441	(126,441)	(126,441)
	Senior Equipment Mechanic M52**	0102220	(1.00)	141,934	(141,934)	(141,934)
	Firefighter II 42F (5 Positions)**	0102221	(5.00)	1,027,681	(1,027,681)	(1,027,681)
TOTAL	**FY 26 APPROVED FTE = 91**		**84.00**		**(1,296,056)**	**(1,296,056)**
Police						
	Police LT 89A*	0102113	(1.00)	387,503	(193,752)	(387,503)
	Police Officer 44P**	0102112	(4.00)	769,184	(769,184)	(769,184)
	Police Comm Service Officer 34P**	0102113	(2.00)	226,472	(226,472)	(226,472)
TOTAL	**FY 26 APPROVED FTE = 116.50**		**109.50**		**(1,189,408)**	**(1,383,159)**
	FTE Adustment Total = (20.0)					
TOTAL	**FY 26 Aprroved General Fund FTE = 386.05**		**366.05**		**(3,093,130)**	**(3,772,392)**

* Filled position calculated at 6 months for FY 26

** Vacant position calculated for full year

NOTE: FY 26 Approved FTE = 513.5 / FY 26 Adjusted FTE = 493.50

Exhibit B

Fire Apparatus Reassignment Plan

FIRE DEPARTMENT MEMO

TO: Bryan Whitemyer, City Manager

FROM: Ken Cusano, Fire Chief

DATE: September 1, 2025

SUBJECT: **Apparatus Reassignment Plan**

To address rising overtime expenditures while maintaining essential fire suppression and EMS coverage throughout the City of Folsom, the Fire Department will implement a strategic reassignment of apparatus. This realignment allows the Department to eliminate one engine company while ensuring all six fire stations remain open and operational. The plan prioritizes suppression coverage in Folsom's highest-risk areas, maintains ALS transport citywide, and aligns with current fiscal constraints.

Effective October 1, 2025 – Apparatus Movements

- **Truck 35 (TR35):** Relocate from Station 35 to Station 34
- **Air Utility 35 (AR35):** Relocate from Station 35 to Station 34
- **Engine 38 (E38):** Relocate from Station 38 to Station 35

Exception:

- **Medic 36 (M36):** Placement back in service will be delayed until new recruits complete and clear their FTO evaluation period (anticipated week of October 20, 2025).
- **Medic 35 (M35):** Relocation from Station 35 to Station 38 will also be delayed until new recruits complete and clear their FTO evaluation period (anticipated week of October 20, 2025).

The placement of Engine 38 at Station 35 preserves suppression capability in the city's highest fire risk area, which includes the Historic District and Central Business District. Station 34, located south of Highway 50, is the lowest fire risk zone in the city, with 100% of residential and commercial properties protected by automatic fire sprinklers. Relocating Truck 35 and AR35 to Station 34 ensures that specialty support is maintained in a zone with lower suppression demand.

The eventual reassignment of Medic 35 to Station 38 ensures ALS transport capability across the city, balancing EMS response needs despite a reduction in engine staffing. Placement of Medic 36 back in service will restore additional ALS transport capacity once staffing is available following the FTO process.

Overall, this plan reduces constant staffing requirements by eliminating one engine company, which directly decreases overtime costs, while keeping all six fire stations open and preserving a citywide response capability and presence.

Response times may be impacted during periods of high call volume or simultaneous incidents within the same district. The Department will monitor these effects closely and make adjustments if significant service impacts are identified. In addition, updates to the Computer-Aided Dispatch (CAD) system at the Sacramento Regional Fire/EMS Communications Center (SRFECC) will be required to reflect the new apparatus assignments. The Fire Department will coordinate with SRFECC staff to ensure accurate implementation and minimize disruptions.

This apparatus reassignment plan represents a balanced strategy to reduce overtime costs while sustaining core emergency services. By prioritizing high-risk areas, maintaining ALS transport, and optimizing resources, the Department will continue to provide effective service delivery under current fiscal constraints.

Attachment 2

Folsom City Council
Staff Report

MEETING DATE:	6/24/2025
AGENDA SECTION:	Old Business
SUBJECT:	Resolution No. 11401– A Resolution Adopting the Fiscal Year 2025-26 Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority (Continued from June 10, 2025)
FROM:	City Manager's Office

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council adopt Resolution No. 11401 – A Resolution Adopting the Fiscal Year 2025-26 Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority.

BACKGROUND / ISSUE

On Tuesday, May 27, 2025, the City Council held a budget workshop at the Folsom Library. The meeting was well attended with members of the public present. Staff presented the initial draft of the FY 2025/2026 budget in a new format. The City Council and members of the public had the opportunity to provide input and ask questions about the proposed budget.

On Tuesday, June 10, 2025, the City Council held a public hearing on the FY 2025/2026 budget. Staff presented information to the City Council that included historical revenue and expenditure trends. The proposed FY 2025-2026 General Fund budget presented that evening anticipated revenues of $114,442,459 and Transfers In of $5,546,145 for a grand total in revenues of $119,988,604. The projected expenditures totaled $121,877,171 with Transfers Out of $1,601,982 for a grand total for expenses of $123,479,153. The budget intended to use $3,490,549 of unassigned General Fund Balance to maintain current services.

To provide additional time for the City Council and the public to review the proposed budget City staff asked that the City Council continue the public hearing on the budget until Tuesday, June 24, 2025. This time has allowed staff to further review the budget as well as receive feedback from the public and City Council. The budget staff report from the June 10, 2025 City Council meeting has been included in Attachment 2.

As part of the proposed budget process staff recommended that additional budget reviews take place in September/October 2025 and February/March 2026 so that budget reductions for FY 2026/2027 could be developed. Feedback received over the last couple weeks asked if some cuts could be made sooner to try to limit the use of General Fund Reserve in FY 2025/2026. Recognizing the value of this feedback, City staff reassessed the budget to see if General Fund reductions could be made now so that the deficit could be reduced.

Proposed Budget Reductions:

Although there is much more work to do over the coming months staff is recommending that the City Council adopt a FY 2025/2026 Preliminary Budget that includes the following reductions.

1) Eliminate the Park Attendant position at Cummings Family Skate and Bike Park. This will produce on-going staff cost savings of approximately $40,000 per year. If approved, the savings anticipated for FY 2025/2026 are $25,000. Currently, the lighting system at the park is turned on and off manually. The lighting system needs to be upgraded so it can be set on a timer system that will turn the lights on and off automatically. The cost to convert to this system is about $15,000.

   GF Cost Reduction: $25,000

2) Eliminate the proposed $500,000 annual contribution to the City's Public Entity Investment Trust for Retiree Health Obligations (Trust held outside City funds). The savings to the General Fund (Fund 010) of eliminating the FY 2025-26 contribution is $426,647. The Water, Wastewater and Solid Waste Enterprise Funds contribute the remaining $73,353.

   GF Cost Reduction: $426,647

Proposed General Fund Cost Reduction Total: $451,647

The proposed modified preliminary FY 2025-2026 General Fund budget looks as follows:

No changes are being made to the projected revenue figure of $114,442,459 and Transfers In of $5,546,145 for a grand total in revenues of $119,988,604. However, the projected expenditures total is now being reduced by $451,647 from $121,877,171 to $121,425,524. These changes lower the grand total for General

Fund expenses from $123,479,153 to $123,027,506. The use of the unassigned General Fund balance will be reduced by $451,647 from $3,490,549 to $3,038,902.

Additional Staff Actions Going Forward:

1) Explore bringing back the use of prison labor to maintain open space and trail areas
2) Assess City owned properties to see what properties could be sold or deeded to non-profits or community organizations that could maintain the property better than the City while still maintaining the property as a community asset.
3) Have the Housing Fund reimburse the General Fund for the sale of the former City property located on Persifer Street. Currently, Habitat for Humanity is building 10 housing units on that property. It is anticipated that this could bring $635,000 to General Fund. Staff would recommend that these one-time funds be used for one-time renewal and replacement expenditures.

POLICY / RULE

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

Budget Structure and Overview:

The Operating Budget for the City of Folsom is a complex document that manages the revenues and expenditure of over 150 separate Fund Accounts. A summary of these accounts is found in Attachment 2. Many of these fund accounts have specific rules and requirements that dictate how these funds can be used.

For example, funds collected from the water bills that are paid for by residents each month can only be used to cover the costs associated with maintaining and operating the water system. These funds cannot be used to cover public safety or any other non-water related expenses.

The four largest and most familiar Fund Accounts in the budget are 1) General Fund; 2) Solid Waste Fund, 3) Sewer Fund; and 4) Water Fund.

1) ***General Fund (Fund 010)*** – This fund accounts for all general revenues of the City not specifically levied or collected for other City funds and the related expenditures. The

General Fund accounts for all financial resources of a governmental unit which are not accounted for in other funds.

2) ***Solid Waste (Fund 540)*** – This fund accounts for the revenues and expenses of the City's solid waste operations.
3) ***Sewer Fund (Fund 530)*** – This fund accounts for the revenues and expenses of the City's sewer operations.
4) **Water Fund (Fund 520)** – This fund accounts for the revenues and expenses of the City's water operations.

All City Funds Budget Analysis:

The City Manager's Fiscal Year 2025-26 Proposed Preliminary Budget, as presented on June 10, totaled $266,480,640 in proposed expenditures. Recommended reductions to the General Fund discussed above and the City Council's June 10 direction to restore funding to Natoma Station L&L District, are included in the updated totals in the chart below, for a total of $266,070,437 in proposed expenditures, and $7,508,127 in transfers. The Budget Summary by Fund in the online budget document will be updated to reflect the approved totals after City Council adoption.

Below is a breakdown by Fund category

Fund Category	**FY 2025-26 Proposed Amounts**
General Fund	$ 121,425,524
Enterprise Funds	53,700,278
Special Revenue Funds	13,418,596
Debt Service Funds	16,761,774
Capital Projects Funds	10,624,850
Internal Service Funds	25,060,360
Fiduciary Funds	25,079,055
Total	$ 266,070,437

The City Manager's proposed Fiscal Year 2025-26 Preliminary Budget also includes 513.5 full and permanent part-time positions across all funds. This proposed budget provides for 8 new positions all funded by Enterprise Funds. The added positions are listed below along with the department.

Department	**Position**
Environmental and Water Resources	Senior Civil Engineer
Solid Waste	Refuse Driver (6)
Solid Waste	Senior Office Assistant

The City Manager's Fiscal Year 2025-26 Proposed Preliminary Budget is available on the City's web site at https://www.folsom.ca.us/government/finance/city-budget/-folder-366#docfold_14_786_600_366.

Recommended Budget Approval Process

- May 27, 2025 – City Council held public workshop on the budget at the Folsom Library.

- June 10, 2025 – City Council held budget public hearing and continued the public hearing to the June 24, 2025, City Council meeting allowing for more public dialogue.

- June 24, 2025 – City Council holds budget public hearing, receives public input and approves the FY 2025-2026 Preliminary Budget.

- July – September 2025 – City departments review their budgets and develop cost cutting proposals and that will be reviewed at the Review of the Final Budget in September/October 2025.

- FY 2025-2026 Review of Final Budget - September/October 2025:

    - At a City Council meeting in either September or October City staff will have another budget review with the City Council that will allow additional public input from the community. This budget review will allow the City to work with the actual ending fund balance numbers for FY 2024-2025. Possible FY 2026-2027 General Fund budget reductions discussions will take place.

- FY 2025-2026 Mid-Year Budget Review – February/March 2026:

    - At a City Council meeting in either February or March City staff will conduct a Mid-Year Budget review with the City Council. Any adjustments needed for the current year will be approved by the City Council at that time. Staff will be seeking direction from the Council as to what cuts they would consider including in the FY 2026-2027 budget.

