



# Folsom City Council Staff Report

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| <b>MEETING DATE:</b>   | 3/26/2024  |
| <b>AGENDA SECTION:</b> | New Business   |
| <b>SUBJECT:</b>        | Analysis of Potential Site Impacts Associated with Locating a Homeless Services Trailer on the Wye Property and Direction to Staff |
| <b>FROM:</b>           | Public Works Department  |

## **RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department requests that the City Council provide direction regarding the potential placement of a homeless services trailer on the Wye property.

## **BACKGROUND / ISSUE**

The “Wye” property is an approximately 3.1-acre site owned by the City of Folsom, located north of Bidwell Street between Oakdale Street and Forrest Street. The site used to be a railroad junction on the Sacramento-Placerville Railroad Corridor and still retains two railroad spurs and the former Station Master’s House and grounds, which is a designated historic structure.

Within the Wye property is a roughly a 1.2-acre section that is undeveloped and has been used by the Public Works Department since 2010 as an auxiliary corporation yard site. Prior to 2010, the City had an auxiliary site on Sibley Street at Levy Road, but that property was developed into the Granite City Apartments and operations were moved to the Wye.

Operations at the Wye property consist of equipment storage, mulch and sand stockpiles, and washout areas for concrete, street sweepers, and the vector truck. The city also allows the Placerville & Sacramento Valley Railroad (PSVRR) and the Folsom Chamber of Commerce to store equipment on the site.

The Mayor has asked city staff to assess whether the site is a viable location for a homeless services facility, likely in the form of a modular building/trailer that would serve as an office

for local non-profit organizations. Staff will present the results of this assessment and seek direction from the Council.

### **POLICY / RULE**

None.

### **ANALYSIS**

The Streets Division of the Public Works Department operates out of an approximately 2,400 square foot trailer at the Corporation Yard; this trailer was used as the model for a possible trailer site at the Wye property. The model trailer includes space for up to four offices, a restroom, and a large common area that could be used as a waiting area and/or storage. The trailer would also include an access ramp that is compliant with the Americans with Disabilities Act (ADA). Staff identified two potential locations where a 2,400 square foot trailer could be located on the Wye property, but not without some impacts to the property's existing operations.

Site 1 is located on the east side of the site, near the Bidwell Street entrance, as shown in attachment 1. Placing a trailer at this location would also require additional fencing and gates to secure the remainder of the site, and the city would have to relocate the existing concrete washout area. The PSVRR would need to relocate their storage shed and the Chamber would need to find a new location for their storage containers.

Site 2 is located on the west side of the site, near the Oakdale Street entrance, also depicted in attachment 1. Placing a trailer at this location would require additional fencing and gates to secure the remainder of the site and would require the PSVRR to move their stored rail crossing equipment to another location. Staff would work with PSVRR to determine if any of the stored equipment is salvageable and would only seek to relocate equipment that was still of potential use; the remainder would be disposed of as scrap.

Neither site has any ADA-compliant sidewalk access, and parking would be limited to approximately three spaces. Both sites would also require a secure, locked gate to prevent access to the site when it is closed, and existing fencing along the site perimeter would need to be enhanced with natural screening (shrubs) and/or privacy slats to make the site less visible.

This analysis did not include an assessment of the potential impacts to the surrounding community in terms of increased homeless activity; community members have noted that similar facilities throughout the region see an increase in homeless camps and other activities related to those experiencing homelessness, particularly in light of the project proximity to light rail and the end of the Gold Line in the nearby Historic District.

## **FINANCIAL IMPACT**

Staff estimates that the initial cost to set up a trailer on this site would be approximately \$225,000; this would include establishing water and sewer connections, grading and paving, drainage, other utilities (electricity, gas, telecommunications, waste collection), and trailer set-up. There would also be an ongoing monthly lease cost estimated at \$2,200 per month for the trailer itself. The cost of ADA-compliant pedestrian access is also not included and has not been estimated. There is currently no identified funding for this initial project startup.

This analysis assumes that the tenant would bear ongoing staffing, maintenance, and operational costs and not the City. There is also no identified funding for any of these ongoing costs.

## **ENVIRONMENTAL REVIEW**

This is a preliminary assessment and, as such, is exempt from Environmental Review. Any subsequent action to develop the site in the manner described herein may require some limited CEQA analysis.

## **ATTACHMENT**

Wye Property – Potential Trailer Sites

Submitted,

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Mark Rackovan, Public Works Director

# Potential Trailer Sites



## Site 1 impacts

- Relocate Conc. Washout area
- Remove PSVR shed
- Install fence and gate
- No ADA access

## Site 2 impacts

- Remove PSVR equipment
- Install fence and gate
- No ADA access