CONCLUSION:

The City of Folsom cannot continue to provide the General Fund services it presently provides to the community. With the recommended budget reductions there is a projected $3.0 million General Fund deficit for FY 2025-2026. To live within its means the City will need to reduce its expenditures which translates into reductions in services.

Staff proposes using General Fund Reserves to fund the FY 2025-2026 budget but aggressively pursue a strategy to reduce costs and services in preparation for the FY 2026-2027 budget period that begins on July 1, 2026.

ATTACHMENTS

1. Resolution No. 11401 – A Resolution Adopting the Fiscal Year 2025-26 Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority
    a. Exhibit A - Budget Summary by Fund – Projected Balance 2025-26 and Summary of General Fund Revenues and Expenditures
    b. Exhibit B – Staffing Detail 2025-2026
    c. Exhibit C – FY 2025-2026 Budget Request Proposal Detail Listing

2. Budget Staff Report from the June 10, 2025 City Council meeting.

Submitted,

_____
Bryan Whitemyer, City Manager

Attachment 1

RESOLUTION NO. 11401

A RESOLUTION ADOPTING THE FISCAL YEAR 2025-26 OPERATING AND CAPITAL BUDGETS FOR THE CITY OF FOLSOM, THE SUCCESSOR AGENCY, THE FOLSOM PUBLIC FINANCING AUTHORITY, AND THE FOLSOM RANCH FINANCING AUTHORITY

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, on the 27th day of May 2025, the City Manager presented to the City Council the City Manager's FY 2025-26 Proposed Preliminary Budget; and

WHEREAS, on the 10th day of June 2025, a Public Hearing was held and the City Council received presentations from the City Manager and City Staff regarding the FY 2024-25 Proposed Operating Budget and Capital Improvement Plan; and

WHEREAS, the Proposed Budget includes the budget recommendations for each office and department of the City, including the FY 2025-26 Proposed Budget for the Successor Agency, the Folsom Public Financing Authority and the Folsom Ranch Financing Authority; and

WHEREAS, the City Manager's FY 2025-26 Proposed Preliminary Budget is on file and available for inspection on the City website; and

WHEREAS, the City Council reviewed the City Manager's FY 2025-26 Proposed Preliminary Budget, and all components thereof on May 27, 2025, June 10, 2025, and June 24, 2025; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the documents attached to this resolution, identified as:

- **Exhibit A** - Summary by Fund: Projected Balances for Fiscal Year 2025-26 and Summary of General Fund Revenues and Expenditures
- **Exhibit B** – Staffing Detail for Fiscal Year 2025-26
- **Exhibit C** – Budget Request Proposal Detail Listing for Fiscal Year 2025-26

are hereby approved and appropriated to the respective departments for their offices and operations in the amounts, and for the objects and purposes, as specified therein.

PASSED AND ADOPTED this 24th day of June 2025, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):

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

_____
Sarah Aquino, MAYOR

ATTEST:

_____
Christa Freemantle, CITY CLERK

City of Folsom
Budget Summary By Fund - Projected Balance
2025-26

Fund Name Description	Estimated Cash Balance 07/01/2025	Projected Revenues	Projected Transfers In	Projected Transfers Out	Projected Expenditures	Projected Ending Balance 06/30/2026
010 - General Fund	24,934,176	114,442,459	5,546,145	1,601,982	121,877,171	21,443,627
031 - SPIF Fee	252,265	0	0	0	0	252,265
032 - SPIF Parkland Fee	272,556	0	0	0	0	272,556
033 - SPIF Facilities Land	11,448	0	0	0	0	11,448
034 - SPIF Off-Site Road Set-Aside	933,338	0	0	0	0	933,338
	26,403,783	114,442,459	5,546,145	1,601,982	121,877,171	22,913,234
Special Revenue Funds						
201 - Community Development Block Grant	169,818	221,000	0	0	220,000	170,818
203 - TRAFFIC CONGESTION RELIEF	1,027	0	0	0	0	1,027
204 - LOS CERROS L&L AD	95,681	43,577	0	1,414	62,361	75,483
205 - BRIGGS RANCH L&L AD	(204,338)	80,576	0	2,348	203,973	(330,083)
206 - TRANSPORTATION SYSTEM MGT	351,315	41,000	0	204	35,000	357,111
207 - NATOMA STATION L&L AD	(703,984)	170,279	0	3,805	270,778	(808,288)
208 - FOLSOM HGHTS L&L AD	61,418	22,799	0	354	16,001	67,862
209 - BROADSTONE UNIT 3 L & L	77,786	38,755	0	313	30,746	85,482
210 - BROADSTONE L&L AD	264,725	398,482	0	4,894	572,147	86,166
212 - HANNAFORD CROSS L & L AD	(47,067)	20,165	0	581	34,640	(62,123)
213 - LAKE NATOMA SHORES L & L	77,134	22,733	0	617	37,231	62,019
214 - COBBLE HILLS/REFLECT L&L	(80,717)	44,011	0	939	61,304	(98,949)
215 - PRAIRIE OAKS #2 L&L	250,136	323,773	0	7,340	312,052	254,517
219 - FOLSOM COMMNTY CULT'L SER	111,867	3,500	0	0	40,000	75,367
221 - HOUSING TRUST FUND	951,872	62,000	0	553	155,000	858,319
223 - HUMBUG WILLOW CREEK	56,199	50,000	0	622	20,000	85,577
225 - GENERAL PLAN AMENDMENT	729,890	110,000	0	368	96,250	743,272
226 - TREE PLANTING & REPLACEMT	1,408,257	135,000	0	5,554	396,018	1,141,685
230 - Truck Management Plan	651,644	50,000	0	0	0	701,644
231 - SIERRA ESTATES L & L	12,649	11,853	0	326	13,524	10,652
232 - LAKERIDGE ESTATES L & L	274,549	36,643	0	1,282	58,913	250,997
233 - LA COLLINA DEL LAGO L & L	(7,702)	0	0	0	0	(7,702)
234 - COBBLE RIDGE L & L	138,357	13,909	0	330	22,035	129,901
235 - ROAD MAINTENANCE & REHAB	3,140,458	2,326,600	0	0	1,725,000	3,742,058
236 - PRAIRIE OAKS RANCH L&L AD	(551,377)	196,220	0	2,038	134,515	(491,710)
237 - SILVERBROOK L&L	98,919	17,292	0	246	11,098	104,867
238 - Folsom Housing Fund	23,960,396	620,000	0	26,395	615,300	23,938,701
240 - PARK DEDICATION (QUIMBY)	2,819,882	450,000	0	2,193	400,000	2,867,689
243 - GAS TAX 2106	1,759,342	404,616	0	225,000	0	1,938,958
244 - GAS TAX 2107	2,543,289	805,619	0	500,000	0	2,848,908
245 - GAS TAX 2107.5	2,288,560	878,778	0	225,000	0	2,942,338
246 - PLANNING SERVICES	196,652	412,000	0	8,181	350,000	250,471
247 - GAS TAX 2105	2,214,887	604,942	0	250,000	0	2,569,829
248 - TRANSPORTATION TAX(SB325)	469,719	89,500	0	0	40,000	519,219
249 - WILLOW CREEK EAST L&L AD	(34,267)	60,059	0	638	25,451	(297)
250 - BLUE RAVINE OAKS L&L AD	162,732	39,217	0	501	27,320	174,128
251 - STEEPLECHASE L&L AD	23,241	25,268	0	704	33,688	14,117
252 - WILLOW CREEK SOUTH L&L AD	443,965	171,748	0	4,584	228,026	383,103
253 - AMERICAN RV CANYON NO L&L	(171,826)	105,205	0	4,916	71,608	(143,145)
254 - HISTORICAL DISTRICT	11,056	5,000	0	163	8,000	7,893
260 - WILLOW SPRINGS L & L	7,732	14,776	0	367	16,131	6,010
262 - WILLOW SPGS CFD 11 M. DST	610,795	215,288	0	4,014	176,487	645,582
266 - CFD #12 MAINT. DIST.	1,005,212	630,824	0	13,529	727,415	895,092
267 - CFD #13 ARC MAINT. DIST.	2,666	123,278	0	2,636	113,136	10,172

City of Folsom
Budget Summary By Fund - Projected Balance
2025-26

Fund Name Description	Estimated Cash Balance 07/01/2025	Projected Revenues	Projected Transfers In	Projected Transfers Out	Projected Expenditures	Projected Ending Balance 06/30/2026
270 - ARC NO. L & L DIST #2	210,429	16,503	0	233	9,230	217,469
271 - THE RESIDENCES AT ARC, N	47,302	30,136	0	456	25,162	51,820
273 - SPHERE OF INFLUENCE	62,512	4,000	0	0	0	66,512
274 - OAKS AT WILLOW SPRINGS	2,855,726	1,000	0	0	0	2,856,726
275 - ARC L & L DIST #3	825,061	320,635	0	5,479	399,988	740,229
276 - NEW MEASURE A	5,033,347	3,857,552	0	0	3,235,100	5,655,799
278 - BLUE RAVINE OAKS NO.2 L&L	93,723	25,137	0	1,020	35,637	82,203
281 - FOLSOM HEIGHTS L&L 2	292,211	82,817	0	2,215	78,079	294,734
282 - Broadstone L&L 4	(851,971)	105,454	0	6,883	151,616	(905,016)
283 - CFD #16 Islands Maint. Dist.	881,287	165,481	0	2,283	101,571	942,914
284 - Willow Creek Estates East #2	62,716	86,249	0	1,245	103,084	44,636
285 - Prospect Ridge	65,691	47,948	0	463	30,102	83,074
288 - CFD #18 Maint District	5,032,995	2,435,382	0	17,930	1,345,294	6,105,153
289 - CFD #19 Maint District	1,010,634	187,317	0	1,564	97,756	1,098,631
291 - CFD #23 A1 Maint District	318,412	166,886	0	714	76,549	408,035
292 - CFD #23 IA2 Maint District	397,119	34,149	0	75	31,355	399,838
293 - CFD #23 IA3 Maint District	143,568	155,987	0	288	29,469	269,798
294 - CFD #23 IA4 Maint District	125,754	135,642	0	191	76,456	184,749
751 - POLICE SPECIAL REVENUE	683,471	25,000	0	1,110	50,000	657,361
753 - ZOO SPECIAL REVENUE	240,914	34,000	0	0	131,000	143,914
760 - WETLAND/OPEN SPACE MAINT	111,002	10,000	0	389	50,000	70,613
766 - POLICE IMPOUND	32,347	0	0	0	0	32,347
296 - CFD #23 IA6 Maint District	1,000	0	0	2	0	998
297 - CFD #23 IA7 Maint District	29,426	0	0	27	0	29,399
295 - CFD #23 IA5 Maint District	(1,464)	0	0	0	0	(1,464)
Total Special Revenue Funds	63,345,761	18,023,560	0	1,345,516	13,418,596	66,605,209
Debt Service						
302 - CCF DEBT SERVICE	348,597	0	0	0	0	348,597
305 - 1993 G O SCHOOL FAC D S	55,578	0	0	0	0	55,578
320 - FSAD REFUNDING	275,042	5,000	0	0	0	280,042
321 - 1982-1 NIMBUS AD D S	965,627	20,000	0	0	0	985,627
325 - TRAFFIC SIGNAL COP REFI	(22,132)	0	0	0	0	(22,132)
337 - RECREATION FACILITIES COP	96,995	0	0	0	0	96,995
604 - Folsom Ranch Financing Auth	41,127,346	10,689,300	0	0	10,689,300	41,127,346
605 - FOLSOM PUBLIC FINANC AUTH	28,668,400	6,072,474	0	0	6,072,474	28,668,400
Total Debt Service Funds	71,515,453	16,786,774	0	0	16,761,774	71,540,453
Capital Projects						
411 - SUPPLEMENTAL PARK FEE	315,801	5,000	0	0	0	320,801
412 - PARK IMPROVEMENTS	9,531,116	1,150,000	0	10,162	501,044	10,169,910
414 - Johnny Cash Trl Art Experience	26,907	9,000	0	0	10,000	25,907
416 - CFD #10 RUSSELL RANCH	558,401	13,000	0	436	0	570,965
418 - PRAIRIE OAK 92-2 1915 AD	377	0	0	0	0	377
428 - POLICE CAPITAL	1,984,695	245,000	0	1,516	0	2,228,179
431 - REDEVELOPMENT AGY CAP PRO	2,195	500	0	0	0	2,695
438 - PARKWAY II CFD #14	2,209,769	50,000	0	1,549	0	2,258,220
441 - FIRE CAPITAL	709,072	255,000	0	361	0	963,711
443 - HWY 50 IMPRV CAPITAL	7,083,129	1,230,000	0	5,029	100,000	8,208,100
444 - HWY 50 INTERCH CAPITAL	14,285,257	2,600,000	0	10,096	350,000	16,525,161
445 - GENERAL CAPITAL	2,990,035	455,000	0	2,234	10,000	3,432,801
446 - TRANSPORTATION IMPR	14,050,176	5,153,415	0	64,470	2,031,824	17,107,297
448 - DRAINAGE CAPITAL IMPRV	1,451,639	805,940	0	10,674	1,710,000	536,905

City of Folsom
Budget Summary By Fund - Projected Balance
2025-26

Fund Name Description	Estimated Cash Balance 07/01/2025	Projected Revenues	Projected Transfers In	Projected Transfers Out	Projected Expenditures	Projected Ending Balance 06/30/2026
449 - TRANSIT CAPITAL	13,950,176	1,350,000	0	5,128	50,000	15,245,048
451 - LIGHT RAIL TRANSPORTATION	1,402,337	205,000	0	1,467	215,000	1,390,870
452 - GENERAL PARK EQUIP CAP	593,251	110,000	0	451	100,000	602,800
456 - WATER IMPACT FEE(ORD912)	2,505,433	280,000	0	306,917	155,000	2,323,516
458 - LIBRARY DEVELOPMENT FUND	78,712	0	0	61	0	78,651
459 - CORP YARD CAPITAL	3,229,325	735,000	0	2,170	50,000	3,912,155
470 - FSPA INFRASTRUCTURE	22,006	500	0	17	0	22,489
472 - FSPA CAPITAL	45,887,106	11,800,000	0	99,993	100,000	57,487,113
601 - Capital Fleet Fund	84,756	2,000	125,000	66	175,000	36,690
602 - Capital Facilities Fund	7,157,668	0	0	4,629	3,640,000	3,513,039
603 - Capital IT Fund	0	0	200,000	0	150,000	50,000
607 - Police Equipment/Capital Fund	0	0	520,982	0	520,982	0
608 - Fire Equipment/Capital Fund	0	0	756,000	0	756,000	0
Total Capital Projects Funds	130,109,339	26,454,355	1,601,982	527,426	10,624,850	147,013,400
Enterprise						
520 - Water Operating	30,708,469	19,136,000	300,000	1,027,020	19,128,366	29,989,083
521 - Water Capital	3,914,738	340,000	0	5,778	300,000	3,948,960
522 - Water Meters	899,864	295,000	0	10,259	400,000	784,605
530 - Sewer Operating	20,166,173	12,246,435	0	872,169	8,124,832	23,415,607
531 - Sewer Capital	329,183	191,920	0	7,854	90,000	423,249
536 - Facility Augmentation Critical	45,802	500	0	35	0	46,267
537 - Facility Augmentation General	5,107	1,500	0	710	0	5,897
540 - Solid Waste Operating	21,456,206	29,894,633	0	2,077,300	25,307,080	23,966,459
541 - Solid Waste Capital	504,377	107,500	0	371	85,000	526,506
543 - Landfill Closure	1,034	0	60,000	0	100,000	(38,966)
544 - Solid Waste Capital FPA	848,616	445,000	0	31,707	165,000	1,096,909
Total Enterprise Funds	78,879,569	62,658,488	360,000	4,033,203	53,700,278	84,164,576
Internal Service						
015 - Compensated Leaves	(65,271)	727,360	0	0	760,867	(98,778)
606 - Risk Management	2,397,457	24,290,668	0	0	24,299,493	2,388,632
Total Internal Service Funds	2,332,186	25,018,028	0	0	25,060,360	2,289,854
Trust Funds						
279 - RDA Obligation Retirement	6,907,342	3,966,043	0	0	3,735,475	7,137,910
280 - RDA SA Trust - Housing	155,567	4,000	0	0	0	159,567
702 - BLUE RAVINE EAST AGENCY	8,948	0	0	0	0	8,948
703 - CFD #23 IA7 Folsom Ranch	96,664	7,500	0	0	3,400	100,764
706 - LEGENDS 93-2 1915 AD AGCY	9,285	0	0	0	0	9,285
707 - NATOMA STA92-1 1915AD AGY	22,785	0	0	0	0	22,785
708 - FOLSOM AUTO PLAZA 1915 AD	65,669	0	0	0	0	65,669
709 - LK NATOMA SHOR93-1 AD AGY	1,529	0	0	0	0	1,529
710 - PRAIRIE OAKS AD92-2 REFI	73,907	0	0	0	0	73,907
711 - COBBLE HILLS RDG AD AGNCY	33,727	0	0	0	0	33,727
712 - RIDGEVIEW95-1 1915 AD AGY	14,507	0	0	0	0	14,507
713 - CRESLEIGH 95-2 AD AGENCY	24,577	0	0	0	0	24,577
715 - HANNFORD CROSS 1915 REFI	47,405	0	0	0	0	47,405
716 - CFD #23 IA2 F Ranch	5,354,429	586,700	0	0	609,659	5,331,470
718 - CFD #23 IA3 F Ranch	3,308,620	526,806	0	0	547,064	3,288,362
719 - CFD #23 IA4 F Ranch	11,509,698	7,500	0	0	576,350	10,940,848
720 - CFD 2013-01 Water Facility	986,608	20,000	0	0	1,473,000	(466,392)
721 - CFD #1 WILLOW CR SO REFI	5,141	0	0	0	0	5,141
722 - CFD #2 NATOMA STATION	120,123	0	0	0	0	120,123

City of Folsom
Budget Summary By Fund - Projected Balance
2025-26

Fund Name Description	Estimated Cash Balance 07/01/2025	Projected Revenues	Projected Transfers In	Projected Transfers Out	Projected Expenditures	Projected Ending Balance 06/30/2026
723 - CFD #3 FOLSOM HGTS REFI	434	0	0	0	0	434
724 - CFD #4 BROADSTONE REFI	57,474	0	0	0	0	57,474
725 - CFD #23 IA5 F Ranch	(19,735)	0	0	0	0	(19,735)
726 - CFD #23 IA6 F Ranch	(19,672)	7,500	0	0	125	(12,297)
727 - CFD #7 BROADSTONE #2	336,475	0	0	0	0	336,475
728 - CFD #8 PARKWAY	38,267	0	0	0	0	38,267
729 - CFD #9 WILLOW CREEK SO	49,890	0	0	0	0	49,890
730 - CFD #10 RUSSELL RANCH	10,689,707	4,751,708	0	0	4,786,884	10,654,531
733 - CFD #16 Islands IA2	872,706	374,805	0	0	305,019	942,492
734 - CFD #14 PARKWAY II	725,200	1,267,619	0	0	1,241,027	751,792
735 - FOL HIS DIST BUS IMP DIST	32,300	0	0	0	0	32,300
736 - CFD #16 Islands at Parkshore	735,184	272,263	0	0	178,050	829,397
737 - CFD #17 Willow Hill Pipeline	1,545,856	468,922	0	0	451,744	1,563,034
738 - CFD #18 Area Wide	9,437,765	2,290,869	0	0	4,468,194	7,260,440
739 - CFD #19 Mangini Ranch	4,215,543	2,676,565	0	0	2,627,710	4,264,398
740 - CFD #20 Russell Ranch	12,472,084	1,505,619	0	0	1,485,819	12,491,884
741 - CFD #21 WHITE ROCK SPRINGS RAN	2,462,238	1,334,394	0	0	1,218,499	2,578,133
742 - CFD #22 FOLSOM HEIGHTS	(22,294)	0	0	0	0	(22,294)
743 - CFD #23 IA1 F Ranch	4,590,813	1,388,645	0	0	1,371,036	4,608,422
Total Trust Funds	76,946,766	21,457,458	0	0	25,079,055	73,325,169
All Fund Total	449,532,857	284,841,122	7,508,127	7,508,127	266,522,084	467,851,895

Summary of General Fund Revenues and Expenditures
Fund 010

	FY 2019-20 Actual	FY 2020-21 Actual	FY 2021-22 Actual	FY 2022-23 Actual	FY 2023-24 Actual	FY 2024-25 Adopted Budget	FY 2024-25 Q2 Amended Budget	FY 2025-26 Proposed Budget
Revenues								
Taxes	54,536,427	59,967,769	66,075,402	70,086,681	73,208,866	79,228,197	79,228,197	80,622,692
Licenses & Permits	3,420,381	4,241,034	4,299,748	4,010,647	4,977,444	3,916,089	3,860,725	4,068,589
Intergovernmental	8,024,245	9,753,188	10,045,573	12,900,194	14,025,143	10,959,022	11,805,809	11,251,068
Charges for Services	12,778,865	13,959,335	18,250,447	17,696,356	18,948,237	13,994,978	13,840,847	16,908,910
Fines, Impact Fees	169,015	153,339	133,772	133,080	207,365	109,200	111,000	110,200
Interest	670,228	69,519	(951,314)	894,693	2,891,036	300,000	300,000	600,000
Other Revenue	1,001,389	1,381,614	1,178,166	1,182,071	453,511	716,807	2,644,460	881,000
Total Revenues	80,600,551	89,525,798	99,031,792	106,903,722	114,711,602	109,224,293	111,791,038	114,442,459
Expenditures								
0101100 - City Council	129,451	104,152	112,377	118,539	120,089	142,718	142,718	155,116
0101200 - City Manager's Office	875,712	721,621	700,467	690,940	736,166	772,045	772,045	797,322
0101203 - City Manager's Office - PIO	496,879	460,718	466,083	516,999	547,952	573,328	573,328	628,587
0101700 - City Attorney	1,001,724	953,138	1,095,212	1,307,443	1,267,677	1,306,487	1,306,487	1,383,331
0101400 - City Clerk	605,492	581,740	591,310	648,107	637,181	682,306	682,306	752,283
0101401 - City Clerk - Elections	0	65,873	0	46,173	0	61,000	61,000	0
0102300 - Community Development - Admin	691,355	725,524	862,562	834,003	1,711,027	1,030,640	1,406,797	1,027,761
0102310 - Community Development - Engineering	2,593,414	2,853,007	3,464,248	3,843,386	3,070,958	1,964,540	1,964,540	1,890,800
0102320 - Community Development - Building Services	2,066,538	1,699,346	2,055,017	2,778,896	2,633,569	2,432,662	2,447,518	2,367,397
0102325 - Community Development - Code Enforcement	350,504	380,915	407,434	433,132	469,975	517,041	517,041	541,018
0102330 - Community Development - Planning	1,266,365	1,166,814	1,225,619	1,285,672	1,066,760	1,246,580	1,349,844	1,282,288
0102220 - Fire - Administration	1,553,304	1,772,999	2,174,459	2,623,131	2,599,250	2,970,803	2,975,899	3,172,887
0102221 - Fire - Emergency Response	20,590,461	20,875,664	22,076,490	21,905,235	23,413,909	25,763,853	26,197,223	26,699,344
0102222 - Fire - Prevention	519,482	558,290	545,028	417,838	554,070	373,981	373,981	502,243
0102223 - Fire - Emergency Medical	588,768	565,007	949,752	673,950	1,136,681	889,553	3,125,722	589,553
0101800 - Human Resources	720,680	622,182	602,453	673,714	834,153	947,648	947,648	1,027,029
0102900 - Library	1,942,428	1,838,898	1,753,515	2,192,763	2,099,362	2,220,694	2,220,694	2,304,966
0101601 - Finance- Administration	496,904	444,849	445,758	551,754	518,758	566,259	566,259	586,392
0101602 - Finance- Disbursements	653,949	615,952	564,817	564,266	752,331	864,996	864,996	879,197
0101603 - Finance - Revenue	727,358	795,003	735,201	914,563	970,777	811,292	815,005	878,909
0101604 - Finance - Financial Services	1,113,416	1,146,806	1,182,517	1,281,548	1,200,276	1,535,759	1,535,759	1,642,612
0101904 - Admin Services - Info Svcs	1,721,630	1,843,038	1,840,028	2,007,640	2,142,912	2,454,255	2,483,117	2,294,062
0101905 - Admin Services - GIS	150,038	155,092	196,954	236,417	317,814	367,013	367,013	382,527
0101902 - Admin Services - Facilities	1,303,799	1,473,134	1,914,986	2,103,702	3,317,082	2,057,128	3,219,890	2,264,680
0102700 - Parks & Rec - Administration	821,007	799,947	807,163	854,864	898,200	1,041,307	1,041,307	1,081,431
0102710 - Parks & Rec - Comm & Cultural Svcs	2,012,401	1,368,765	1,982,598	2,680,164	2,694,057	2,951,231	2,951,231	2,792,550
0102711 - Parks & Rec - Community Facilities	0	0	0	450	0	0	0	0
0102720 - Parks & Rec - Outdoor Sports	1,651,151	1,192,935	1,693,408	2,743,801	2,117,223	1,905,819	1,905,819	2,171,278

Summary of General Fund Revenues and Expenditures
Fund 010

	FY 2019-20 Actual	FY 2020-21 Actual	FY 2021-22 Actual	FY 2022-23 Actual	FY 2023-24 Actual	FY 2024-25 Adopted Budget	FY 2024-25 Q2 Amended Budget	FY 2025-26 Proposed Budget
0102730 - Parks & Rec - Aquatics	1,383,092	2,576,346	1,724,335	2,217,494	2,189,239	1,771,198	1,771,531	2,140,434
0103801 - Parks & Rec - Park Maintenance	3,421,513	2,895,757	3,216,766	3,226,003	3,636,625	4,318,222	4,628,508	5,194,579
0103802 - Parks & Rec - Park Dev	155,920	157,489	175,176	264,888	248,862	401,526	694,707	580,196
0103803 - Parks & Rec - Trails	577,744	719,527	608,225	296,443	312,572	235,398	250,133	252,775
0103805 - Parks & Rec - Municipal Landscaping	1,483,981	1,568,648	1,684,296	2,046,564	2,254,397	2,602,610	2,602,610	1,808,916
0104000 - Parks & Rec - Zoo	1,830,047	1,648,755	1,917,544	2,376,124	3,226,894	2,336,385	2,491,161	2,541,399
0101909 - Police - Animal Control	218,721	233,215	232,439	277,896	390,701	386,917	386,917	406,978
0102110 - Police - Administration	2,654,466	2,978,264	3,752,555	4,851,227	4,607,086	3,750,767	4,184,737	3,953,669
0102111 - Police - Support Services	3,881,322	3,634,826	3,674,585	4,053,600	3,992,357	4,447,581	4,483,024	4,809,564
0102112 - Police - Operations	13,597,612	13,496,724	13,911,636	14,192,085	15,889,941	16,987,177	17,153,622	17,759,513
0102113 - Police - Investigations	3,169,998	3,221,597	3,104,183	2,885,039	3,301,779	3,674,954	3,674,954	4,492,216
0103700 - Public Works - Fleet Management	1,311,067	1,217,805	1,228,449	1,621,593	1,463,334	1,751,592	1,755,623	1,778,190
0232601 - Public Works - Engineering	2,178,459	2,219,368	2,109,771	2,161,266	2,145,815	2,513,687	2,570,669	2,496,441
0233200 - Public Works - Streets	1,702,564	1,748,802	2,173,388	2,470,514	2,997,166	2,344,206	2,661,726	2,482,843
0233201 - Public Works - Traffic	1,698,641	1,858,533	2,032,349	2,054,696	2,140,155	2,404,941	2,455,545	2,444,991
0105000 - Nondepartmental	9,493,007	3,855,487	6,180,073	7,588,332	8,096,163	8,640,948	9,377,225	8,638,904
Total Expenditures	95,402,366	89,812,552	98,171,225	107,512,854	114,721,296	117,019,047	123,957,879	121,877,171
Revenues Over (Under) Expenditures	(14,801,815)	(286,754)	860,567	(609,132)	(9,694)	(7,794,754)	(12,166,841)	(7,434,712)
Transfer In	6,829,425	6,058,559	4,589,055	4,454,442	4,026,857	6,107,155	6,732,155	5,546,145
Transfer Out	0	0	0	0	387,124	50,000	50,000	1,601,982
Net	(7,972,390)	5,771,805	5,449,622	3,845,310	3,630,039	(1,737,599)	(5,484,686)	(3,490,549)

Position Detail

	FY 22 Approved	FY 23 Approved	FY 24 Approved	FY 25 Approved	FY 26 Proposed
City Council					
Mayor	1.00	1.00	1.00	1.00	1.00
Council Member	4.00	4.00	4.00	4.00	4.00
Total City Council	**5.00**	**5.00**	**5.00**	**5.00**	**5.00**
City Manager's Office					
Administration					
City Manager	1.00	1.00	1.00	1.00	1.00
Assistant City Manager	0.75	0.75	-	-	-
Administrative Support Specialist	1.00	1.00	1.00	1.00	1.00
Public Information					
Communications Director	1.00	1.00	1.00	1.00	1.00
Communications & Marketing Specialist	1.00	1.00	1.00	1.00	1.00
Total City Manager	**4.75**	**4.75**	**4.00**	**4.00**	**4.00**
City Attorney					
City Attorney	1.00	1.00	1.00	1.00	1.00
Deputy/Asst City Attorney	1.00	1.00	1.00	1.00	1.00
Legal Analyst	1.00	1.00	1.00	1.00	1.00
Legal Secretary	1.00	1.00	1.00	1.00	1.00
Total City Attorney	**4.00**	**4.00**	**4.00**	**4.00**	**4.00**
City Clerk					
City Clerk	1.00	1.00	1.00	1.00	1.00
Deputy City Clerk	1.00	1.00	1.00	1.00	1.00
Assistant City Clerk	-	1.00	1.00	-	-
City Clerk Specialist	-	-	-	-	1.00
Administrative Assistant	-	-	-	1.00	-
City Clerk Technician II	1.00	-	-	-	-
Total City Clerk	**3.00**	**3.00**	**3.00**	**3.00**	**3.00**
Community Development					
Administration					
Community Development Director	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	2.00	2.00	2.00	2.00
Senior Office Assistant	1.00	-	-	-	-
Building					
Building Inspector I/II	2.00	2.00	3.00	2.00	2.00
Building Plans Coordinator	1.00	1.00	2.00	2.00	2.00
Building Technician I/II	2.00	2.00	2.00	2.00	2.00
Plan Check Engineer	2.00	1.00	1.00	1.00	1.00
Building Inspection Supervisor	1.00	1.00	1.00	1.00	1.00
Principal Civil Engineer	1.00	1.00	1.00	1.00	1.00
Senior Building Inspector	-	-	-	1.00	1.00
Senior Civil Engineer	-	1.00	1.00	1.00	1.00

Position Detail

	FY 22 Approved	FY 23 Approved	FY 24 Approved	FY 25 Approved	FY 26 Proposed
Community Development (cont)					
Code Enforcement					
Code Enforcement Officer I/II	1.00	1.00	1.00	1.00	1.00
Code Enforcement Manager	-	-	-	-	1.00
Code Enforcement Supervisor	1.00	1.00	1.00	1.00	-
Engineering					
Arborist	1.00	1.00	-	-	1.00
Urban Forester	-	-	1.00	1.00	1.00
Senior Construction Inspector	1.00	1.00	1.00	1.00	1.00
Engineering Technician I/II	1.00	1.00	1.00	1.00	1.00
City Engineer	1.00	1.00	1.00	1.00	1.00
Senior Civil Engineer	2.00	2.00	2.00	2.00	2.00
Planning					
Planner I (Asst)/Planner II (Associate)	2.00	2.00	2.00	2.00	2.00
Planning Manager	1.00	1.00	1.00	1.00	1.00
Principal Planner	2.00	2.00	1.00	1.00	1.00
Housing Manager	-	-	-	-	1.00
Senior Planner	1.00	1.00	1.00	1.00	-
Total Community Development	**26.00**	**26.00**	**27.00**	**27.00**	**28.00**
Fire Department					
Administration					
Fire Chief	1.00	1.00	1.00	1.00	1.00
Fire Division Chief	2.00	2.00	2.00	3.00	3.00
Administrative Technician	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Office Assistant	1.00	1.00	1.00	1.00	1.00
Senior Equipment Mechanic	-	-	1.00	1.00	1.00
Emergency Operations					
Fire Division Chief	1.00	1.00	1.00	-	-
Fire Battalion Chief	2.00	2.00	2.00	3.00	3.00
Fire Captain-Suppression	15.00	15.00	15.00	18.00	18.00
Fire Engineer	15.00	15.00	15.00	18.00	18.00
Firefighter	36.00	46.00	48.00	42.00	42.00
Fire Prevention					
Deputy Fire Marshall	1.00	1.00	1.00	1.00	1.00
Fire Prevention Officer	2.00	2.00	1.00	1.00	1.00
Total Fire	**78.00**	**88.00**	**90.00**	**91.00**	**91.00**
Human Resources					
Human Resources Director	1.00	-	1.00	1.00	1.00
Human Resources Manager	-	1.00	-	-	-
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Human Resources Technician I/II	2.00	2.00	2.00	2.00	2.00
Senior Management Analyst	2.00	2.00	2.00	2.00	2.00
Total Human Resources	**6.00**	**6.00**	**6.00**	**6.00**	**6.00**

Position Detail

	FY 22 Approved	FY 23 Approved	FY 24 Approved	FY 25 Approved	FY 26 Proposed
Library					
Library Director	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Librarian	2.00	2.00	2.00	2.00	2.00
Library Assistant	4.00	4.00	4.00	4.00	4.00
Library Circulation Coordinator	1.00	1.00	1.00	1.00	1.00
Library Technician	2.00	2.00	2.00	2.00	2.00
Lead Senior Librarian	1.00	1.00	1.00	-	-
Library Supervisor	-	-	-	1.00	1.00
Total Library	**12.00**	**12.00**	**12.00**	**12.00**	**12.00**
Office of Management and Budget					
Administration					
Chief Financial Officer/Finance Director	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Disbursements					
Disbursements Manager	-	-	-	1.00	1.00
Disbursements Specialist	1.00	1.00	1.00	1.00	1.00
Payroll Specialist	2.00	2.00	2.00	2.00	2.00
Disbursements Technician	1.00	1.00	1.00	1.00	1.00
Revenue					
Revenue Technician I/II	3.00	3.00	3.00	2.00	2.00
Revenue Supervisor	1.00	1.00	1.00	1.00	-
Revenue Manager	-	-	-	-	1.00
Senior Revenue Technician	2.00	2.00	2.00	2.00	2.00
Financial Services					
Accounting Technician II	1.00	1.00	1.00	1.00	1.00
Financial Specialist	1.00	1.00	1.00	1.00	1.00
Financial Services					
Senior Financial Analyst	2.00	2.00	2.00	2.00	2.00
Deputy Treasurer	1.00	1.00	1.00	1.00	1.00
Financial Services Manager	1.00	1.00	1.00	1.00	1.00
Office of Management and Budget (cont)					
Information Systems					
Information Systems Manager	1.00	1.00	1.00	1.00	1.00
Information Systems Analyst	3.00	2.00	2.00	2.00	2.00
Information Systems Technician I/II	-	1.00	1.00	1.00	1.00
GIS Analyst	1.00	1.00	1.00	1.00	1.00
GIS Technician	-	-	1.00	1.00	1.00
Process Improvement Specialist	1.00	1.00	1.00	1.00	1.00
Total Office of Management and Budget	**24.00**	**24.00**	**25.00**	**25.00**	**25.00**

Position Detail

	FY 22 Approved	FY 23 Approved	FY 24 Approved	FY 25 Approved	FY 26 Proposed
Parks & Recreation					
Administration					
Parks & Recreation Director	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	3.00	3.00	3.00	3.00	3.00
Marketing & Graphics Coordinator	1.00	1.00	1.00	1.00	1.00
Management Analyst	1.00	-	-	-	-
Senior Management Analyst	-	1.00	1.00	1.00	1.00
Park Maintenance					
Maintenance Specialist	2.00	2.00	2.00	2.00	1.00
Maintenance Worker I/II	1.00	1.00	1.00	2.00	2.00
Parks/Facilities Maintenance Manager	1.00	1.00	1.00	1.00	1.00
Parks Supervisor	1.00	1.00	1.00	1.00	1.00
Senior Maintenance Worker	2.00	2.00	2.00	2.00	2.00
Senior Maintenance Specialist	-	-	-	-	1.00
Park Development					
Park Planning Manager	-	-	1.00	1.00	1.00
Park Planner II	-	-	-	1.00	1.00
Senior Park Planner	1.00	1.00	-	-	1.00
Trails					
Senior Trails Planner	1.00	1.00	1.00	1.00	1.00
Zoo					
Zoo Manager	1.00	1.00	1.00	1.00	1.00
Zoo Supervisor	-	-	1.00	1.00	1.00
Zookeeper I / II	5.00	5.00	5.00	5.00	5.00
Lead Zookeeper	1.00	1.00	-	-	-
Recreation Coordinator II	1.00	1.00	-	-	-
Senior Recreation Coordinator	-	-	1.00	1.00	1.00
Aquatics					
Recreation Coordinator I	1.00	-	-	-	-
Recreation Coordinator II	0.50	1.50	1.50	1.50	0.50
Recreation Supervisor	1.00	1.00	1.00	1.00	1.00
Senior Recreation Coordinator	-	-	-	-	1.00
Senior Maintenance Worker	1.00	1.00	1.00	1.00	1.00
Community & Cultural Services / Community Facilities					
Community & Cultural Services Manager	1.00	1.00	1.00	1.00	-
Recreation & Community Services	-	-	-	-	1.00
Recreation Coordinator I	1.00	1.00	1.00	-	-
Recreation Coordinator II	3.00	3.00	2.00	3.00	3.00
Recreation Supervisor	1.00	1.00	1.00	1.00	1.00
Senior Recreation Coordinator	1.00	1.00	2.00	2.00	2.00

Position Detail

	FY 22 Approved	FY 23 Approved	FY 24 Approved	FY 25 Approved	FY 26 Proposed
Parks & Recreation (cont)					
Recreation / Sports Complex					
Recreation Coordinator I	1.00	1.00	1.00	-	-
Recreation Coordinator II	1.50	1.50	1.50	2.50	2.50
Recreation Supervisor	1.00	1.00	1.00	1.00	1.00
Senior Recreation Coordinator	1.00	1.00	1.00	1.00	1.00
Facility Services					
Facilities Maintenance Supervisor	1.00	1.00	1.00	1.00	1.00
Senior Building Tradesworker	3.00	3.00	3.00	3.00	3.00
Building Tradesworker I/II	1.00	1.00	1.00	1.00	1.00
Municipal Landscaping					
Lighting & Landscape District Manager	1.00	1.00	1.00	-	-
MLS Manager	-	-	-	1.00	1.00
Construction Inspector II	1.00	1.00	1.00	1.00	-
Irrigation Systems Coordinator	1.00	1.00	1.00	1.00	1.00
Maintenance Supervisor	1.00	1.00	1.00	1.00	1.00
Senior Maintenance Worker	-	-	-	-	-
Senior Maintenance Specialist	-	-	-	-	2.00
Maintenance Worker I/II	1.00	2.00	2.00	2.00	1.00
Total Parks & Recreation	**48.00**	**49.00**	**49.00**	**51.00**	**52.00**
Police Department					
Administration					
Police Chief	1.00	1.00	1.00	1.00	1.00
Police Commander	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Administrative Technician	1.00	1.00	1.00	1.00	1.00
Police Sergeant	1.00	1.00	2.00	2.00	2.00
Police Officer	1.00	1.00	1.00	1.00	1.00
Support Services					
Police Lieutenant	1.00	1.00	1.00	1.00	1.00
Communications Supervisor	3.00	3.00	3.00	3.00	3.00
Dispatcher I/II	13.00	14.00	14.00	14.00	14.00
Senior Records Clerk	1.00	1.00	1.00	1.00	1.00
Police Records Clerk	2.00	2.00	2.00	2.00	2.00
Police Records Clerk - PPT	0.50	0.50	0.50	0.50	0.50
Police Records Supervisor	1.00	1.00	1.00	1.00	1.00
Operations					
Police Commander	1.00	1.00	1.00	1.00	1.00
Police Lieutenant	3.00	3.00	3.00	3.00	3.00
Police Sergeant	9.00	9.00	8.00	9.00	9.00
Police Corporal	5.00	5.00	5.00	6.00	6.00
Police Officer	43.00	44.00	45.00	49.00	49.00
Police Volunteer Coordinator	1.00	1.00	1.00	1.00	1.00

Position Detail

	FY 22 Approved	FY 23 Approved	FY 24 Approved	FY 25 Approved	FY 26 Proposed
Police Department (cont.)					
Investigations					
Police Lieutenant	1.00	1.00	1.00	1.00	1.00
Police Sergeant	2.00	2.00	2.00	2.00	2.00
Police Officer	10.00	10.00	10.00	10.00	10.00
Community Service Officer	3.00	3.00	5.00	5.00	5.00
Crime & Intelligence Analyst	1.00	1.00	1.00	1.00	1.00
Animal Care Services					
Animal Control Officer	1.00	2.00	2.00	2.00	2.00
Total Police Department	**107.50**	**110.50**	**113.50**	**119.50**	**119.50**
Public Works Department					
Administration / Engineering					
Public Works Director	0.80	0.80	0.80	0.80	0.80
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Construction Inspector I/II	1.00	1.00	1.00	1.00	1.00
Engineering Technician I/II	1.00	1.00	-	-	-
PW/Utilities Section Manager	1.00	1.00	1.00	1.00	1.00
Senior Civil Engineer	3.00	3.00	3.00	3.00	3.00
Senior Management Analyst	0.75	0.75	0.75	0.75	0.75
Senior Office Assistant	1.00	1.00	1.00	1.00	1.00
Fleet Maintenance					
PW / Utilities Section Manager	0.35	0.35	0.35	0.35	0.35
Fleet / Solid Waste Manager	0.35	0.35	0.35	0.35	0.35
Administrative Assistant	0.10	0.10	0.10	0.10	0.10
Inventory Clerk	1.00	1.00	1.00	-	-
Fleet Service Coordinator	-	-	-	1.00	1.00
Lead Senior Mechanic	1.00	1.00	1.00	1.00	1.00
Mechanic II	4.10	4.10	4.10	4.10	4.10
Senior Equipment Mechanic	1.00	1.00	1.00	1.00	1.00
Streets					
Maintenance Specialist	3.00	3.00	4.00	4.00	4.00
Maintenance Worker I/II	4.00	4.00	4.00	6.00	6.00
Mechanic II	0.10	0.10	0.10	0.10	0.10
Senior Maintenance Worker	1.00	1.00	1.00	1.00	1.00
Streets Operations Supervisor	1.00	1.00	1.00	1.00	1.00
Traffic Maintenance					
Associate Civil Engineer	1.00	-	-	-	-
Maintenance Specialist	1.00	1.00	1.00	1.00	1.00
Senior Civil Engineer	-	1.00	1.00	1.00	1.00
Senior Maintenance Worker	1.00	1.00	1.00	1.00	1.00
Senior Traffic Control & Lighting Technician	1.00	1.00	1.00	1.00	1.00
Traffic Control & Lighting Technician I/II	4.00	4.00	4.00	4.00	4.00
Total Public Works Department	**34.55**	**34.55**	**34.55**	**36.55**	**36.55**

Position Detail

	FY 22 Approved	FY 23 Approved	FY 24 Approved	FY 25 Approved	FY 26 Proposed
Environmental and Water Resources					
Water Resources Administration					
Director	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Administrative Technician	-	1.00	1.00	2.00	2.00
Associate Civil Engineer	1.00	1.00	1.00	1.00	1.00
Engineering Technician I/II	1.00	1.00	1.00	1.00	1.00
PW / Utilities Section Manager	1.00	1.00	1.00	1.00	1.00
Electrical & Instrument Technician	1.00	1.00	1.00	1.00	1.00
Senior Civil Engineer	2.00	2.00	2.00	1.00	2.00
Principal Civil Engineer	-	-	-	1.00	1.00
Senior Office Assistant	2.00	2.00	2.00	1.00	1.00
Wastewater					
Revenue Technician I/II	-	1.00	1.00	1.00	1.00
Senior Wastewater Collection Technician	2.00	2.00	2.00	2.00	2.00
Wastewater Collection Supervisor	1.00	1.00	1.00	1.00	1.00
Wastewater Collection Tech I/II	11.00	11.00	11.00	11.00	11.00
Wastewater Collection Tech III	-	-	-	1.00	1.00
Water Conservation					
Water Management Coordinator	1.00	1.00	1.00	1.00	1.00
Water Management Specialist	2.00	2.00	2.00	2.00	2.00
Water Utility Maintenance					
Senior Water Utility Worker	1.00	1.00	1.00	1.00	1.00
Utility Maintenance Supervisor	1.00	1.00	1.00	1.00	1.00
Water Utility Worker I/II	5.00	5.00	6.00	6.00	6.00
Utility Maint Wastewater Coll Tech III	-	-	-	1.00	1.00
Water Treatment Plant					
Lead Plant Mechanic	1.00	1.00	1.00	1.00	1.00
Water Treatment Plant Chief Operator	1.00	1.00	1.00	1.00	1.00
Water Treatment Plant Operator III	4.00	4.00	4.00	4.00	4.00
Water Treatment Plant Operator I / II	1.00	1.00	1.00	1.00	1.00
Water Treatment Plant Manager	-	-	-	-	1.00
Water Treatment Plant Supervisor	1.00	1.00	1.00	1.00	-
Water Quality					
Water Distribution Chief Operator	1.00	1.00	1.00	1.00	1.00
Water Distribution Operator I/II	3.00	3.00	3.00	3.00	3.00
Water Distribution Operator III	-	-	1.00	1.00	1.00
Water Quality Technician	1.00	1.00	1.00	1.00	1.00
Water Distribution Supervisor	1.00	1.00	1.00	1.00	1.00
Water Metering Program					
Utility Maintenance Supervisor	1.00	1.00	1.00	1.00	1.00
Senior Water Utility Worker	1.00	1.00	1.00	1.00	1.00
Water Utility Worker I/II	3.00	4.00	4.00	4.00	4.00
Total Environmental and Water Resources	**53.00**	**56.00**	**58.00**	**60.00**	**61.00**

Position Detail

	FY 22 Approved	FY 23 Approved	FY 24 Approved	FY 25 Approved	FY 26 Proposed
Solid Waste Department					
Solid Waste Collections					
Public Works Director	0.20	0.20	0.20	0.20	0.20
PW / Utilities Section Manager	0.65	0.65	0.65	0.65	0.65
Solid Waste / Fleet Manager	0.65	0.65	0.65	0.65	0.65
Solid Waste Manager	-	-	1.00	1.00	1.00
Solid Waste Supervisor	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	0.90	0.90	0.90	0.90	0.90
Account Technician	1.00	1.00	1.00	1.00	1.00
Senior Management Analyst	0.25	0.25	0.25	0.25	0.25
Maintenance Worker I/II	1.00	1.00	1.00	1.00	1.00
Mechanic II	1.80	1.80	1.80	1.80	1.80
Refuse Driver	37.00	38.00	39.00	39.00	42.00
Senior Refuse Driver	-	-	-	-	3.00
Senior Maintenance Worker	2.00	2.00	2.00	2.00	2.00
Senior Office Assistant	3.00	3.00	3.00	3.00	4.00
Hazardous Materials					
Environmental Specialist	-	-	1.00	-	-
Hazardous Materials Coordinator	1.00	1.00	1.00	1.00	1.00
Maintenance Specialist	1.00	1.00	-	-	-
Senior Environmental Specialist	1.00	1.00	1.00	2.00	2.00
Recycling					
Environmental Specialist Supervisor	1.00	1.00	1.00	1.00	1.00
Environmental Specialist	-	-	1.00	1.00	1.00
Senior Environmental Specialist	2.00	2.00	2.00	2.00	2.00
Total Solid Waste Department	**55.45**	**56.45**	**59.45**	**59.45**	**66.45**
Total Staffing Positions	**461.25**	**479.25**	**490.50**	**503.50**	**513.50**

Department	Budget Request Proposal Description	Requested Amount	Amount Included in Proposed Budget	Funding Source	Frequency: (One-Time/Recurring)	up/New-Request)
City Attorney	City Attorney - Hardware	$ 600	$ 600	General Fund (010)	Recurring	True-up
City Attorney	City Attorney - Software	$ 500	$ 500	General Fund (010)	Recurring	True-up
City Attorney	City Attorney - Training & Education	$ 500	$ 500	General Fund (010)	Recurring	True-up
City Clerk	City Clerk - Laptop	$ 1,600	$ 1,600	General Fund (010)	Recurring	True-up
City Clerk	City Clerk - Training & Education	$ 1,500	$ 1,500	General Fund (010)	Recurring	True-up
City Clerk	City Clerk - Training-Related Travel	$ 1,000	$ 1,000	General Fund (010)	Recurring	True-up
City Manager	Citywide Survey	$ 25,000	$ -	General Fund (010)	Recurring	New-Request
City Manager	Reclass Social Media Coordinator	$ 77,000	$ -	General Fund (010)	Recurring	New-Request
Community Development	Petroleum Products True-up	$ 4,467	$ 4,467	General Fund (010)	Recurring	True-up
Facilities	Building Maintenance True Up	$ 130,000	$ 130,000	General Fund (010)	Recurring	True-up
Facilities	Temp Wages	$ 15,000	$ 15,000	General Fund (010)	Recurring	True-up
Facilities	Rents	$ 7,500	$ 7,500	General Fund (010)	Recurring	True-up
Facilities	Synthetic Turf Replacement	$ 328,654	$ -	General Fund (010)	Recurring	New-Request
Facilities	Library Exterior Paint	$ 100,000	$ -	General Fund (010)	One-Time	New-Request
Facilities	Rodeo Arena Lighting Replacement	$ 140,000	$ -	General Fund (010)	One-Time	New-Request
Facilities	Community Center Divider	$ 200,000	$ -	General Fund (010)	One-Time	New-Request
Finance	Contracts - True-up	$ 11,436	$ 11,436	General Fund (010)	Recurring	True-up
Finance	Training & Education	$ 5,021	$ 5,021	General Fund (010)	Recurring	True-up
Fire Department	PPE Replacements	$ 166,800	$ 166,800	General Fund (010)	One-Time	New-Request
Fire Department	Building Maintenance Fund Increase	$ 150,000	$ 150,000	General Fund (010)	Recurring	True-up
Fire Department	Plan Check Fund Increase	$ 115,000	$ 115,000	General Fund (010)	Recurring	True-up
Fire Department	SRFECC Assessment Increase	$ 113,681	$ 113,681	General Fund (010)	Recurring	True-up
Fire Department	Vehicles Maintenance Fund Increase	$ 100,000	$ 100,000	General Fund (010)	Recurring	True-up
Fire Department	Safety Equipment Fund Increase	$ 37,700	$ 37,700	General Fund (010)	Recurring	True-up
Fire Department	Petroleum Products Fund Increase	$ 25,000	$ 25,000	General Fund (010)	Recurring	True-up
Fire Department	Departmental Supplies Fund Increase	$ 16,000	$ 16,000	General Fund (010)	Recurring	True-up
Fire Department	Equipment Maintenance Fund Increase	$ 7,581	$ 7,581	General Fund (010)	Recurring	True-up
Fire Department	Two Type I Fire Engines (E35 & E33)	$ 2,500,000	$ -	General Fund (010)	One-Time	New-Request
Fire Department	Type V Engine (E533)	$ 475,000	$ -	General Fund (010)	One-Time	New-Request
Fire Department	Fire Prevention Officer	$ 126,101	$ -	General Fund (010)	Recurring	New-Request
Fire Department	Administrative Battalion Chief	$ 306,521	$ -	General Fund (010)	Recurring	New-Request
Fire Department	Nine Firefighters (Staff Engine 35)	$ 1,625,679	$ -	General Fund (010)	Recurring	New-Request
Fire Department	Six Firefighters (Staff Medic 34)	$ 1,083,787	$ -	General Fund (010)	Recurring	New-Request
Fire Department	Explorer Program	$ 5,000	$ -	General Fund (010)	Recurring	New-Request
Fire Department	SCBA SKA-PAK Cylinders and Vise	$ 5,670	$ -	General Fund (010)	One-Time	New-Request
Fire Department	Thermal Imaging Cameras	$ 22,974	$ -	General Fund (010)	One-Time	New-Request
Fire Department	Administrative Office Space	$ 205,000	$ -	General Fund (010)	Recurring	New-Request
Fire Department	Uniform Expense Fund Increase	$ 12,000	$ -	General Fund (010)	Recurring	True-up
Fire Department	Training	$ 50,000	$ -	General Fund (010)	Recurring	New-Request
Fire Department	Water Rescue Drysuits	$ 35,000	$ -	General Fund (010)	One-Time	New-Request
Fire Department	Fuel Management System	$ 80,000	$ -	General Fund (010)	One-Time	New-Request
Fire Department	Security Card System Update	$ 60,000	$ -	General Fund (010)	One-Time	New-Request
Fire Department	PPE Extractor Washing Machine	$ 28,000	$ -	General Fund (010)	One-Time	New-Request
Fire Department	Annual PPE Inspection Increase	$ 12,500	$ -	General Fund (010)	Recurring	New-Request
Fire Department	Physical Fitness Equipment	$ 4,479	$ -	und (010)	One-Time	New-Request

Department	Budget Request Proposal Description	Requested Amount	Amount Included in Proposed Budget	Funding Source	Frequency: (One-Time/Recurring)	up/New-Request)
Fire Department	Security Cameras (Station 35)	$ 5,000	$ -	General Fund (010)	One-Time	New-Request
Fire Department	UKG-Kronos Consultation Service	$ 12,000	$ -	General Fund (010)	One-Time	New-Request
Fire Department	Shower Room Update (Station 36, Men's)	$ 50,000	$ -	General Fund (010)	One-Time	New-Request
Fire Department	Hydraulic Vehicle Extrication Tools	$ 66,715	$ -	General Fund (010)	One-Time	New-Request
Fire Department	PPE Stormstick Decontamination Sprayer	$ 3,020	$ -	General Fund (010)	One-Time	New-Request
Fire Department	Roto Decon Gear Washer	$ 35,500	$ -	General Fund (010)	One-Time	New-Request
Fleet	Shop Equipment	$ 125,000	$ -	General Fund (010)	One-Time	New-Request
Fleet	Consolidated Vehicle Replacements	$ 1,762,016	$ -	General Fund (010)	Recurring	New-Request
Fleet	Consolidated Equipment Replacements	$ 142,715	$ -	General Fund (010)	Recurring	New-Request
Human Resources	HR Technician	$ 99,752	$ -	General Fund (010)	Recurring	New-Request
Information Systems	Information Technician II	$ 150,000	$ -	General Fund (010)	Recurring	New-Request
Library	True-Up Utility and Public Internet	$ 19,219	$ 19,219	General Fund (010)	Recurring	True-up
Library	Restore Monday Open Hours	$ 51,493	$ -	General Fund (010)	Recurring	New-Request
Library	Youth, Teen, and Adult Materials	$ 40,000	$ -	General Fund (010)	Recurring	New-Request
Non-Departmental	Replace City Christmas Decorations	$ 50,000	$ -	General Fund (010)	One-Time	New-Request
Parks and Recreation	Landscape Maintenance Cost	$ 400,000	$ 400,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Recreation Programing True Up	$ 240,770	$ 240,770	General Fund (010)	Recurring	True-up
Parks and Recreation	Temp Wages	$ 210,000	$ 210,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Utilities True Up	$ 154,000	$ 154,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Open Space Maintenance True Up	$ 111,310	$ 111,310	General Fund (010)	Recurring	True-up
Parks and Recreation	Instructors	$ 85,500	$ 85,500	General Fund (010)	Recurring	True-up
Parks and Recreation	Vehicle and Equipment Maintenance	$ 78,500	$ 78,500	General Fund (010)	Recurring	True-up
Parks and Recreation	Contracts True Up	$ 60,000	$ 60,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Temp Wages	$ 55,000	$ 55,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Rodeo True Up	$ 50,000	$ 50,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Temp Wages	$ 25,000	$ 25,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Fuel True Up	$ 22,000	$ 22,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Park Lighting	$ 22,000	$ 22,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Rents	$ 18,500	$ 18,500	General Fund (010)	Recurring	True-up
Parks and Recreation	Concessions	$ 15,000	$ 15,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Safety and Chemical	$ 12,000	$ 12,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Rents	$ 10,000	$ 10,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Instructors	$ 10,000	$ 10,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Temp Wages	$ 8,400	$ 8,400	General Fund (010)	Recurring	True-up
Parks and Recreation	Instructors	$ 5,000	$ 5,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Telephone	$ 4,500	$ 4,500	General Fund (010)	Recurring	True-up
Parks and Recreation	Rents	$ 3,500	$ 3,500	General Fund (010)	Recurring	True-up
Parks and Recreation	Cellular	$ 3,500	$ 3,500	General Fund (010)	Recurring	True-up
Parks and Recreation	Rents	$ 3,000	$ 3,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Taxes and Permits	$ 2,500	$ 2,500	General Fund (010)	Recurring	True-up
Parks and Recreation	Pre-employment	$ 2,260	$ 2,260	General Fund (010)	Recurring	True-up
Parks and Recreation	Postage	$ 2,150	$ 2,150	General Fund (010)	Recurring	True-up
Parks and Recreation	Safety and Chemical	$ 2,000	$ 2,000	General Fund (010)	Recurring	True-up
Parks and Recreation	Cellular	$ 1,600	$ 1,600	General Fund (010)	Recurring	True-up
Parks and Recreation	Master Plan Update	$ 150,000	$ -	und (010)	One-Time	New-Request

Department	Budget Request Proposal Description	Requested Amount	Amount Included in Proposed Budget	Funding Source	Frequency: (One-Time/Recurring)	up/New-Request)
Parks and Recreation	Maintenance Worker I/II Parks Maint.	$ 173,648	$ -	General Fund (010)	Recurring	New-Request
Parks and Recreation	Maintenance Worker I/II MLS	$ 186,048	$ -	General Fund (010)	Recurring	New-Request
Parks and Recreation	Trail Hazard Mitigation	$ 250,000	$ -	General Fund (010)	Recurring	New-Request
Parks and Recreation	Hazard Tree Work & Mitigation	$ 100,000	$ -	General Fund (010)	Recurring	New-Request
Parks and Recreation	Landscape Maintenance Contract	$ 400,000	$ -	General Fund (010)	Recurring	New-Request
Parks and Recreation	Management Analyst-MLS/Admin	$ 166,467	$ -	General Fund (010)	Recurring	New-Request
Parks and Recreation	Park Renovation Funding	$ 376,982	$ -	General Fund (010)	One-Time	New-Request
Parks and Recreation	Recreation & Rental Supervisor	$ 172,725	$ -	General Fund (010)	Recurring	New-Request
Parks and Recreation	Senior Building Trades Worker	$ 204,409	$ -	General Fund (010)	Recurring	New-Request
Parks and Recreation	Senior Maintenance Worker - Parks Mnt	$ 195,080	$ -	General Fund (010)	Recurring	New-Request
Parks and Recreation	Livermore Splash Pad Renovation	$ 150,000	$ -	General Fund (010)	One-Time	New-Request
Parks and Recreation	Police, Comm Center, City Hall Paint	$ 340,000	$ -	General Fund (010)	One-Time	New-Request
Parks and Recreation	Lembi Comm Park Revitalization Plan	$ 75,000	$ -	General Fund (010)	One-Time	New-Request
Parks and Recreation	Historic District Pressure Washing	$ 49,100	$ -	General Fund (010)	Recurring	New-Request
Police Department	Vehicle Maintenance	$ 120,000	$ 120,000	General Fund (010)	Recurring	True-up
Police Department	Contracts	$ 90,000	$ 90,000	General Fund (010)	Recurring	True-up
Police Department	Petrol	$ 40,000	$ 40,000	General Fund (010)	Recurring	True-up
Police Department	Cellular	$ 30,000	$ 30,000	General Fund (010)	Recurring	True-up
Police Department	Software License & Maint	$ 30,000	$ 30,000	General Fund (010)	Recurring	True-up
Police Department	Rents	$ 28,000	$ 28,000	General Fund (010)	Recurring	True-up
Police Department	Utilities	$ 21,000	$ 21,000	General Fund (010)	Recurring	True-up
Police Department	Radios	$ 21,000	$ 21,000	General Fund (010)	Recurring	True-up
Police Department	Building Maintenance	$ 20,000	$ 20,000	General Fund (010)	Recurring	True-up
Police Department	Equipment Maintenance	$ 20,000	$ 20,000	General Fund (010)	Recurring	True-up
Police Department	Pre-employment	$ 7,000	$ 7,000	General Fund (010)	Recurring	True-up
Police Department	Dispatch Staffing Increase	$ 144,032	$ -	General Fund (010)	Recurring	New-Request
Police Department	Records Technician	$ 44,412	$ -	General Fund (010)	Recurring	New-Request
Police Department	Fleet	$ 1,000,000	$ -	General Fund (010)	One-Time	New-Request
Police Department	Public Information Officer (Civilian)	$ 123,000	$ -	General Fund (010)	Recurring	New-Request
Police Department	Drone (DFR) program	$ 305,000	$ -	General Fund (010)	Recurring	New-Request
Police Department	Facility One Time Maintenance Expenses	$ 100,000	$ -	General Fund (010)	One-Time	New-Request
Police Department	Faro Scene Scanner	$ 55,544	$ -	General Fund (010)	One-Time	New-Request
Police Department	SWAT Equipment Vehicle	$ 250,000	$ -	General Fund (010)	One-Time	New-Request
Police Department	Computer Replacements	$ 52,200	$ -	General Fund (010)	One-Time	New-Request
Police Department	ALPR Cameras	$ 64,253	$ -	General Fund (010)	One-Time	New-Request
Police Department	Dispatch Monitor Replacement	$ 9,800	$ -	General Fund (010)	One-Time	New-Request
Police Department	Patrol Rifles	$ 46,796	$ -	General Fund (010)	One-Time	New-Request
Police Department	Range Equipment	$ 8,500	$ -	General Fund (010)	One-Time	New-Request
Police Department	EOC Room Audio Video Upgrade	$ 24,464	$ -	General Fund (010)	One-Time	New-Request
Public Works	Admin-Engineering Storm Drain Fee Study	$ 250,000	$ -	General Fund (023)	One-Time	New-Request
	Total General Fund	$ 18,544,131	$ 2,975,095			

Department	Budget Request Proposal Description	Requested Amount	Amount Included in Proposed Budget	Funding Source	Frequency: (One-Time/Recurring)	up/New-Request)
Community Development	Arborist (Contract)	$ 140,316	$ -	Tree Mitigation (226)	Recurring	New-Request
Environmental Water Resources	Senior Civil Engineer	$ 256,865	$ 256,865	Water/Sewer (520/530)	Recurring	New-Request
Environmental Water Resources	2025 Urban Water Management Plan	$ 250,000	$ 250,000	Water (520)	One-Time	New-Request
Environmental Water Resources	Water Master Plan	$ 250,000	$ 250,000	Water (520)	One-Time	New-Request
Environmental Water Resources	WTP HVAC Upgrades & Roof Replace	$ 200,000	$ 200,000	Water (520)	One-Time	New-Request
Environmental Water Resources	Water Forum Funding	$ 72,000	$ 72,000	Water (520)	One-Time	True-up
Environmental Water Resources	Vehicle Maintenance and Petroleum	$ 50,050	$ 50,050	Sewer (530)	Recurring	New-Request
Environmental Water Resources	WTP Landscape Services	$ 28,000	$ 28,000	Water (520)	Recurring	New-Request
Facilities	Library HVAC	$ 1,800,000	$ 1,800,000	Capital Facilities Fund (602)	One-Time	New-Request
Facilities	Library Roof	$ 1,300,000	$ 1,300,000	Capital Facilities Fund (602)	One-Time	New-Request
Facilities	City Hall Low Slope Roof Replacement	$ 240,000	$ 240,000	Capital Facilities Fund (602)	One-Time	New-Request
Fire Department	Electrocardiogram (ECG) Monitors	$ 1,030,350	$ 756,000	Fire Equip/Capital Fund (608)	One-Time	New-Request
Fleet	Small Vehicle Repair Shop Roof	$ 300,000	$ 300,000	Capital Facilities Fund (602)	One-Time	New-Request
Fleet	Fuel Station Replacement	$ 3,000,000	$ -	FPASP Capital (472)	One-Time	New-Request
Parks and Recreation	Zoo Needs (zoo trust)	$ 111,000	$ 111,000	Zoo Fund (753)	One-Time	New-Request
Parks and Recreation	Park Planner II (Contract)	$ 147,019	$ -	FPASP Capital (472)	Recurring	New-Request
Police Department	Building purchase (expansion)	$ 3,500,000	$ -	FPASP Capital (472)	One-Time	New-Request
Solid Waste	Collection Vehicles	$ 4,215,313	$ 4,215,313	Solid Waste (540)	One-Time	True-up
Solid Waste	Six Refuse Drivers	$ 540,706	$ 540,706	Solid Waste (540)	Recurring	New-Request
Solid Waste	Recycling Division Contracts	$ 212,561	$ 212,561	Solid Waste (540)	Recurring	True-up
Solid Waste	Vehicle Maintenance	$ 169,000	$ 169,000	Solid Waste (540)	Recurring	True-up
Solid Waste	One Senior Office Assistant	$ 81,790	$ 81,790	Solid Waste (540)	Recurring	New-Request
Solid Waste	Consulting Services for Rate Study	$ 80,000	$ 80,000	Solid Waste (540)	One-Time	New-Request
Solid Waste	Consulting Services for C&D Program	$ 50,000	$ 50,000	Solid Waste (540)	One-Time	New-Request
Solid Waste	Commercial Bins for Organics Prorgram	$ 46,000	$ 46,000	Solid Waste (540)	One-Time	New-Request
Solid Waste	Corporation Yard Cameras	$ 41,550	$ 41,550	Solid Waste (540)	One-Time	New-Request
Solid Waste	Collections Division Contracts	$ 39,150	$ 39,150	Solid Waste (540)	Recurring	True-up
Solid Waste	Route Smart Training	$ 25,000	$ 25,000	Solid Waste (540)	One-Time	New-Request
	Total All Other Funds	$ 18,176,670	$ 11,114,985			

Attachment 2

Folsom City Council
Staff Report

MEETING DATE:	6/10/2025
AGENDA SECTION:	Public Hearing
SUBJECT:	Resolution No. 11401– A Resolution Adopting the Fiscal Year 2025-26 Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority (Revised)
FROM:	City Manager's Office

Revised

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council conduct a public hearing and consider adopting Resolution No. 11401 – A Resolution Adopting the Fiscal Year 2025-26 Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority.

BACKGROUND / ISSUE

City staff recommends that the City Council conduct multiple budget reviews during the fiscal year to ensure that expenditures and revenues are tracking as anticipated. If expenditures or revenues are not following the original budgetary projections, this process provides the opportunity to make necessary course corrections.

It is proposed that the City will follow the following annual budget process:

1) The Preliminary Budget for the Fiscal year starting July 1st is developed and approved by the City Council in May or June of each year.
2) The Final Budget is reviewed and approved by the City Council in October or November of each year.
3) The Mid-year Budget is reviewed and approved by the City Council in February or March of each year.

This report presents the Fiscal Year 2025-2026 proposed Preliminary Budget for the City of Folsom.

The City Manager's Proposed Preliminary Budget for Fiscal Year 2025–26 was presented to the City Council on May 27, 2025, during a special budget workshop. During the workshop, the City Manager outlined key components of the proposed budget and responded to questions from both City Council members and community participants.

POLICY / RULE

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

Budget Structure and Overview:

The Operating Budget for the City of Folsom is a complex document that manages the revenues and expenditure of over 150 separate Fund Accounts. A summary of these accounts is found in Attachment 2. Many of these fund accounts have specific rules and requirements that dictate how these funds can be used.

For example, funds collected from the water bills that are paid for by residents each month can only be used to cover the costs associated with maintaining and operating the water system. These funds cannot be used to cover public safety or any other non-water related expenses.

The four largest and most familiar Fund Accounts in the budget are 1) General Fund; 2) Solid Waste Fund, 3) Sewer Fund; and 4) Water Fund.

1) ***General Fund (Fund 010)*** – This fund accounts for all general revenues of the City not specifically levied or collected for other City funds and the related expenditures. The General Fund accounts for all financial resources of a governmental unit which are not accounted for in other funds.
2) ***Solid Waste (Fund 540)*** – This fund accounts for the revenues and expenses of the City's solid waste operations.
3) ***Sewer Fund (Fund 530)*** – This fund accounts for the revenues and expenses of the City's sewer operations.
4) **Water Fund (Fund 520)** – This fund accounts for the revenues and expenses of the City's water operations.

All City Funds Budget Analysis:

The City Manager's Fiscal Year 2025-26 Proposed Preliminary Budget as presented totaled $266,480,640. Below is a breakdown by Fund category

Fund Category	FY 2025-26 Proposed Amounts	
General Fund	$	121,877,171
Enterprise Funds		53,700,278
Special Revenue Funds		13,377,152
Debt Service Funds		16,761,774
Capital Projects Funds		10,624,850
Internal Service Funds		25,060,360
Fiduciary Funds		25,079,055
Total	$	266,480,640

The City Manager's proposed Fiscal Year 2025-26 Preliminary Budget also includes 513.5 full and permanent part-time positions across all funds. This proposed budget provides for 8 new positions all funded by Enterprise Funds. The added positions are listed below along with the department.

Department	Position
Environmental and Water Resources	Senior Civil Engineer
Solid Waste	Refuse Driver (6)
Solid Waste	Senior Office Assistant

The City Manager's Fiscal Year 2025-26 Proposed Preliminary Budget is available on the City's web site at https://www.folsom.ca.us/government/finance/city-budget/-folder-366#docfold_14_786_600_366.

General Fund Budget Analysis:

The proposed FY 2025-2026 General Fund budget anticipates revenues of $114,442,459 and Transfers In of $5,546,145 for a grand total in revenues of $119,988,604. The City projects expenses of $121,877,171 with Transfers Out of $1,601,982 for a grand total for expenses of $123,479,153. This budget intends to use $3,490,549 of unassigned General Fund Balance to maintain current services. Going forward, this is unsustainable.

Staff recommends that the City Council approve the FY 2025-2026 Preliminary Budget as proposed but that it also directs staff to start planning for necessary budget reductions for the FY 2026-2027 budget year.

Recommended Budget Approval Process

- June 10, 2025 – City Council holds budget public hearing and continues the public hearing to the June 24, 2025, City Council meeting. This will allow for more public dialogue.

- June 24, 2025 – City Council holds budget public hearing, receives public input and approves the FY 2025-2026 Preliminary Budget.

- July – September 2025 – City departments review their budgets and develop cost cutting proposals and that will be reviewed at the Review of the Final Budget in September/October 2025.

- FY 2025-2026 Review of Final Budget - September/October 2025:

    - At a City Council meeting in either September or October City staff will have another budget review with the City Council that will allow additional public input from the community. This budget review will allow the City to work with the actual ending fund balance numbers for FY 2024-2025. Possible FY 2026-2027 General Fund budget reductions discussions will take place.

- FY 2025-2026 Mid-Year Budget Review – February/March 2026:

    - At a City Council meeting in either February or March City staff will conduct a Mid-Year Budget review with the City Council. Any adjustments needed for the current year will be approved by the City Council at that time. Staff will be seeking direction from the Council as to what cuts they would consider including in the FY 2026-2027 budget.

Why is the General Fund experiencing stress when property tax revenues continue to rise?

There are several things that contribute to the struggles of the General Fund.

- Flattening out of Sales Tax Revenues
- Pension Costs
- Retiree Health Care Costs
- Cost Increases Due to Inflation
    - Supplies and Contracts
    - Cost of employees

Brief History on the 3@50 (Public Safety) PERS Retirement Plan (ChatGPT was utilized to create this summary)

The 3% at 50 public employee retirement plan—commonly referred to as 3@50—originated in California in 1999, when Senate Bill 400 was signed into law by Governor Gray Davis. This legislation significantly enhanced pension benefits for California Highway Patrol (CHP) officers by allowing them to retire at age 50 with 3% of their highest annual salary multiplied by each year of service. The change was retroactive, meaning officers could retire immediately with much larger pensions.

The rationale for this enhancement was to improve recruitment and retention in public safety roles and to reward the hazardous nature of the work. The California Public Employees' Retirement System (CalPERS) supported the change, assuring lawmakers and local governments that the pension enhancements would be "cost-neutral" due to booming investment returns in the late 1990s. This led many to believe it was a free benefit, funded entirely by market gains.

After the state adopted 3@50, CalPERS encouraged cities and counties across California to adopt similar benefits for their own police and fire employees. Using actuarial models that assumed continued high returns, CalPERS told municipalities they could do so at no additional cost, or even with savings in the short term. Facing union pressure and the risk of losing qualified officers to other agencies offering better retirement packages, cities felt compelled to follow suit, leading to a widespread adoption of 3@50 across the state.

However, the dot-com bust, Great Recession, and ongoing market volatility revealed the flaw in those assumptions. Investment returns fell short, while pension obligations soared. Instead of being a no-cost perk, 3@50 created a massive long-term liability for local and state governments. Rising pension costs have since forced cities to cut services, raise taxes, or take on more debt, and several have even faced bankruptcy, citing unsustainable pension obligations as a major cause.

In summary, the 3@50 plan was sold as a cost-free enhancement during a time of financial optimism, but in reality, it established a deeply underfunded system that burdened cities across California with long-term financial obligations that continue to strain public budgets today.

Increasing PERS Costs:

Year	GF Expense
FY 21-22	$ 15,040,540
FY 22-23	16,194,561
FY 23-24	17,710,969
FY 24-25 (Estimated)	20,061,174
FY 25-26 (Proposed Budget)	22,431,140

The anticipated General Fund PERS costs in FY 2025-2026 are anticipated to be $7,390,600 higher than they were just a few years ago in FY 2021-2022 when they were $15,040,540. This represents a 50% cost increase.

Increasing Retiree Health Costs:

Year	Cost for GF Retirees
FY 21-22	$ 4,089,010
FY 22-23	4,242,976
FY 23-24	4,645,188
FY 24-25 (Estimated)	4,718,075
FY 25-26 (Proposed Budget)	5,141,151

The anticipated General Fund Retiree Health costs in FY 2025-2026 are anticipated to be $1,052,141 higher than they were just a few years ago in FY 202-/2022 when they were $4,089,010. This represents a 26% cost increase.

CONCLUSION:

The City of Folsom cannot continue to provide the General Fund services it presently provides to the community. There is a projected $3.5 million General Fund deficit for FY 2025-2026. To live within its means the City will need to reduce its expenditures which translates into reductions in services.

Staff proposes using General Fund Reserves to fund the FY 2025-2026 budget but aggressively pursue a strategy to reduce costs and services in preparation for the FY 2026-2027 budget period that begins on July 1, 2026.

Only the FY 2025-2026 Budget Summaries are included with the Council Packet. The full budget with the detail pages will be made available on Tuesday, June 10, 2025 prior to the City Council meeting.

ATTACHMENTS

1. Resolution No. 11401 – A Resolution Adopting the Fiscal Year 2025-26 Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority
    a. Exhibit A - Budget Summary by Fund – Projected Balance 2025-26 and Summary of General Fund Revenues and Expenditures
    b. Exhibit B – Staffing Detail 2025-2026
    c. Exhibit C – FY 2025-2026 Budget Request Proposal Detail Listing

Submitted,

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Bryan Whitemyer, City Manager

Attachment 3

EXISTING City of Folsom Engineering Related Services (CDD, P&R, PW, EWR)

Community Development Department			Parks and Recreation Department					Public Works Department					Environmental Water Resources Dept	
Primary Services/Core Competencies			Primary Services/Core Competencies					Primary Services/Core Competencies					Primary Services/Core	
Planning	Building	Development Engineering	Parks	Trails	Facilities	Recreation Programs	Lighting and Landscaping	Transportation Engineering	Capital Improvements	Drainage Engineering	Solid Waste and Recycling	Fleet	Water	Wastewater/ Sewer
Secondary Services			Secondary Services					Secondary Services					Secondary Services	
Planning Entitlements	Building Permits	Dev Eng for Private Property	Park Planning	Trail Planning	Facility Rentals	Aquatics	L&L Districts	Transportation Planning	Grants	Drainage and Flood Control	Solid Waste	Fleet Management	Water Quality	Utility CIPs
Housing	Building Plan Checks	Mapping and Improvement Agreements	Park Improvements	Trail CIPs	Facility Operations	Community Services	CFDs	Traffic Engineering	Transportation CIPs	NPDES	Recycling	Fleet Procurement	Water Treatment	Utility Maintenance
Code Enforcment	Building Inspections	Tree Permits	Park Maintenance	Trail Maintenance	Facility Improvements	Cultural Services		Traffic Management	Construction Management		Hazardous Materials	Fleet Maintenance	Water Meters	
Long Range Planning		Arborist Plan Review and Inspections	Tree Maintenance	Bridges	Facility Maitnenance	Sports		Streets	Capital Maintenance				Water Conservation	
CEQA/NEPA Coordination		Construction Inspection and Improvement Acceptance				Zoo		Signals	Improvement Standards					

PROPOSED City of Folsom Engineering Related Services Reorganization (CDD, P&R, PW, EWR) 9-15-25

Community Development Department (Director Pam Johns)			Parks and Recreation Department (Director Kelly Gonzalez)					Public Works Department (Director Rebecca Neves)				Utilities Department (Director Marcus Yasutake)			
Primary Services/Core Competencies			**Primary Services/Core Competencies**					**Primary Services/Core Competencies**				**Primary Services/Core Competencies**			
Planning	Building	Development Engineering (Private Property)	Parks, Open Space, and Municipal Landscape		Facilities	Recreation and Community Services	Trails and Bridges	Transportation Planning and Traffic Engineering		Citywide Capital Improvement/ Asset Management	Public Property Improvement/ Acceptance	Stormwater Management	Solid Waste and Recycling	Fleet	Water/ Wastewater
Secondary Services			**Secondary Services**					**Secondary Services**				**Secondary Services**			
Planning Entitlements	Building Permits	Dev Eng for Private Property	Planning	L&L Districts	Facility Rentals	Aquatics	Trail and Bridge Planning	Complete Streets	Traffic Engineering	Transportation CIPs	City Land Acquisition and Disposition	Drainage Infrastructure	Solid Waste	Fleet Management	Water Quality
Housing Policy, Programs, and Services	Building Plan Checks	Mapping and Improvement Agreements (Private Property)	Improvements	CFDs	Minor Facility Improvements	Community and Cultural Services	Active Transportation Plan		Traffic Management	Major Facility CIPs	Mapping Public Property/ Improvement Agreements	Flood Control	Recycling	Fleet Procurement	Water Treatment
Long Range Planning	Building Inspections	Tree Permits	Maintenance	Public Land Ladder Fuel	Facility Operations and Custodial	Sports	Trail and Bridge CIPs	Regional Transportation Coordination	Public Streets and Public Street Lights	Construction Management	Construction Inspection/ Acceptance (Public Property)	NPDES	Hazardous Waste	Fleet Maintenance	Water Meters
CEQA/NEPA Coordination	Code Enforcement	Arborist Plan Review and Inspections	Tree Management	Irrigation Services	Facility Maintenance	Zoo	Trail Maintenance	Grants	Signals	Capital Maintenance	Construction Specifications				Water Conservation
	Street Naming and Addressing	Construction Inspection (Private Property)	Volunteers					Improvement Standards	Transportation and Encroachment Permits						Utility Planning, Capital Improvements, and Maintenance

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE