

# Folsom City Council Staff Report

<b>MEETING DATE:</b>	3/24/2026
<b>AGENDA SECTION:</b>	New Business
<b>SUBJECT:</b>	2025 General Plan (and Housing Element) Annual Progress Report
<b>FROM:</b>	Community Development Department

## **RECOMMENDATION / CITY COUNCIL ACTION**

Staff respectfully requests that the City Council receive and accept the 2025 General Plan Annual Progress Report and Housing Element Annual Progress Report. Upon acceptance, staff will forward copies to the Governor’s Office of Planning and Research and Department of Housing and Community Development by the State submittal deadline of March 31<sup>st</sup>.

## **BACKGROUND / ISSUE**

The purpose of this General Plan Annual Progress Report (APR) is to update the City Council on the status of implementing programs contained within the City’s 2035 Folsom General Plan, including the 2021-2029 Housing Element.

State law requires all counties and cities, including charter cities, to submit an annual report on the status of the jurisdiction’s General Plan as it pertains to all general plan elements to the Governor’s Office of Planning and Research (OPR). In addition, California Government Code §65400 requires all cities and all counties to submit a Housing Element Annual Progress Report (APR) to the Department of Housing and Community Development (HCD) and OPR to report progress that the jurisdiction has made toward implementing the Housing Element of their General Plan.

Before submission to the State, the annual report must be presented to the City Council for review and acceptance. The 2025 General Plan APR (Attachment 1) includes a summary of General Plan Amendments completed along with actions or activities relating to implementation of each of the City’s General Plan Elements. The Housing Element portion of the report consists of several standardized State-produced tables that quantify the number of dwelling units entitled and constructed during the reporting period and the status of Housing Element programs.

**POLICY / RULE**

Government Code Section 65400 and 65700 mandates that all cities and counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the Housing and Community Development (HCD) by April 1 of each year.

**ANALYSIS**

The General Plan APR assists OPR in identifying statewide trends in local land use decision making. Furthermore, the report assists the City in evaluating how the goals and policies of the general plan are being implemented through various programs, planning activities and land development projects (both public and private). While OPR provides general guidance on the preparation of APRs, local jurisdictions are encouraged to develop their General Plan APR in a manner that is useful to the specific jurisdiction.

The attached General Plan APR summarizes the City’s General Plan implementation progress for 2025. The report is not an exhaustive inventory of Folsom’s general plan implementation efforts, but rather a focused account of relevant activities of citywide significance, including land development projects requiring discretionary review, long-rang planning efforts, City capital improvement projects and other action items that specifically address implementation of the General Plan.

The Housing Element APR is included as part of the General Plan APR and uses issued building permits to measure the City’s progress toward meeting its share of the Regional Housing Needs Assessment (RHNA). The report also outlines the City’s achievements in advancing its housing goals and provides a status update on the implementation of housing-related policies, ordinances, and programs designed to reduce barriers to the development of affordable housing.

**ATTACHMENT**

1. 2025 General Plan Annual Progress Report

Submitted,



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Pam Johns, Community Development Director

## Attachment 1



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



# FOLSOM

GENERAL PLAN  
— 2035 —

## 2025 General Plan Annual Progress Report

*March 2026*



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# CHAPTER 1 – INTRODUCTION AND SUMMARY

## A. Purpose of the Annual Progress Report (APR)

The primary purpose of this Annual Progress Report (APR) is to summarize the activities that took place between January 1, 2025 and December 31, 2025 to implement the City of Folsom’s 2035 General Plan. This report will be provided to the City Council for their review and acceptance. In addition, the APR will be submitted to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

## B. Background

The City of Folsom adopted a comprehensive update to the General Plan on August 28, 2018 and updated several elements (Housing, Land Use, Safety and Noise and Implementation) in 2021 as part of the 2021-2029 Housing Element Update. The Folsom 2035 General Plan is the result of over 6 years of public input from stakeholders, the community, City Commissioners, and the City Council. The updated plan replaced and reformatted the previous General Plan that was adopted in 1988 and incorporates key planning concepts such as developing urban centers offering an urban lifestyle in a suburban community, moving toward mixed use on the East Bidwell corridor, supporting opportunities for transit-oriented development, and adapting to evolving retail trends by encouraging new shopping formats and the reuse of aging retail centers. The plan also emphasizes complete streets that accommodate all modes of travel and promotes community health through active, connected environments.

## C. Purpose of the General Plan

The General Plan serves as the City of Folsom’s foundational land use document, establishing long-term goals, policies, and programs across a wide range of topics. Every city and county in California is required to maintain a General Plan, which functions as the community’s long-term framework—or “constitution”—for future development. The Folsom 2035 General Plan reflects the community’s vision for the city’s future and guides decisions about growth and development over the next 20 years and beyond. All new land use and development, as well as any modifications to existing uses, must be consistent with the General Plan.

## D. Status of Adopted Elements

The General Plan is made up of eight elements, of which seven are mandated by the State. Except for the Housing Element, all other elements of the City of Folsom General Plan were adopted as a single document on August 28, 2018. State requirements for housing elements are more detailed and specific than for the other general plan elements, and housing elements are required to be updated on a fixed schedule set by the State. The most recent

City of Folsom Housing Element was adopted by the City Council on August 24, 2021 and certified by the State Department of Housing and Community Development (HCD) on October 22, 2021. The 2021 Housing Element is a comprehensive update of the 2013 Housing Element and covers an eight-year period from May 15, 2021 to May 15, 2029.

The seven State-mandated elements are: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety (California Government Code Section 65302). Communities may include other elements that address issues of particular local concern, such as economic development or urban design. Communities can also organize their General Plan anyway they choose, as long as the required issue areas are addressed.

The following table shows how the elements of the Folsom 2035 General Plan are organized to meet the mandatory requirements of State law:

<b>ELEMENTS OF THE FOLSOM 2035 GENERAL PLAN</b>								
<b>Folsom 2035 General Plan Elements</b>	<b>General Plan Elements Required by State Law</b>							<b>Optional Elements Allowed by State Law</b>
	<b>Land Use</b>	<b>Circulation</b>	<b>Housing</b>	<b>Conservation</b>	<b>Noise</b>	<b>Open Space</b>	<b>Safety</b>	
<b>Land Use</b>								
<b>Mobility</b>								
<b>Economic Prosperity</b>								
<b>Housing</b>								
<b>Natural and Cultural Resources</b>								
<b>Public Facilities and Services</b>								
<b>Parks and Recreation</b>								
<b>Safety and Noise</b>								

Source: Folsom General Plan 2035 -Adopted August 28, 2018

## CHAPTER 2 - IMPLEMENTATION OF THE GENERAL PLAN

To help ensure that appropriate actions are taken to implement the 2035 General Plan, the Plan includes a set of implementation programs. The implementation programs identify specific actions to be taken by the City to implement the General Plan policies.

### A. Amendments to the General Plan

General Plan Amendments may be proposed and acted upon at any time during the year, and a single action may include multiple amendments. These amendments are subject to environmental review, public notice and hearing requirements and must not create inconsistencies with other parts of the plan. Some amendments include policy changes, while others make changes to the General Plan Land Use Diagram.

#### *2024 General Plan Amendments*

City of Folsom 2035 General Plan Amendments for Increased Residential Capacity Project and Related Actions - On August 27, 2024, the City Council certified the Subsequent Environmental Impact Report and approved amendments to the City of Folsom 2035 General Plan and the Folsom Plan Area Specific Plan. The primary purpose for these amendments was to address State mandates that require the City to zone and maintain sufficient inventory of land available to meet the City's Regional Housing Needs Allocation (RHNA). The result of these amends was an increase in capacity for up to 6,046 additional residential units in targeted areas of the City, including the East Bidwell Street corridor, the transit priority areas around the Glenn and Iron Point light rail stations, and the Folsom Plan Area. A summary of the amendments is provided below.

Land Use Element - Amendments to the Land Use Element were adopted to establish minimum density and maximum Floor Area Ratio (FAR) standards for the East Bidwell Corridor Mixed-Use Overlay, establish a new Transit-Oriented Development Overlay with relevant standards, and expand multi-family high-density development opportunities. Additionally, the amendments increased the residential capacity in specified areas of the Folsom Plan Area, particularly within the Town Center District. The amendments also increase the number of sites designated for mixed-use and high-density housing, along with higher maximum density and FAR standards for the Folsom Plan Area Town Center Overlay.

Mobility Element - In conjunction with the Land Use Element amendments, the City amended the Mobility Element to establish roundabout prioritization policies. Under these policies, whenever traffic controls are needed at an intersection, the use of roundabouts as a traffic control measure should be evaluated first before considering alternatives such as traffic signals or turn restrictions.

[Implementation Element](#) – The City also updated the Implementation Element to align with the amended Land Use and Mobility Elements. These updates added new implementation programs addressing mobility, tribal cultural resources, noise, vibration, and other related topics. The City updated the Implementation Element to support the Land Use and Mobility Element amendments. Revisions to the Implementation Element included new implementation programs related to mobility, tribal cultural resources, noise, and vibration, among others.

### *2023 General Plan Amendments*

There were no General Plan Amendments in 2023.

### *2022 General Plan Amendments*

1. [Folsom Corporate Center Apartments General Plan Amendment, Rezone and Planned Development Permit](#) - On May 10, 2022, the City Council approved a General Plan Amendment, Rezone, and Planned Development Permit Modification for a 253-unit market-rate apartment project on two parcels within the Folsom Corporate Center (Lot 1: 7.24 acres; Lot 6: 4.68 acres). The site is located on the south side of Iron Point Road, just east of its intersection with Oak Avenue Parkway. The General Plan Amendment changed the land use designation of both parcels from IND (Industrial/Office Park) to MHD (Multi-Family High Density).

### *2021 General Plan Amendments*

1. [Alder Creek Apartments General Plan Amendment, Specific Plan Amendment, Planned Development Permit, and Minor Administrative Modification](#) - On February 21, 2021 the City Council approved a General Plan Amendment, Specific Plan Amendment, Planned Development Permit, and Minor Administrative Modification for development and operation of a 265-unit market rate apartment community (Alder Creek Apartments) on a 10.8-acre site located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Mangini Ranch Phase 2 portion of the Folsom Plan Area. The purpose of the General Plan Amendment was to change the General Plan land use designation for a 5.0-acre portion of the project site from MLD (Multi-Family Low Density) to MHD (Multi-Family High Density).
2. [2021 Housing Element Update and Related Actions](#) - The City Council approved a General Plan Amendment on August 24, 2021 to update the following Elements: Housing Element, Land Use Element, Safety and Noise Element, and Implementation Element.

[Housing Element](#) – In accordance with State law the City was required to adopt the sixth cycle Housing Element, which covers the May 15, 2021 through May 15, 2029 planning period and reassesses the community’s housing-related goals and objectives, while addressing issues and establishing objectives with respect to a wide range of housing related programs. The sixth cycle also responds to challenges associated with meeting an increased Regional Housing Needs Assessment (RHNA) of 6,363 housing units and to new state laws pertaining to housing, including, but not limited to the SB 166 (2017) “no-net-loss” law that requires land inventory and site identification programs in a Housing Element to always include sufficient sites to accommodate the unmet RHNA, as well as AB 686 (2018) which requires affirmatively furthering fair housing as a part of a jurisdiction’s Housing Element planning process and guiding documents for community development.

[Land Use Element](#) – The City amended two sections of the Land Use Element. The first amendment corrected the East Bidwell Mixed-use boundary associated with the Land Use Diagram and the second amendment removed and outdated policy, policy LU9.1.10 Renewable and Alternative Energy Generation.

[Safety and Noise Element](#) – In conjunction with the Housing Element Update, and in compliance with State law, the City updated the Safety and Noise Element of the General Plan to address climate adaptation and resilience strategies. The update added new emergency preparedness and evacuation route policies, new climate change policies to address flood hazards, wildfires and wildfire smoke and a new Extreme Heat section that includes a new goal statement and several new policies. The update also included a Climate Adaptation and Resilience Report, which serves as a climate change vulnerability assessment and is included in the General Plan as Appendix D.

[Implementation Element](#) – The City updated the Implementation Element to support the Safety and Noise Element Update. Revisions to the Implementation Element included new implementation programs to address evacuation routes, stormwater and flood management, wildfire and wildfire smoke protection, and extreme heat.

### *2020 General Plan Amendments*

1. [Toll Brothers: General Plan Amendment, Specific Plan Amendment, Small-Lot Vesting Tentative Map and Design Planned Development Permit](#) – The City Council approved a General Plan Amendment on March 10, 2020 to modify land use designations in the Folsom Plan Area. The land use designations associated with the 314-acre site include SFHD, MLD, MMD, OS, and P.
2. [709 Natoma Street: General Plan Amendment](#) – The City Council approved a General Plan Amendment on June 23, 2020 to change the land use designation from SFHD

(Single-Family High Density) to CC (Community Commercial) in order to correct General Plan inconsistencies that resulted in the single parcel having two incompatible land uses (SFHD/CC).

### *2019 General Plan Amendments*

1. Canyon Terrace Apartments Expansion and Remodel: General Plan Amendment and Design Review – The City Council approved a General Plan Amendment on July 9, 2019 to change the land use designation from MLD (Multi-Family Low Density) to MHD (Multi-Family High Density) in order to accommodate the increased residential density associated with the project expansion.

## **B. General Plan Program Implementation Highlights for 2025**

The following summarizes key implementation program accomplishments completed in calendar year 2025, organized by General Plan Element.

### *Land Use Element:*

LU-1 Update the Zoning Ordinance - In 2025, as part of the comprehensive Zoning Code Update, the City adopted a set of Objective Development and Design Standards (ODDS) as an appendix to the Zoning Code. These standards establish clear, objective requirements for the design and development of multi-unit residential and residential mixed-use projects within designated areas of the city, including the East Bidwell Corridor Mixed-Use Overlay, the Folsom Boulevard Transit-Oriented Development Overlay, and the Folsom Plan Area Specific Plan Town Center Overlay.

### *Mobility Element:*

M-7 Bicycle and Pedestrian Improvements – In 2025, the City advanced a number of significant pedestrian and bicycle improvements, including several major trail projects. Staff partnered with Toll Brothers to begin constructing 1.5 miles of new trails as part of the Regency Development Project, with completion anticipated in 2026. The City also initiated construction of the Mangini Ranch Trails Project, which will add 2.3 miles of trails throughout the development and is scheduled for completion in 2026. Other notable improvements included the restriping of Blue Ravine Road from Oak Avenue to School Street to add buffered bike lanes, enhancing bicycle safety and supporting multimodal travel. Public Works also entered into a contract to complete preliminary engineering for the Riley Street Pedestrian Improvements and Signal Operations Project.

M-8 Safe Routes to School – In 2025, construction began on the Mangini Ranch Trails Project, which includes installation of a pedestrian signal on Savannah Parkway near Alder Creek Elementary School to improve safety and provide better pedestrian access. Public Works also

launched a program in collaboration with FCUSD, gathering feedback from school staff across Folsom campuses to identify potential frontage improvements for future projects.

*Housing Element: **See Chapter 3***

*Natural and Cultural Resources Element:*

NCR-3 – Creek Week – In 2025, the hosted its second annual Earth Day on April 26. The event featured numerous volunteer projects consisting of creek cleanup, trail cleanup, tree planting, and zoo beautification projects in the morning. Following the volunteer projects, a larger Earth Day celebration was at Prospector Park, where the City received congressional recognition from Congressman Kevin Kiley for its ongoing commitment to sustainability.

*Public Facilities and Services Element:*

PFS-1 Capital Improvement Plan - The City's Capital Improvement Plan was updated alongside the FY 2025-26 Budgeting process. In 2025, the Utilities Department advanced several major projects. These include the completion of Tower Tank Rehabilitation Project, completion of the Ashland Water Rehabilitation Project No. 1, completion of the Phase 2A Water Line Project, completion of the Water Treatment Plant Generator Replacement Project, construction commencement of the Water System Flow Control Upgrades Project, and construction commencement of the Basin 4 – Phase 1 Sewer Project.

PFS-6 Water Management Programs - In 2025, the Water Management Division completed 1,755 water-waste interventions and issued 44 formal water-waste citations. Staff conducted seven community outreach events reaching approximately 2,300 residents and participated in 25 educational events. The division also issued rebates for 98 high-efficiency toilets, 18 turf-replacement projects, and 16 irrigation-efficiency upgrades. Additionally, direct-purchase programs resulted in the installation of 47 Rachio Wi-Fi irrigation controllers and 81 Flume flow-monitoring devices.

In addition, in 2025 the Parks and Recreation Department installed 10 new centralized irrigation controllers equipped with master valves and flow sensors. These upgraded systems are designed to automatically shut down irrigation during a water-line break, preventing uncontrolled water loss and potentially saving thousands of gallons.

PFS-17 Partnership for Energy Conservation - The Environmental and Water Resources Department has partnered with SMUD in their PowerDirect program to reduce energy use at the City's water treatment plant during peak hours. This technology automatically scales back energy use when demand for electricity is at its peak and has resulted in the department receiving \$94,400 in rebates to the City's Water Fund.

PFS-18. Neighborhood Cleanup Program - In 2025, the Solid Waste Division of the Public Works Department completed over 11,000 bulky waste pickups and collected nearly 1,700 tons of waste.

PFS-19 Recycling Containers - In 2025, the City continued the waste reduction practices in accordance with the City's updated (2021) procurement policy. In addition, the Waste and Recycling Division and the Water Conservation Division continued the practice of centralized waste stations in offices to reduce plastic bag waste from servicing partially filled deskside containers.

PFS-22 Renewable Energy in City-Operated Buildings - In 2025, the Parks & Recreation Department explored partnership opportunities for solar energy systems at the City Hall Campus and completed repairs to the existing solar energy system at the Sports Complex.

#### *Parks and Recreation Element*

PR-1 Alternative Funding Sources - In 2025, the Parks and Recreation Department partnered with the Folsom Auburn Trail Riders Action Coalition (FATRAC), the region's leading volunteer-based mountain biking and trail stewardship organization, to renovate the existing bike park at Cummings Family Park and to help secure private donations to fund the necessary improvements. Long-term maintenance and oversight of the bike park will be handled by FATRAC volunteers in partnership with the City of Folsom Parks & Recreation Department, reinforcing the collaborative nature of the project.

Staff also worked closely with local organizations and volunteers to secure donations and in-kind contributions that helped offset project costs for the Castle Park Play Structure Replacement Project. The construction phase—scheduled for completion in 2026—is being planned as a community build, creating opportunities for residents to directly participate in bringing these park improvements to life.

#### *Safety and Noise Element:*

SN-13 Coordinate with Regional Agencies - In 2024, the City, in partnership with the Sacramento Regional Transit District, secured a Caltrans Sustainable Transportation Planning Grant to support the Sustainable Transit Connections to Health Services Planning and Feasibility Study. Substantial progress was made in 2025, highlighted by the formal launch of the study in fall 2025. The project is evaluating opportunities to establish sustainable fixed-route transit service within the City, building on the recent transition to 15-minute light-rail headways in Folsom. The study will also develop recommendations for bus stop and station design enhancements that reduce climate-related impacts, including exposure to extreme heat.

SN-14 Implement a Cool City Strategy – In 2025, the Parks and Recreation Department continued its program to replace declining trees within landscape and streetscape areas, prioritizing locations where healthy canopy coverage provides critical shade over asphalt surfaces.

## **CHAPTER 3 - IMPLEMENTATION OF THE HOUSING ELEMENT**

In accordance with State law (California Government Code §65400), the City is required to report certain housing information, including the City's progress in meeting its share of regional housing needs, actions taken towards completion of housing element programs and the city's efforts to remove governmental constraints to the development of housing.

The State of California Department of Housing and Community Development requires that as part of the Housing Element Annual Progress Report, jurisdictions complete a series of Excel spreadsheets to report housing-related metrics in an organized and standardized way.

### **Housing Element Implementation**

The 2025 APR reports the number of housing units for which the City issued building permits in 2025, both in total and by affordability category based on state-defined income levels. In 2025, permits were issued for 486 residential units, including:

- 411 above-moderate single-family units
- 52 affordable multifamily units, consisting of:
  - 6 extremely low-income units
  - 7 very low-income units
  - 38 low-income units
  - 1 moderate-income manager's unit
- 23 accessory dwelling units (ADUs) and multi-generational units serving moderate- and low-income households

Regarding development activity, the City received 31 housing development applications in 2025. These included:

- Two large vesting tentative subdivision maps in the Folsom Plan Area totaling 2,228 residential lots/units
- Two for-sale multifamily projects - Veranda at Folsom Heights (detached townhomes) and Russell Ranch Phase 2, Village 5 (condominiums) - totaling 243 units
- One market-rate apartment project consisting of 180 units

Additionally, the City processed design review applications for 295 single-family homes, 17 custom homes, one duplex, and 7 ADUs.

In 2025, the City demonstrated solid progress in implementing the programs in its 2021-2029 Housing Element. Below is a list of Housing Element implementation highlights.

Program H-3 Standards for Transit Oriented Development - In 2023, the City secured a \$243,000 Regional Early Action Planning (REAP) grant from the Sacramento Area Council of Governments (SACOG). This funding supported the development of Objective Design Standards in December 2025.

Program H-6 Track and Monitor Accessory Dwelling Units and Multi-Generational Units - The City tracks accessory dwelling units and multi-generational housing units as part of the Housing Element Annual Report. In 2025, the City issued building permits for 19 ADUs and 4 multi-generational housing units.

Program H-8 Objective Design Standards for Multifamily Housing - In December of 2025, the City adopted objective design standards (ODDS) for multifamily development. The ODDS apply to new multi-unit and mixed-use residential projects – including apartments, condominiums, and townhomes – in specific areas identified in the City of Folsom’s 2035 General Plan. These areas include the East Bidwell Corridor Mixed-Use Overlay, the Folsom Boulevard Transit-Oriented Development Overlay, and the Folsom Plan Area Specific Plan Town Center Overlay. As part of this effort, the City also rescinded the previous Design Guidelines for Multifamily Development.

Program H-9 Conduct Inclusionary Housing Fee Study - In 2025, the City completed a nexus study evaluating its inclusionary housing in-lieu fees. Based on the study’s findings, the City elected to maintain its existing exemption for rental residential projects, determining that inclusionary requirements should continue to apply only to for-sale development. The study also established a new methodology for calculating the in-lieu fee, transitioning to a per-square-foot approach to better align the fee with unit size and project scale. In conjunction with these updates, the City Council approved an exemption for for-sale units 1,500 square feet or smaller to help support the production of “missing middle” housing types.

Program H-16 Facilitate Affordable Housing Development on City-Owned Land - In December 2021, the City Council approved the sale of surplus land at 300 Persifer Street to Habitat for Humanity of Greater Sacramento, Inc. for the development of ten for-sale affordable housing units. The land sale was finalized in December 2024, and construction of the ten units was completed in 2025, creating new homeownership opportunities for ten low-income households.

In 2025, the City Council adopted Resolution No. 11449, declaring a portion of the 0.58-acre Comstock Drive site (APN 071-0190-076) as exempt surplus land and authorizing the disposition of that portion through a property exchange. This action will enhance the

development potential of the remaining City-owned land by creating a more functional, rectangular development parcel in place of the existing triangular-shaped configuration.

Program H-20 Housing Choice Vouchers – The City continues to participate with SHRA for administration of Housing Choice Vouchers. In 2025, Folsom had 296 households using vouchers. This number is well in excess of the 120 recipients per year target and is 14 percent higher than the previous year's number of 258.

Program H-27 Seniors Helping Seniors Program – The Seniors Helping Seniors Program aids with minor home repairs to extremely low-, very low-, and low-income seniors in Folsom. In 2025, the Seniors Helping Seniors program provided \$220,381 in funding to assist 73 eligible senior households with a range of minor home repairs, including deck and roof repairs, electrical and plumbing work, appliance repairs, installation of grab bars, and window and door repairs. In addition, in 2025 the City awarded one major home repair grant totaling \$11,976 to fund the replacement of an HVAC system.

Program H-27 Habitat for Humanity Home Repair Program - The City of Folsom continues its partnership with Habitat for Humanity of Greater Sacramento to promote the organization's Home Repair Program, which provides critical home repairs and accessibility improvements for eligible residents. The City has supported outreach efforts through e-news communications and various social media platforms to increase awareness among Folsom households. Between 2024 and 2025, four households submitted applications to the program. Three applications were voluntarily withdrawn—primarily due to applicants' reluctance to obtain a secured loan—and one household received approval and successfully completed a roof replacement project.

## **CHAPTER 4 – 2025 PROJECTS AND ACCOMPLISHMENTS**

In addition to implementation of specific programs, the City of Folsom implemented a number of General Plan policies and goals through a variety of actions in 2025. The following sections provide an overview of some of these actions.

### **A. Major Development Applications**

The following development applications were reviewed by the Planning Commission, Historic District Planning Commission, and/or City Council during 2025.

#### *Mello Marine Outdoor Boat Storage Conditional Use Permit*

On January 15, 2025 the Planning Commission approved a Conditional Use Permit application for an additional 7,293 square-feet of outdoor boat storage for the Mello Marine business located at 7450 Folsom-Auburn Road.

### *Historic District – Murer House Learning Center Project Demolition, Design Review, and Conditional Use Permit*

On February 5, 2025, the Historic District Commission approved a Demolition, Design Review, and Conditional Use Permit for the Murer House Learning Center Project at 1125 and 1127 Joe Murer Court. The proposal includes removing two non-historic structures and constructing a new 2,470-square-foot learning center in their place.

### *Folsom Ranch Medical Center Phase One Planned Development Permit Modification and Design Review*

On March 19, 2025, the Planning Commission approved a Planned Development Permit Modification and a Design Review request for Phase One of the Folsom Ranch Medical Center Project. The modification supports a more efficient buildout of the overall site. The Design Review pertains to the first Medical Office Building planned for the property, located at the northeast corner of East Bidwell Street and Alder Creek Parkway.

### *Sheba Office Park Design Review*

On March 19, 2025, the Planning Commission approved a Design Review for a 4,036-square-foot office building within the Sheba Office Park at 6603 Folsom Auburn Road. The new office building will contain two condominium units and an attic area for storage.

### *Chick-fil-A Drive-Thru Expansion Design Review and Planned Development Permit Modification*

On March 19, 2025, the Planning Commission approved the Chick-fil-A Drive-Thru design review and planned development permit for expanding the existing drive-thru at 2679 East Bidwell Street to two lanes. The approval also included new meal-order and meal-delivery canopies, along with a Planned Development Permit Modification allowing reduced landscaping along the East Bidwell Street frontage.

### *Historic District – Yager Lodge Conditional Use Permit*

On May 7, 2025, the Historic District Commission approved the Conditional Use Permit application for the Yager Lodge cocktail bar and restaurant located at 727 Traders Lane.

### *Southpointe at Folsom Ranch Parcel 7 Childcare Center Commercial Design Review*

On May 21, 2025, the Planning Commission approved a Commercial Design Review application for a 12,762-square-foot building intended for a childcare center within the Southpointe commercial center at 3608 E. Bidwell Street. The project also includes a new outdoor playground and the addition of a rooftop playground.

*SMUD Administrative Operations Building and Communications Tower Planned Development Permit and Conditional Use Permit*

On June 18, 2025, the Planning Commission approved a Planned Development Permit and a Conditional Use Permit for a 47,000-square-foot SMUD administrative operations building, an enclosed service yard, associated site improvements, and the installation and operation of a 100-foot-tall communications tower located at 102 Woodmere Road.

*Russell Ranch Phase II Village 5 Tentative Parcel Map Waiver, Design Review, and Inclusionary Housing Plan*

On July 23, 2025, the Planning Commission approved a Tentative Parcel Map Waiver, Design Review, and Inclusionary Housing Plan for a 118-unit residential condominium project on the 12.39-acre Folsom Plan Area site.

*Veranda at Folsom Heights Small Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review*

On September 23, 2025, the City Council approved a Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review for the 125-unit residential subdivision Veranda at Folsom Heights Project.

*Historic District – 912 Persifer Street ADU Project and New Garage Design Review*

On October 1, 2025, the Historic Planning Commission approved a Demolition Permit for the removal of an existing detached garage and granted Design Review approval for a new 887 square-foot detached garage and a 999 square-foot above-garage ADU.

*Comstock Drive Tentative Parcel Map*

On October 15, 2025, the Planning Commission approved a Tentative Parcel Map for a 0.91-acre site that includes the existing property at 814 Comstock Drive and an adjacent unaddressed parcel to the northeast. The site is zoned R-3 (Neighborhood Apartment). The approved map will create four residential lots.

*Historic District – New Duplex Project Design Review*

On December 9, 2025, the City Council approved the Historic District Commission's recommendation for Design Review of a new 4,500 square-foot duplex project located at 307 Reading Street.

*Historic District – New Custom Home Design Review*

On December 9, 2025, the City Council approved the Historic District Commission's recommendation for Design Review of a new 1,623-square-foot, two-story custom home at 294 Leidesdorff Street.

## B. Notable Projects and Accomplishments

In 2025, along with the achievements highlighted in the Executive Summary Section, several other noteworthy projects and accomplishments aligned with the City's General Plan goals and policies. The following section provides brief summaries of some of these accomplishments.

**Folsom Water Vision** - The City completed all six stakeholder meetings for the Folsom Water Vision. The Folsom Water Vision project explores ways to strengthen the city's water resources over the next 50 years, preparing for challenges like droughts, floods, and rising temperatures. Throughout 2025, the city hosted planning workshops to identify and assess potential additional water supplies. The project team completed the project in 2025 and identified a recommended portfolio, creating an implementation plan, and developing policy recommendations for the City Council to consider. The Final Plan was prepared and will be presented to the City Council in 2026.

**Folsom Plan Ares Trails** – In 2025, approximately 9.0 miles of Class I Trails have been completed in the Folsom Plan Area, enhancing connectivity and providing recreational opportunities for the Mangini Ranch, Russell Ranch, and Regency neighborhoods.

**Community Partnerships** – In 2025, the Parks & Recreation Department facilitated 200 community partnerships that contributed \$385,598 in-kind support and cash donations and a total of 31,938 volunteer hours. Based on the industry sector data, the volunteer hours are valued at \$1,187,236 in savings for the City of Folsom.

**Police Department Hiring** - In 2025, the Police Department welcomed 16 new hires dedicated to the mission of public safety. The new hires included nine police officers (three seasoned laterals, and six recruits), three Dispatchers (one lateral, two entry level), one part-time crime analyst, two community service officers (CSOs), and one cadet. Each new member contributed to expanding support and specialized roles within the department.

**Peace Officer Standards and Training (POST)** – In 2025, Folsom Police Department personnel dedicated 7,926 hours to professional training, and every officer and dispatcher remained on track to meet the POST Continuing Professional Training requirements for the current cycle ending in 2026. Through attendance at POST-certified public safety courses, the Department secured approximately \$7,500 in State reimbursement funds, reinforcing its commitment to fiscal responsibility while maintaining high training standards.

Additionally, several updates to the Racial and Identity Profiling Act (RIPA) reporting requirements took effect in 2025, resulting in additional training and increased documentation responsibilities for officers during proactive encounters. Despite the added

administrative demands, the Department successfully secured approximately \$86,000 in State reimbursement funding to support RIPA compliance efforts.

**Fire Department Response Statistics** - In Fiscal Year 2025, the Folsom Fire Department responded to 10,140 emergency incidents, showcasing their commitment to public safety. These incidents included fires, medical emergencies, hazardous materials incidents, technical rescues, and vehicle accidents. The department provided critical pre-hospital care, contained fires, managed hazardous materials, and performed technical rescues. They also offered mutual aid to neighboring communities, highlighting their dedication and efficiency in protecting the community.

**Fire Department Apprentice Training Program** - In 2025, the Folsom Fire Department began utilizing California Firefighter Joint Apprenticeship Committee (Cal-Jac). This program allows Folsom Fire to earn financial reimbursement by registering apprentices and giving firefighters the training and experience required to be successful throughout their career. Partnering with Cal-Jac has opened up new training and learning opportunities for department members and has allowed the department to use earned funds for critical training needs.

**2025 CPRS Award of Excellence Recipient** – The City of Folsom Parks & Recreation Department was selected as a 2025 CPRS Award of Excellence recipient for its inaugural Annual Report in the Marketing & Communications category. As the department's first Annual Report, it established accountability while highlighting the people, programs, and places that define Folsom. The report aimed to show residents how parks and recreation supported health, wellness, connection, and community well-being, helping humanize public service and reinforce that these services are shaped by and for the community. This recognition reflected the collective work, collaboration, and pride our team brought to serving Folsom.

**Building Permit Activity** - In 2025, the Community Development Department issued a total of 5049 building permits. This included 429 single-family home permits (5 custom homes, 402 production homes, and 19 ADUs). Additionally, 3 multifamily permits were issued for 188 units, with ongoing construction at Vintage at Folsom Senior Living (136 units), Harrington Grove Affordable Housing (52 units). There were 2,389 permits for residential alterations and improvements, and 143 permits for residential additions or minor structures. The department also issued 3 new commercial building permits, including the Sutter Health Medical Office Building, ~100,000 sq. ft. three story medical office building.

**Historic District Zoning Code Amendments** – In 2025, the Community Development Department undertook revisions to Chapter 17.52: Historic District of the Folsom Municipal Code relating to design review, sign permit review, demolition review, and the review of accessory buildings. These modifications were intended to free up staff capacity for major

long-range projects, encourage proper permitting for small projects through reduced processing time and fees, maintain consistent design review standards for Director-level projects, improve public noticing for nearby and interested property owners, and eliminate confusion regarding entitlement expirations and extensions within the Historic District.

**US-50/Empire Ranch Road Interchange.** The Public Works Department advanced the US-50 / Empire Ranch Road Interchange Project by completing environmental review through a Supplemental Environmental Impact Report and Re-Evaluation Environmental Assessment, and Caltrans approved the Draft Project Report in January 2026. The project proposes a new interchange between East Bidwell Street and El Dorado Hills/Latrobe Road, featuring a four-lane overcrossing, roundabouts at the ramp intersections with Empire Ranch Road, full access to both eastbound and westbound Highway 50, and dedicated bicycle and pedestrian facilities. Following environmental clearance and pending funding authorization, the City is prepared to move the project into final design. This project will benefit the community by reducing traffic congestion, and improving safety of adjacent interchanges, ultimately enhancing local and regional circulation and transportation in Folsom and surrounding areas.



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

# **City of Folsom 2025 General Plan Annual Report Executive Summary**

## EXECUTIVE SUMMARY

The City of Folsom is pleased to present the General Plan Annual Progress Report for 2025. This report summarizes the City's significant efforts to update and implement the General Plan. Produced in March 2026 by the Community Development Department, the report highlights the collaboration of various City departments, led by the Planning Division.

The purpose of this General Plan Annual Progress Report (APR) is to inform the City Council and the residents of the City of Folsom (City) regarding the implementation status of the General Plan. In accordance with California Government Code Section 65400(a), cities and counties are required to "investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan." The APR is prepared and submitted to the City Council, Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development by April 1st of each year. The APR addresses:

- The status of the General Plan and efforts in its implementation
- The City's efforts in meeting its share of the region's housing needs
- Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing
- Significant milestones that support public safety, infrastructure, affordable housing, and community enrichment

## LEGISLATIVE INFLUENCE ON GENERAL PLANS

Recent changes in California state law continue to reshape how cities and counties prepare and implement their general plans. Over the past few years, the State has taken a far more active role in regulating general plan requirements as well as local zoning and entitlement processes. The summary on the following pages highlights key areas where state policy is driving local planning decisions.



### **Environmental Initiatives**

California's environmental framework has evolved significantly since the adoption of AB 32 (the Global Warming Solutions Act of 2006), which elevated statewide awareness of climate change and established programs to reduce greenhouse gas emissions. State policy now encourages alternative modes of transportation such as walking, bicycling, and transit use.

The passage of SB 379 (Climate Adaptation and Resiliency Strategies, 2015) further expanded these requirements by mandating that cities incorporate climate adaptation and resiliency strategies into the Safety Element of their general plans. In response, during the City's 2021 Housing Element Update, the City prepared a comprehensive Climate Adaptation and Resilience Report and added new Safety Element programs addressing wildfire risk, smoke impacts, and urban heat island effects. Senate Bill 1425 (Open Space Element Requirements, 2022) further extends these obligations by requiring cities and counties to update the Open Space Element of their general plans to incorporate equitable access to open space, rewilding, wildlife and habitat connectivity, and climate resilience.

In 2025, the State adopted several additional measures that further broadened its authority over local planning. Senate Bill 611 (Community Plans and CEQA Procedures, 2025) introduced new state-prescribed requirements for the development and environmental review of community plans, and Assembly Bill 2904 (Zoning Ordinance Notice Requirements, 2025), together with the 2025 CEQA Reform Package, established expanded public noticing standards and additional CEQA streamlining

provisions. Collectively, these actions influence how cities and counties prepare, update, and administer their general plans and related planning documents.

## **Housing Legislation and Local Implementation**

Housing has been a major legislative focus since 2017, with dozens of new laws aimed at increasing housing production statewide. These laws streamline approvals, reduce local discretion, and incentivize the creation of new units to address California's long-standing housing shortage. To meet these requirements, the City has prioritized expanding its housing capacity by adopting new ordinances and amending its General Plan to accommodate up to 6,046 additional housing units in targeted areas near transit, employment centers, and services.

A key driver of these changes is the Housing Crisis Act (SB 330, 2019), which was enacted to accelerate housing development and protect existing housing stock. Under SB 330, local jurisdictions must identify all development requirements at the outset of the review process, rely exclusively on objective development and design standards, avoid reducing residential density or unit counts, and refrain from denying multifamily housing projects unless a clear threat to public health or safety exists. These requirements significantly limit the number of public hearings and streamline the entitlement process, ensuring that housing projects proceed more predictably and efficiently.

In alignment with these mandates, the City recently adopted the Folsom Objective Design and Development Standards (ODDS), which establish clear, measurable, and objective criteria for multifamily and mixed-use residential projects in targeted areas of the City. The ODDS provide applicants with greater certainty during project review, ensure consistency with SB 330 requirements, and support the City's broader efforts to facilitate housing production while maintaining high-quality design outcomes.

In 2025, the State enacted additional production-focused housing legislation that significantly expands CEQA streamlining tools and reinforces California's emphasis on accelerating infill housing and transit-oriented development. Senate Bill 79 (Affordable Housing on Transit-Rich Sites Act of 2025) establishes new height and density standards for multi-family housing near high-frequency transit, and the City is working closely with Assemblymember Hoover on a cleanup bill to ensure that Folsom's Historic District is protected from the intense development pressures SB 79 could generate near transit stops. Through the budget process, the Legislature also adopted Assembly Bill 130 (Infill Housing CEQA Streamlining Act of 2025), which

creates a statutory CEQA exemption for infill housing projects up to 20 acres, and Senate Bill 131 (Housing Element Rezoning CEQA Reform Act of 2025), which exempts rezonings required by Housing Elements and limits additional CEQA review for projects that narrowly fall short of qualifying for a full exemption—a provision commonly referred to as the “near-miss” rule.

For the City of Folsom, these legislative changes place significant new obligations on local governments, requiring the City to further streamline housing approvals, accommodate expanded infill and transit-oriented development, and adjust local planning practices to comply with increasingly prescriptive state mandates, all while working to preserve community character in sensitive areas such near established residential neighborhoods and in the Historic District.

## 2025 FISCAL REALIGNMENT

In addition to statewide legislative changes, the City’s ability to implement the General Plan in 2025 was significantly shaped by major fiscal and organizational realignments. Facing a structural General Fund shortfall, the City Council approved a two-phase cost-saving strategy that streamlined operations across multiple departments, reduced ongoing personnel costs, and shifted certain functions to more sustainable funding sources. Phase 1 focused on restructuring public safety, administrative, and technology services, while Phase 2 reorganized Community Development, Parks and Recreation, Public Works, and Utilities to better match service delivery with available revenues. Together, these measures stabilized the City’s fiscal outlook and positioned the city to continue advancing General Plan priorities—particularly in public safety, infrastructure, and community services—despite economic pressures.



These cost-saving strategies also prompted new approaches to funding projects and programs, leading to expanded public-private partnerships and the use of innovative financing models. As a result, the City maintained essential service levels, supported ongoing development activity, and continued to advance long-range planning goals within a more resilient and sustainable financial framework.

## 2025 MILESTONES

In 2025, the City of Folsom celebrated a number of milestones, highlighting its dedication to affordable housing, public safety, active transportation, infrastructure, and community enrichment.

In 2025, the City celebrated a major milestone with the completion of Folsom's first **Habitat for Humanity of Greater Sacramento**

affordable homeowner-ship community, constructed on former City-owned property in the Historic District. Nine families received the keys to their new homes, marking the first time an affordable homeownership opportunity of this kind has been realized in the city. Each family contributed 500 hours of sweat equity and secured long-term stability through a special 30-year, zero-percent-interest-equivalent mortgage. The homes include energy-efficient, all-electric systems, drought-tolerant landscaping, solar battery storage, and craftsman-style architecture that complements the Historic District. This milestone creates meaningful opportunities for local families to build stability and generational wealth. The project stands as a clear example of Folsom's commitment to expanding affordable homeownership opportunities in the community.



*Newly Constructed Habitat for Humanity Homes*



*Street view and interior photo of the new Police Department Facility at 1 Natoma Street*

To support Folsom’s sustained growth and the increasing demand for public safety services, the City advanced several key initiatives to expand Police Department operations. A major step was the purchase of a permanent facility at **1 Natoma Street**, providing long-term stability, eliminating ongoing lease costs, and allowing the department to design the space to meet evolving service needs. The new building will house the Neighborhood Services Unit—including Traffic, School Resource Officers, the Homeless Outreach Team, Problem-Oriented Policing, and Animal Control—with additional space allocated for the Utilities Department.

The City also opened a new police records counter at **Fire Station 34**, improving accessibility and service delivery. Together, these investments enhance operational efficiency, preserve service quality, and position the City to meet the growing needs of the Folsom Plan Area and the broader community.

In response to the growing fentanyl epidemic and growing community concerns, the Folsom Police Department's Special Investigations Unit led **Operation Folsom Blues 3.0**, a historic multi-agency enforcement effort that resulted in 146 arrests across Northern California. The operation coordinated law enforcement resources from eight counties and multiple federal agencies to disrupt fentanyl trafficking networks and target online drug sales. This collaborative effort represented the largest operation in Folsom Police Department history and demonstrated the department's leadership in regional efforts to combat the fentanyl crisis impacting our communities.

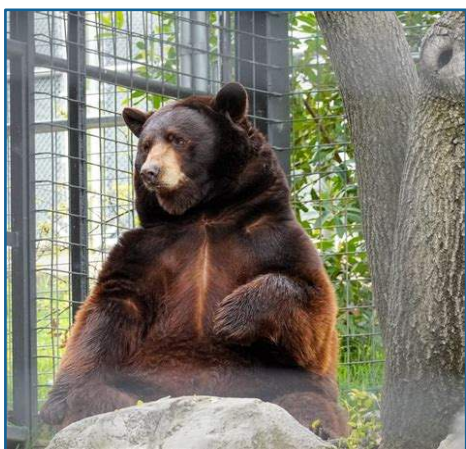


*Aerial photo of Kids Play/Castle Park Playground*

In October 2025, the final design for the 2.1-acre Kids Play/Castle Park Design was unveiled. At that time, the City Council unanimously approved renaming Folsom Kids Play Park to **Castle Park**, formally adopting the long-standing community nickname and authorizing the full reconstruction of the aging wooden playground, scheduled to begin in early 2026.

Folsom Parks & Recreation is leading the project to modernize the facility, ensuring compliance with current safety and accessibility standards while preserving the iconic character of the castle-themed structure. The project is supported through a combination of City funding, dedicated park improvement allocations, community-generated contributions, and community volunteers to assist with the work.

The Folsom Parks and Recreation Department began construction on the **Mangini Ranch Trails Project** in September 2025, adding approximately 2.5 miles of new Class I trails within the development. The project includes a pedestrian- and bicycle-activated traffic signal to improve safety and connectivity. Once complete, the expanded trail network will provide safer, more accessible, and better-connected recreation for the community.

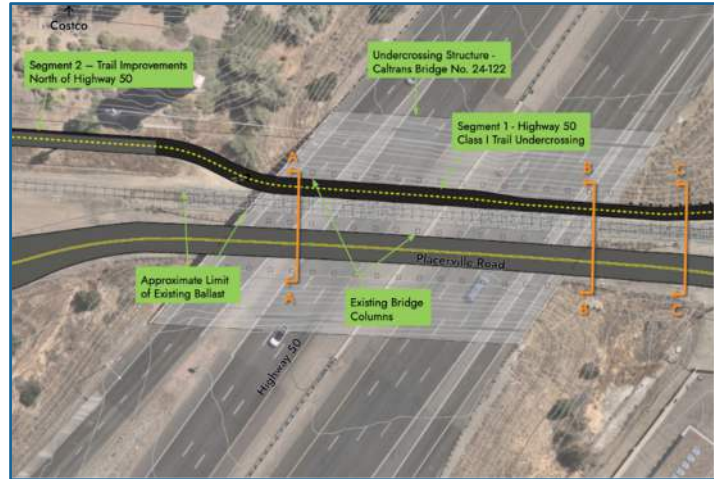


*Photo of bear sitting up by a tree at the zoo*

The Folsom City Zoo Sanctuary welcomed two rescued bears in 2025: Herbie, a North American black bear, arrived in March, and Matilda, a Eurasian brown bear, followed in May. Working with Fish and Wildlife, the Zoo Sanctuary provided both bears a safe, permanent home after they were removed from a difficult situation. Visitors now enjoy watching them play and wrestle, and the pair serve as important ambassadors for their species. Their arrival also enhances educational opportunities for volunteer docents, who help the public learn

about wildlife conservation and responsible stewardship.

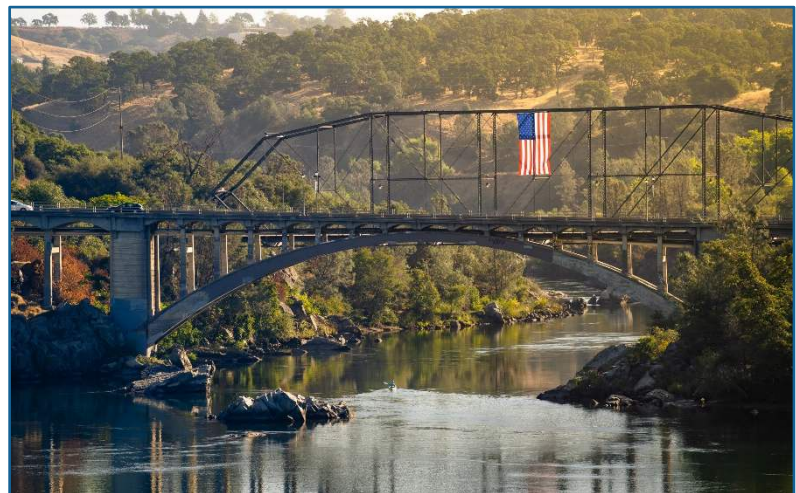
Additionally, the City of Folsom advanced a major trail connection in December 2025 by approving a design contract to link Folsom Ranch with the city's central trail network for the first time. The new **Highway 50 Undercrossing** will create a continuous north-south route, closing one of the region's largest trail gaps and improving access for people walking and biking. The project will connect directly to existing Class I trails along Placerville Road, enhancing regional mobility and recreational access. Total construction is estimated at \$2.2 million and is partially funded through an active transportation grant.



*Exhibit showing the alignment of the Highway 50 Undercrossing*

In 2025, the City renamed the Environmental and Water Resources Department back to the **Utilities Department**, reaffirming its core service responsibilities, including water, wastewater, and solid waste management for Folsom residents.

A significant accomplishment for the department in 2025 was the completion of the **Folsom Water Vision**, a 50-year strategic plan confirming the City's strong water rights and long-term supply reliability. Developed with extensive input from regional partners, stakeholders, and the community, the plan outlines strategies to diversify water sources, strengthen infrastructure, and build system redundancy to support Folsom's future needs.



*Lake Natoma Rainbow Bridge with American Flag*



*Photo of Type 1 ambulances lined up side by side inside the Fire Station*

Finally, The Folsom Fire Department also achieved significant progress in its ongoing fleet modernization program, ensuring firefighters have reliable, state-of-the-art equipment to serve the community. Between May and July 2025, the department accepted delivery of five new Type 1 ambulances. Three units were immediately placed into service as first-out apparatus, while two were added to the reserve fleet. These additions enhance operational readiness and ensure consistent delivery of emergency medical services.

In spring 2025, the department also received its second Pierce Tractor-Drawn Aerial (TDA) truck, now operating as Truck 34. The older truck has been moved to reserve status, marking a historic first for the department: maintaining a fully equivalent reserve truck company. This reserve apparatus is essential for sustaining emergency response capabilities when the primary unit is undergoing maintenance or repair.



*Photo of TDA Truck in front of City Hall*

All these initiatives reflect the City's commitment to improving the quality of life for its residents and addressing critical community needs.

# General Plan Implementation; January 1 - December 31, 2025

## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
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Land Use Element				
LU-1	<p><b>Update the Zoning Ordinance</b></p> <p>Develop a priority list for how sections of the Folsom Zoning Ordinance and applicable guidelines will be updated consistent with the General Plan. The City shall review and update the Folsom Zoning Ordinance and applicable guidelines, consistent with the policies and diagrams of the General Plan. The update shall include developing appropriate standards to encourage mixed use within the East Bidwell Overlay area and transit-oriented development around light rail stations, including restrictions on automobile-oriented uses within one-quarter mile of light rail stations. The City shall review and update the Historic District Design and Development Guidelines.</p>	2018-2020/ Ongoing	<p>The primary goals of the zoning ordinance update include the following: Implement 2035 General Plan land use policies; ensure consistency with State and federal law; be intuitive, graphic, and user-friendly; create a transparent, predictable, and consistent process; promote high quality design; respond to community concerns; promote infill, mixed-use, and transit-oriented development in Transit Priority Areas and mixed-use overlay areas; and standardize and simplify development review.</p> <p>The comprehensive Zoning Code Update is scheduled for completion in late fall 2026. As part of this effort, the City completed a Targeted Mixed-Use and Multi-Family Housing Study in 2022, which directly informed the development of the Objective Development and Design Standards (ODDS). Drawing on the study's recommendations—particularly for the East Bidwell Street Mixed-Use Corridor, areas surrounding the city's light rail stations, and the Folsom Plan Area Town Center—the City adopted the ODDS in 2025 as an appendix to the Folsom Municipal Code, Title 17 – Zoning. These standards provide clear, objective requirements for the design and development of multi-unit residential and residential mixed-use projects within designated areas of the city.</p>	CDD
LU-2	<p><b>Vacant and Underutilized Sites</b></p> <p>Develop and maintain a citywide database of vacant and underutilized sites to monitor the city's growth and change. The City shall prepare an annual report to the Planning Commission and City Council on the number of vacant sites and underutilized sites that were developed during the previous year.</p>	2018-2020/ Annual	<p>The Community Development Department has developed a citywide database of vacant and underutilized sites in the city, for both commercial and residentially zoned land.</p> <p>Bi-annually, the Community Development Department gives a detailed and comprehensive presentation to the City Council on development activity in the Folsom Plan Area.</p>	<p>CDD</p> <p>IS (Supporting Dept.)</p>

# General Plan Implementation; January 1 - December 31, 2025

## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
LU-3	<p><b>Corporation Yard Special Study</b></p> <p>Develop and adopt a study of the current City of Folsom corporation yard to determine appropriate uses and projects after the City relocates the corporation yard.</p>	2021-2025	As part of the 2024 River District Vision Plan, a general land use conceptual plan was developed for the City-owned Corporation Yard. The plan includes five land use categories (park, commercial, artisan/marketplace, entertainment, and residential) that represent the community's vision, while preserving future site planning efforts.	CDD
LU-4	<p><b>Property Owner Outreach on Overlay Designations</b></p> <p>Reach out to property owners within the East Bidwell Mixed Use Overlay and Transit-Oriented Development Overlay areas to explain the options available to property owners and developers in this area, and provide technical assistance, as appropriate, to facilitate development within these areas.</p>	2018-2020/ Ongoing	<p>The Community Development Department launched a property owner outreach effort in March 2019 as part of the zoning code update process to educate property owners about the East Bidwell Street Mixed-use and light rail TOD overlay areas. In 2020, additional outreach efforts were conducted as part of the 2021-2029 Housing Element update process. The outreach continued in 2022 with an emphasis on property owners in the East Bidwell Street Mixed-use Overlay area and Sacramento Regional Transit as part of the Targeted Mixed-Use and Multi-Family Housing Study.</p> <p>In addition to these efforts, the 2022 Urban Land Institute Attainable Housing initiative focused on the East Bidwell Street Commercial Corridor within the Central Business District. And in 2024, an advisory committee, including Central Business District property owners and other stakeholders, was formed to assist in developing the Central Business District Vision Plan, which was adopted by the City Council on November 5, 2024.</p>	CDD
LU-5	<p><b>River District Master Plan</b></p> <p>Prepare a River District Master Plan for Folsom's riverfront area that is based on widespread community engagement as well as coordination with the California Department of Parks and Recreation.</p>	2018-2020/ 2021-2025	On November 23, 2024, the City Council adopted the River District Vision Plan to establish an achievable vision, shape future growth, and implement an achievable action plan that will inspire future private redevelopment and incentivize public improvements	CDD

# General Plan Implementation; January 1 - December 31, 2025

## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
			that reflect the community's values and vision for the River District. Additionally, the Vision Plan provides a framework to achieve mutual shared interests and benefits that respect the shared goals and values of the City of Folsom, State Parks, community members, and local Native American tribes.	
<b>LU-6</b>	<b>Adopt Green Building</b> Encourage new residential and non-residential construction projects to adopt and incorporate green building features included in the CALGreen Tier 1 checklist in project designs; and, encourage projects to seek LEED rating and certification that would meet equivalent CALGreen Tier 1 standards or better. Consider future amendments to City code to adopt CALGreen Tier 1 requirements consistent with State building code. For projects subject to CEQA seeking to streamline GHG analysis consistent with the General Plan, CALGreen Tier 1 compliance would be required.	Ongoing	In January 2026, the City of Folsom adopted the 2025 California Green Code (CALGreen) at the Mandatory level. The city encourages new construction projects to incorporate green building features. In 2018, the Community Development Department created a GHG Reduction Strategy Consistency Checklist. This checklist is required for projects subject to CEQA review and streamlines GHG analysis. It includes measures that must be implemented on a project-by-project basis to achieve the emissions targets specified in the General Plan, ensuring consistency with the plan's GHG reduction goals.	<b>CDD</b>
<b>LU-7</b>	<b>Encourage Zero Net Energy</b> Encourage Zero Net Energy (ZNE) building design for new residential and non-residential construction projects. Consider future amendments to City code to adopt ZNE requirements consistent with the State building code. For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, achievement of ZNE would be required consistent with provisions in the State building code under California Code of Regulations, Title 24, Part 6.	Ongoing	In January of 2026, the City of Folsom adopted the 2025 California Energy Code which incorporated the State of California's energy efficiency goal to have 100% of new homes in California achieve ZNE. In addition, the 2025 cycle of the California Energy Code stepped up energy efficiency of commercial buildings and has targeted ZNE for commercial construction in 2030.	<b>CDD</b>
<b>Mobility Element</b>				
<b>M-1</b>	<b>Transportation Demand Management</b> Adopt a citywide Transportation Demand Management (TDM) program that encourages residents to reduce the number	2021-2025	No action taken in 2024. The Public Works Department is developing a Memorandum of Understanding between the City of Folsom and the 50 Corridor Transportation	<b>CDD</b> <b>Public Works</b>

# General Plan Implementation; January 1 - December 31, 2025

## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	of trips taken with single-occupancy vehicles. The program shall be designed to achieve an overall 15 percent vehicle mile traveled (VMT) reduction over 2014 levels and a 20 percent reduction in City-employee commute VMT. The City shall coordinate with employers to develop a menu of incentives and encourage participation in TDM programs.		Management Association (50TMA) for the TMA to provide TDM services to the Folsom Ranch Specific Plan Area; this MOU could be modified to make the TMA's services citywide.	<b>(Supporting Dept.)</b>
<b>M-2</b>	<p><b>Intelligent Transportation Systems (ITS) Master Plan</b></p> <p>Adopt and periodically update an ITS Master Plan to prioritize the deployment of technology designed to maximize the efficiency of the City's traffic signal systems. Implement the ITS Master Plan that may include the following:</p> <ul style="list-style-type: none"> <li>• Installing closed-circuit television (CCTV) cameras at designated traffic signals as defined in the ITS Master Plan.</li> <li>• Collaborating with neighboring jurisdictions to develop ITS standards and specifications; participate in the Highway 50 Fiberoptic Interconnection Group (50-FIG).</li> <li>• Deploying Dynamic Message Signs (DMS) at major decision points and key traveler information locations.</li> <li>• Developing and maintain a Traffic Operations Center to facilitate the sharing of traffic information between City staff, the public, and neighboring agencies.</li> <li>• Creating an ITS Operations and Maintenance Plan, including steps for replacing legacy equipment and systems</li> </ul>	2026-2040	<p>In 2025 the Public Works Department completed the design phase and is anticipated to complete construction for the ITS Master Plan Implementation Project. The project is funded partially by a SACOG Maintenance and Modernization grant and will include expansion of the City's fiber optic network to connect nearly all the City's traffic signals to the operations center(s), installation of CCTV at every signalized intersection for traffic monitoring and management. Future phases will include deploying Dynamic Message Signs (DMS) and other necessary upgrades to the system per the ITS Master Plan and SMART Region Sacramento.</p> <p>The Public Works Department continues to work with the Police Department to allow dispatch live access to the CCTV network.</p> <p>Folsom Police Department dispatchers utilize the CCTV network during calls for service. This enables patrol officers to modify their response to calls and aid in the apprehension of fleeing criminals. In addition, the Police Department actively partners with Traffic Engineering personnel during special events to coordinate traffic signals thereby reducing traffic congestion during events.</p>	<p><b>Public Works</b></p> <p><b>IS</b> <b>(Supporting Dept.)</b></p>
<b>M-3</b>	<b>Electric Vehicle Charge Stations in Public Places</b>	2021-2025	In 2023, the City engaged with Tesla to discuss an opportunity to add 12 to 20 level-2	<b>CDD</b>

# General Plan Implementation; January 1 - December 31, 2025

## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	Develop and implement a citywide strategy to install electric vehicle charging stations in public places where people shop, dine, recreate, and gather.		Tesla charges to the parking garage in the Historic District; however, Tesla the lease agreement could not be finalized by Tesla.	<b>Public Works (Supporting Dept.)</b>
<b>M-4</b>	<b>Electric Vehicle Charge Stations at City Facilities</b> Explore options to install electric vehicle quick charge stations at City facilities.	2021-2025	In 2022, the Municipal Landscape Services and Parks and Recreation Department Maintenance Shops both installed Class II EV chargers at their respective facilities.  In 2023, the Public Works Department began the process of installing an electric vehicle charging station at the Corporation Yard.  In 2025, Utilities installed one Level 2 charger at the water treatment plant (208 volts, 50 amps)	<b>Public Works</b>  <b>P &amp; R</b>  <b>(Supporting Dept.)</b>
<b>M-5</b>	<b>Active Transportation Plan</b> Review and update the Active Transportation Plan every five years to ensure it remains current and continues to provide sound guidance in creating bicycle and pedestrian links between Folsom’s destinations.	2021-2025/ 2026-2040	The Active Transportation Plan (ATP) was adopted in June of 2022 and is scheduled to be updated in 2027.	<b>P &amp; R</b> <b>CDD</b> <b>Public Works (Supporting Dept.)</b>
<b>M-6</b>	<b>Bicycle Safety Education</b> Continue to implement a bicycle-safety education program for cyclists and motorists.	Ongoing	The City proactively continues its efforts to enhance safety and education for cyclists and pedestrians in the community.  In 2020, the Parks and Recreation Department launched a video series on trail etiquette and included trail etiquette articles in the City’s e-newsletters and printed newsletters.  In 2023, the Parks & Recreation Department introduced “Safe Street Cycling” classes and updated the Folsom Trails and Bikeways map to include new trails and safety information.	<b>P &amp; R</b>  <b>Public Works Police Department (Supporting Dept.)</b>

# General Plan Implementation; January 1 - December 31, 2025

## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
			<p>In 2025, the Police Department received a STEP grant for traffic education and enforcement operations.</p> <p>In 2025 and 2026, Traffic and School Officers used directed enforcement operations to target bicycle safety concerns in the community.</p>	
<b>M-7</b>	<p><b>Bicycle and Pedestrian Improvements</b> Identify regional, State, and Federal funding sources to support bicycle and pedestrian facilities and programs to improve roadways and intersections by 2035. Actions include:</p> <ul style="list-style-type: none"> <li>Require bicycle and pedestrian improvements as conditions of approval for new development on roadways and intersections serving the project. Improvements may include, but are not limited to on-street bike lanes, traffic calming improvements such as marked crosswalks, raised intersections, median islands, tight corner radii, roundabouts, on-street parking, planter strips with street trees, chicanes, chokers, any other improvement that focuses on reducing traffic speeds and increasing bicycle and pedestrian safety. <i>For projects subject to CEQA seeking to streamline GHG analysis consistent with the General Plan, incorporation of applicable bicycle and pedestrian improvements into project designs or conditions of approval would be required.</i></li> </ul>	Ongoing	<p>The City continues to require as conditions of approval for new development projects, bicycle and pedestrian improvements on roadways and at intersections serving the projects.</p> <p>In 2023:</p> <ul style="list-style-type: none"> <li>Trail lift repairs were completed in Broadstone 1, 2 &amp; 4, and American River Canyon North.</li> <li>A feasibility study for a Folsom Boulevard Bicycle and Pedestrian Overcrossing near the Glenn Light Rail Station was completed.</li> <li>Sidewalks in Council District 2 were inspected for uplifts and all necessary repairs were made.</li> </ul> <p>In 2024:</p> <ul style="list-style-type: none"> <li>A trail maintenance plan was created to address 411 trail lifts.</li> <li>Sidewalks in Council District 4 were inspected for uplifts, and repair work was scheduled.</li> </ul> <p>In 2025:</p> <ul style="list-style-type: none"> <li>Staff worked with Toll Brothers to construct 1.5 miles of trail improvements as part of the Regency</li> </ul>	<p><b>P &amp; R Public Works</b></p> <p><b>CDD (Supporting Dept.)</b></p>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	<ul style="list-style-type: none"> <li>Based on the most recent citywide inventory of roadways and pedestrian/bicycle facilities, identify areas of greatest need, to focus improvements on first. Areas to prioritize include roadways or intersections with a lack of safety features, street where disruption in sidewalks or bicycle lanes occurs, areas of highest vehicle traffic near commercial centers and transit facilities, where increased use of pedestrian/bicycle facilities would be most used.</li> </ul>		<p>Development Project. Construction will be completed in 2026.</p> <ul style="list-style-type: none"> <li>The City began construction on the Mangini Ranch Trails Project to construct 2.3 miles of trails throughout the development. Construction will be completed in 2026.</li> <li>Public Works restriped Blue Ravine Road from Oak Avenue to School Street to have buffered bike lanes increasing bicycle safety and promoting multimodal transportation options.</li> <li>Public Works entered into contract to complete preliminary engineering for the Riley Street Pedestrian Improvements and Signal Operations Project.</li> </ul>	
<b>M-8</b>	<p><b>Safe Routes to School</b></p> <p>Coordinate with the Folsom Cordova Unified School District to pursue Safe Routes to School grants to fund programs and projects that ensure Folsom children can walk or bike to school safely.</p>	Ongoing	<p>In 2023, Public Works staff submitted a Highway Safety Improvement Program (HSIP) grant including elements that would be previously submitted to the Safe Routes to School Program.</p> <p>In 2024, sidewalks along Savannah Parkway and Old Ranch Way were installed to provide safe routes from the neighborhood to Alder Creek Elementary School, and a mid-block crossing was installed on Savannah Parkway to provide additional connectivity to Alder Creek Elementary.</p> <p>In 2025, construction began on the Mangini Ranch Trails Project which includes a pedestrian signal crossing Savannah Parkway near Alder Creek Elementary School to provide safer pedestrian access.</p> <p>Public Works launched a program to collaborate with FCUSD staff among Folsom schools where school staff provided feedback for</p>	<p><b>Public Works P &amp; R</b></p> <p><b>CDD (Supporting Dept.)</b></p>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
			potential improvements along school frontage for future projects.	
<b>M-9</b>	<p><b>Capital Southeast Connector</b></p> <p>Coordinate with other members of the Capital Southeast Connector Joint Powers Authority (JPA) to ensure the connector is constructed. The City shall continue to assign a Folsom representative to the JPA board.</p>	Ongoing	<p>City staff continue to take the lead in managing the construction of Folsom’s segment of the Connector.</p> <p>In 2022, the Public Works Department completed construction of Connector Segment D3a (Prairie City Road to East Bidwell Street).</p> <p>In 2023, the Public Works Department completed the Scott Road Extension Project to tie Scott Road to the Prairie City Road/White Rock Road traffic signal along the future corporation yard.</p> <p>The Class 1 trail planned alongside the future Connector Segment D3b (running along East Bidwell Street toward El Dorado County) officially entered <b>preliminary engineering and environmental review in 2024</b>, and the project schedule currently targets <b>construction completion in 2026</b>. This aligns with regional trail expansion efforts in both Folsom and El Dorado County.</p>	<p><b>Public Works</b></p> <p><b>CDD</b> (Supporting Dept.)</p>
<b>M-10</b>	<p><b>Parking Standards</b></p> <p>Review and update its parking standards as necessary to reduce the amount of land devoted to parking and encourage shared parking arrangements, particularly in mixed-use and transit-oriented developments.</p>	2018-2020	Complete - In 2025, the City adopted ODDS for targeted areas, allowing reduced parking requirements along the East Bidwell Street Mixed-Use Corridor and within TOD overlay zones when projects include measures such as shared parking, transit pass programs, enhanced bicycle facilities, or a parking study demonstrating lower demand.	<b>CDD</b>
<b>M-11</b>	<p><b>Commercial Truck Routes</b></p> <p>Review and update its commercial truck routes map to ensure it meets the economic needs of the community and includes STAA routes.</p>	2018-2020	In 2021, the Folsom Police Officers worked to ensure the STAA routes were followed by commercial trucks. These enforcement efforts helped to reduce congestion, abate noise, and protect city roadways from disrepair caused by the heavy trucks.	<p><b>Public Works</b></p> <p><b>CDD</b> (Supporting Dept.)</p>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
<b>M-12</b>	<b>Quarry Truck Management Plan</b> Maintain and implement a Quarry Truck Management Plan.	Annual	In March 2024, the Public Works Department executed the Quarry Truck Management Plan and Memorandum of Understanding with Sacramento County.  2025 – No changes (Staff anticipates changes for 2026).	<b>Public Works</b>  CDD (Supporting Dept.)
<b>M-13</b>	<b>Local Road Safety Plan</b> Adopt a Local Road Safety Plan, and regularly update it to include current traffic collision data.	2021-2025	The Public Works Department updated the Local Road Safety Plan to incorporate new crash data through 2023 and will use the outcomes from this document to pursue traffic safety grant funding.	<b>Public Works</b>  CDD
<b>Economic Element</b>				
<b>EP-1</b>	<b>Industry Cluster Analysis</b> Coordinate with the Folsom Chamber of Commerce to conduct an analysis of the industry clusters that exist in Folsom and the emerging or potential clusters in Folsom.	2018-2020	In 2023, the City Council directed staff to seek the assistance of an economic development consultant to develop an economic development action plan for Council consideration over the next three years. In 2024, as part of the planning effort, the consultant provided a report, including demographic, real estate, and economic analyses.  There are plans for exploring an industry cluster analysis in partnership with the Greater Sacramento Economic Council (GSEC) and Choose Folsom in FY 2026-27.	<b>City Manager</b>  CDD (Supporting Dept.)
<b>EP-2</b>	<b>Customer Service Survey</b> Develop and implement a customer service survey to better understand the customer service relationship between the City and business community.	2018-2020	In 2022, the City conducted the “Folsom Listens” community survey to determine priorities for essential city services. A community survey is proposed in the FY 2026-27 budget. The City Manager has identified improving customer service as a key priority area.	<b>City Manager</b>
<b>EP-3</b>	<b>Folsom Accelerated Small Tenant Improvement Review (FASTIR)</b> Continue to maintain and implement a program to help tenants obtain building permits in a timely manner, with a goal of providing building permits within one to two days.	2018-2020	The FASTIR program, launched in July 2010, was designed to support local small businesses. In 2024, the program underwent significant changes to incorporate new electronic processes. FASTIR reviews, which incur no additional fees, are now completed within five business days. During the review, City Staff work closely with applicants, requesting	<b>CDD</b>

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			additional items as needed to expedite approval. In 2025, the City issued construction valuations of \$1.1 MIL through the FASTIR program.	
<b>EP-4</b>	<b>Inventory of Developable Sites</b> Develop and maintain an inventory of developable sites to encourage the development of key new industries.	Ongoing	The Community Development Department has developed a citywide database of vacant and underutilized land and broken it into separate categories for commercial and residential land.	<b>CDD</b>  <b>IS</b> <b>(Supporting Dept.)</b>
<b>EP-5</b>	<b>Folsom Tourism Bureau</b> Coordinate with the Folsom Tourism Bureau on strategies to attract visitors to Folsom. The City shall invite representatives from the Folsom Tourism Bureau to regularly brief the Folsom City Council on programs and strategies.	Ongoing	The City coordinates regularly with the Folsom Tourism Bureau, the Folsom Historic District Association, and the History District Marketing Coalition on partnership opportunities to attract visitors to Folsom.  Ongoing initiatives include a shop/support local campaign, a joint social media tourism marketing campaign, an economic development website, May is Bike Month cycling events, Historic District marketing efforts, Johnny Cash events, a citywide tourism street banner program, and other marketing efforts. Other projects have included a New Resident Guide and a New Business Guide. Both publications showcase Folsom's tourism assets.  In 2024, the Parks and Recreation Department updated the Folsom Trails Map to include the Folsom Plan Area.	<b>City Manager</b>  <b>CDD</b> <b>P &amp; R</b> <b>(Supporting Dept.)</b>
<b>Natural and Cultural Element</b>				
<b>NCR-1</b>	<b>Urban Forest Plan</b> Develop and maintain an Urban Forest Plan.	2021-2025	No action taken in 2025.	<b>CDD</b>
<b>NCR-2</b>	<b>Maintain GHG Emissions Inventory</b> Review and update the City's GHG emissions inventory for municipal and communitywide GHG emissions every five years at a minimum.	2021-2025/ 2026-2040	No action taken in 2025.	<b>CDD</b>
<b>NCR-3</b>	<b>Creek Week</b> Sponsor a citywide volunteer creek cleanup day during "Creek Week."	Annual	In 2024, the City rebranded the previous Creek Week cleanup into a broader Earth Day	<b>Parks and Rec</b>

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			<p>event combining Creek Week, Trails Day, Arbor Day, and Earth Day into one celebration.</p> <p>In 2025, the City held the second annual Earth Day event on April 26, 2025. The event included numerous volunteer projects consisting of creek cleanup, trail cleanup, tree planting, and zoo beautification projects in the morning. In the afternoon, an Earth Day celebration was held at Prospector Park where the City received congressional recognition from Congressman Kevin Kiley for ongoing efforts to promote sustainability.</p>	<b>Public Works</b>
<b>NCR-4</b>	<p><b>Cultural Resources Inventory</b> Maintain and implement a cultural resource inventory to identify, evaluate, register, and protect Folsom’s cultural resources.</p>	Ongoing	<p>The City continues to maintain and implement a cultural resource inventory to protect Folsom’s cultural resources.</p> <p>In 2022, the Historic District Commission approved the <b>Folsom State Prison</b> for listing on the City of Folsom Cultural Resource Inventory.</p> <p>In 2022, the City of Folsom accepted a declaration of covenants and restrictions in the Folsom Plan Area White Rock Springs Ranch neighborhood that encompasses the white rocks of White Rock Road as well as interpretive signage around the homestead that previously occupied that area.</p> <p>In 2023/2024, additional open space/conservation areas preserving cultural resources of the Shingle Springs Band of Miwok, were accepted in the Folsom Plan Area.</p>	<p><b>CDD</b></p> <p><b>P &amp; R</b> <b>(Supporting Dept.)</b></p>
<b>NCR-5</b>			<p>The City continues to maintain and implement the Historic Preservation Master Plan. In 2022, a Historic Building Assessment was completed for the city-owned Depot Building</p>	<b>CDD</b>

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			in the Historic District to address existing and future maintenance needs.	
<b>NCR-6</b>	<p><b>Lighting Design Standards</b></p> <p>Establish consistent lighting standards for outdoor lighting of city development to reduce high-intensity nighttime lighting and glare. These standards shall be consistent with the Folsom Plan Area Specific Plan Community Design Guidelines. Additional standards shall be considered, including the use of automatic shutoffs or motion sensors for lighting features to further reduce excess nighttime light.</p> <p>To reduce impacts associated with light and glare, the City will require the following lighting standards:</p> <ul style="list-style-type: none"> <li>• Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties.</li> <li>• Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists.</li> <li>• For public street, building, parking, and landscape lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash. For public parks and sports facilities, the City will use the best light and glare control technology</li> </ul>	2021-2025	<p>The Parks and Recreation Department continues to implement outdoor lighting standards for park facilities.</p> <p>The Parks and Recreation Department has developed outdoor sports field lighting system standards that require high quality on-field performance, environmental sensitivity to the surrounding area, energy efficiency, spill and glare control and field management solutions including remote monitoring and management of sports field lighting. In addition, the Parks and Recreation Department has developed lighting standards for park facilities, including parking-lot lighting. All lighting systems are required to be LED, capable of going into energy conservation mode (reduced power use) and include spill and glare control.</p> <p>In 2024, Light Standards were implemented in the newest park in the Folsom Plan Area, Prospector Park.</p> <p>In addition, Lighting and Landscape Districts are systemically replacing street light fixtures with modern LED technology as funding allows.</p>	<p><b>CDD</b></p> <p><b>P &amp; R (Supporting Dept.)</b></p>

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NCR-6 Cont.	feasible, along with sensitive site design.  Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint, and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways.			
NCR-7	<p><b>Management of Inadvertently Discovered Cultural Resources</b></p> <p>Develop a program for the management of inadvertently discovered cultural resources. The program will consist of, but will not necessarily be limited to the following standards:</p> <p>The City will require, through permit or tentative map conditions or contractual obligations, that in the event of any inadvertent discovery of archaeological resources, all such finds will be subject to PRC 21083.2 and CEQA Guidelines 15064.5. Procedures for inadvertent discovery are listed below.</p> <p>In the event of the inadvertent discovery of previously unknown archaeological sites during excavation or construction, all construction affecting the site shall cease and the contractor shall contact the City.</p> <ul style="list-style-type: none"> <li>All work within 100 feet of the find will be halted until a professional archaeologist can evaluate the significance of the find in accordance with NRHP and CRHR criteria.</li> </ul> <p>If any find is determined to be significant by the archaeologist, representatives of the City will meet with the archaeologist to determine the appropriate course of</p>	2018-2020	<p>The Community Development Department requires (as a condition of approval for tentative maps) that projects conduct construction worker awareness training, conduct on-site monitoring if required, stop work if cultural resources are discovered, assess the significance of the find, and perform treatment or avoidance as required.</p> <p>No cultural resources were inadvertently discovered during any City construction or maintenance activities in 2025.</p>	<p><b>CDD</b></p> <p><b>P &amp; R (Supporting Dept.)</b></p>

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	action. If necessary, a Treatment Plan will be prepared by an archeologist, outlining recovery of the resource, analysis, and reporting of the find. The Treatment Plan will be submitted to the City for review and approval prior to resuming construction.			
<b>NCR-8</b>	<b>Management of Paleontological Resources</b> Develop a program for the management of paleontological resources. The program will consist of, but will not necessarily be limited to, the following standards and requirements: Prior to approval of a discretionary project, it shall be determined through literature review and records research, the paleontological sensitivity of the geologic units affected by the project. If paleontological resources may be present, conditions will be added to the project approval to monitor for and salvage paleontological resources during ground-disturbing activities.	2018-2020	The Community Development Department requires (as a condition of approval for tentative maps) that projects conduct construction worker awareness training, stop work if paleontological resources are discovered, assess the significance of the find, and prepare and implement a recovery plan as required.  No paleontological resources were discovered through any City construction projects or maintenance activities in 2025.	<b>CDD</b>  <b>P &amp; R (Supporting Dept.)</b>
<b>NCR-9</b>	<b>Management of Tribal Cultural Resources</b> 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	Ongoing	The Community Development Department requires, as a condition of approval for tentative maps, that projects provide construction worker awareness training, conduct on-site monitoring when necessary, halt work if Tribal Cultural Resources (TCR) are encountered, and consult with a tribal representative to determine appropriate treatment before resuming construction activities.  No TCRs were discovered through any City construction projects or maintenance activities in 2025.	<b>CDD</b>  <b>P &amp; R (Supporting Dept.)</b>

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	appropriate treatment before resuming construction activities at the TCR.			
<b>Public Facilities and Services Element</b>				
<b>PFS-1</b>	<b>Capital Improvement Plan</b> Update the Capital Improvement Plan (CIP) biannually to ensure the implementation and adequacy of the plan.	2018-2020/ 2021-2025/ 2026-2040	<p>The City's Capital Improvement Plan was updated in conjunction with the annual FY 2025-26 Budgeting process.</p> <p>In 2025, Utilities completed the Ashland Water Rehabilitation Project No. 1, completed construction of the Phase 2A waterline, continued construction on the Tower Tank Rehabilitation Project, began construction on the Water System Flow Control Upgrades Project, and began construction on the Basin 4 – Phase 1 Sewer Project.</p> <p>In 2025, the Parks &amp; Recreation Department began utilizing EasyCIP software to develop and manage the department's CIP.</p>	<p><b>Public Works</b> <b>Finance</b> <b>P &amp; R</b></p> <p>Utilities <b>(All Departments are supporting)</b></p>
<b>PFS-2</b>	<b>Arts and Culture Master Plan</b> Review and update an Arts and Culture Master Plan every five years. As part of the Plan, prepare guidelines for plaques, signs, and other displays in public spaces to increase awareness of such cultural and historic sites and events.	2018-2020/ 2021-2025/ 2026-2040	<p>The Arts and Culture Master Plan was updated and approved on March 8, 2018. The master plan determines the vision, value, and goals in providing art and cultural services to the city. The master plan is on a schedule to update every 10 years with the next update to occur prior to 2028.</p>	<p><b>P &amp; R</b></p> <p><b>CDD</b> <b>(Supporting Dept.)</b></p>
<b>PFS-3</b>	<b>Public Art Guidelines</b> Review and update every five years guidelines regarding permanent artwork in public spaces.	2018-2020/ 2021-2025/ 2026-2040	<p>The Parks and Recreation Department currently has public art guidelines for all proposed permanent and temporary artwork in public spaces in the city. The City Council approved these guidelines with Resolution No. 7479.</p> <p>In 2004. These guidelines were reviewed by the Arts &amp; Culture Commission in 2018 with no amendments made to the guidelines. The guidelines were reviewed and approved by the Arts &amp; Culture Commission again on September 8, 2022.</p>	<p><b>P &amp; R</b></p> <p><b>CDD</b> <b>(Supporting Dept.)</b></p>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
<b>PFS-4</b>	<b>Water Master Plan</b> Continue to review and update the City's Water Master Plan at least every five years consistent with the land use patterns and densities/intensities provided for in the General Plan.	2021-2025/ 2026-2040	The Water Master Plan was updated in 2017 and approved by City Council on November 11, 2017 by Resolution No. 10028. Utilities will issue a Request for Proposal in March 2026 for this work.	<b>Utilities</b> <b>Public Works</b> <b>(Supporting Dept.)</b>
<b>PFS-5</b>	<b>Urban Water Management Plan</b> Review and update the Urban Water Management Plan at least every five years, as required by the Urban Water Management Planning Act.	2021-2025/ 2026-2040	The Urban Water Management Plan (UWMP) was updated in 2021 and approved by the City Council on June 8, 2021 by Resolution No. 10643. The next update is scheduled to be completed by July 1, 2026. In August 2025, Utilities issued a contract to complete this work.	<b>Utilities</b> <b>Public Works</b> <b>P &amp; R</b> <b>(Supporting Dept.)</b>
<b>PFS-6</b>	<b>Water Management Programs</b> Maintain its water management programs, including its commercial water audits, large landscape irrigation audits, rebates, and education.	Ongoing	<p><b>Audits</b> In 2025, the Water Management Division completed 109 Audits (Water Wise House calls).</p> <p><b>Rebates and Education</b> In 2025, the Water Management Division conducted 1,755 water waste interventions with 44 formal water waste citations; conducted 7 community outreach events, reaching about 2,300 people; and staff attended 25 educational events. In addition, rebates were issued for 98 high efficiency toilets, 18 turf replacements, and 16 irrigation efficiency upgrades. Also, in 2025, direct purchase programs accounted for 47 Rachio Wi-Fi Irrigation controllers and 81 Flume flow measuring devices installed.</p> <p>In 2023 and 2024, the Parks and Recreation Department installed a total of 13 new centralized irrigation controllers with master valves and flow sensors. These systems can automatically shut down operations during a waterline break, potentially saving thousands of gallons of water.</p>	<b>Utilities</b> <b>P &amp; R</b> <b>(Supporting Dept.)</b>

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PFS-6 <i>Cont.</i>			In 2025, the Parks and Recreation Department installed a total of 10 new centralized irrigation controllers with master valves and flow sensors. These upgraded systems are designed to automatically shut down operations during a waterline break, potentially saving thousands of gallons of water.	
PFS-7	<b>Sanitary Sewer Management Plan</b> Review and update Sanitary Sewer Management Plan at least every two years as required by State Water Resources Control Board's General Waste Discharge Requirement Order.	2018-2020/ 2021-2025/ 2026-2040	The Sanitary Sewer Management Plan was updated on July 8, 2025 by Resolution No. 11416. The next update will occur in July 2031.	<b>Utilities</b>
PFS-8	<b>Maintenance Permits</b> Obtain State and Federal permits for maintaining all floodways and detention basins and keep these facilities free of flood obstructions.	Ongoing	The City has an active Routine Maintenance Agreement (1600-2014-0197-R2) with California Department of Fish and Wildlife (CDFW) for the express purpose of conducting routine maintenance activities within the City of Folsom and its natural watercourses and tributaries, including detention basins.  In 2025, Public Works staff carried out routine maintenance activities throughout the City's detention basins and creek corridors. These activities included removing invasive vegetation and clearing beaver dams and other obstructions from sections of Humbug Creek, Willow Creek, Alder Creek, and their associated tributaries. Additionally, the City obtained a beaver depredation permit from CDFW to further assist efforts to clear floodways from obstruction.	<b>Public Works</b>
PFS-9	<b>Fire Service Delivery Plan</b> Review and update every five years the Fire Service Delivery Plan to define the future fire protection service needs of the city.	Ongoing	The Fire Service Delivery Plan (now known as the "Fire Department Strategic Plan") was completed in 2020 and is posted on the City's website.	<b>Fire Department</b>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
			The 2025 scheduled updates have been delayed due to a leadership transition within the Fire Department.	
<b>PFS-10</b>	<b>City Energy Use Procedures</b> Develop energy use/plug load procedures for City facilities and engage employees in the implementation process.	Ongoing	In 2020, the city hired a new Facilities Supervisor and began exploring an HVAC Control System for City Hall and implementing appropriate load standards to be more efficient. This project was completed in 2024.  In 2025, Parks & Recreation Department replaced HVAC Systems at the Senior and Arts Building, the Community Center and Kids Inc.	<b>P &amp; R</b>
<b>PFS-11</b>	<b>Evaluate Automating Energy Use</b> Systematically evaluate effectiveness of existing systems to automate energy use and implement energy conservation measures such as automatic HVAC system shutdowns, additional room lighting sensors, automatic computer shutdowns, or any other identified energy reduction opportunities.	Ongoing	In 2021 the City received \$550,000 in ARPA funding to replace and modernize the HVAC system at City Hall allowing for automating the energy use with improved software control systems.  By 2023, design specifications for the City Hall HVAC Replacement Project were completed, and a contractor was selected. This project was completed in 2024.	<b>P &amp; R</b>
<b>PFS-12</b>	<b>Evaluate Energy Use</b> Evaluate facilities energy use to identify key areas where energy upgrades are needed and consider lighting retrofits, building weatherization, and mechanical/HVAC upgrades	Ongoing	In 2023, facilities maintenance staff initiated the development of thermostat guidelines that are to be applied consistently throughout City Hall. These guidelines, along with the installation of new variable air volume (VAV) units, rooftop units, and controls should lead to energy savings of 8-10%.  This project was completed in 2024.	<b>P &amp; R</b>
<b>PFS-13</b>	<b>Streetlight Retrofit</b> Continue to retrofit streetlights with light-emitting diode (LED) fixtures for energy efficiency and reduced maintenance	Ongoing	The City continues to replace streetlights with high-efficiency LED retrofits.  In 2022, the Municipal Landscape Services Division retrofitted approximately 150 streetlights from 100W HPS to 66W LED in various landscape and lighting districts. In addition,	<b>Public Works</b> <b>P &amp; R</b>

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			<p>the Public Works Department converted 90 streetlights to LED along major corridors and city-maintained neighborhoods.</p> <p>In 2024, the Public Works completed the full retrofitting of City-owned streetlights with energy efficient LED lighting.</p> <p>In 2025, the Parks &amp; Recreation Department continued to assess and retrofit parking lot lights and streetlights as funding permits.</p>	
<b>PFS-14</b>	<p><b>PFS-14. Energy Efficient Fleet</b></p> <p>Continue purchasing alternative fuel/technology vehicles when replacing vehicles in existing fleet. Use high-performance renewable diesel in 100 percent of existing (2014) and future diesel on-road vehicles and convert entire on-road gasoline vehicles to electric by 2035</p>	Ongoing	<p>In 2021, the city received its first all-electric vehicle. One more was added in 2022, and seven in 2023. The Fleet Division is continuing to transition the light duty fleet to energy efficient alternatives. Utilities purchased one Ford Lightning ZEV in 2024.</p> <p>Use of renewable diesel fleet began in 2024. In 2025, the Utilities Division added two zero-emission vehicles to its fleet, and the Municipal Landscape Services Division also purchased two zero-emission vehicles.</p>	<p><b>Public Works</b> P &amp; R</p> <p><b>CDD</b> Utilities (Supporting Dept.)</p>
<b>PFS-15</b>	<p><b>Reduce VMT in City Operations</b></p> <p>Take actions to reduce vehicle miles traveled related to city operations. Potential actions may include:</p> <ul style="list-style-type: none"> <li>• Install timer locks on all City owned restroom facilities – reducing the vehicle travel needed to manually lock/unlock these facilities.</li> <li>• Revise City Design Review process so employees only need to post a notice at the site once.</li> </ul> <p>Allow online credit card payments for certain CDD Permits - reducing applicant need to drive to City Hall.</p>	Ongoing	<p>The City of Folsom continues to take actions to reduce VMT related to city operations.</p> <p>In 2022, the Community Development Department launched its new electronic permitting and plan review system (ComDev). Together with ProjectDox—the plan review platform introduced in 2020—this system allows applicants to submit applications and plans electronically rather than printing and delivering them to City Hall. These improvements reduce vehicle miles traveled and lower both the cost and time associated with the development review process.</p> <p>In addition, Public Works Traffic Signal Maintenance continues to expand its remote</p>	<p><b>Public Works</b></p> <p><b>CDD</b> P &amp; R (Supporting Dept.)</p>

# General Plan Implementation; January 1 - December 31, 2025

## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
			monitoring system to allow for remote access to traffic signals in the event of calls for service. This enhancement allows Traffic Signal Technicians to access and manage traffic signals from anywhere in the City, eliminating the need to drive to specific locations for certain maintenance calls.	
<b>PFS-16</b>	<b>PACE Program</b> Continue to assist in implementing the Property Assessed Clean Energy (PACE) programs to facilitate energy conservation financing in Folsom.	2018-2020	The City of Folsom continues to assist in implementing Property Assessed Clean Energy (PACE) programs to facilitate energy conservation financing in Folsom. There are currently several PACE programs available to Folsom homeowners and businesses.	<b>CDD</b>
<b>PFS-17</b>	<b>Partnerships for Energy Conservation</b> Work with regional partners and local energy utilities (e.g., Sacramento Municipal Utility District [SMUD] and Pacific Gas & Electric Company [PG&E]) to promote, develop, maintain, and implement energy conservation and efficiency programs. These could include residential and commercial programs that provide rebates and financing for energy efficiency upgrades to existing homes and commercial buildings, SMUD's Greenergy and carbon off-set program, photovoltaic system retrofits, and other applicable programs.	Ongoing	The City of Folsom continues to work with regional partners and local energy utilities to promote, develop, and implement energy conservation and efficiency programs.  Utilities partnered with SMUD in their PowerDirect program to reduce energy use at the City's water treatment plant during peak hours and received approximately \$90,000 from SMUD in 2025. To date, this has yielded approximately \$267,000 in rebates to the City's Water Fund.	<b>Public Works CDD</b>  <b>P &amp; R (Supporting Dept.)</b>
<b>PFS-18</b>	<b>Neighborhood Cleanup Program</b> Collect bulky waste (e.g., lumber, furniture, tires) from Folsom residents to maintain a clean, attractive city.	Ongoing	The City of Folsom continues to provide bulky waste collection to Folsom residents. In 2025, the Waste and Recycling Division completed over 11,000 pickups and collected over 1,700 tons of waste. The Division continued to recycle mattresses, appliances, scrap metal, tires and organic waste collected from this program.	<b>Utilities</b>
<b>PFS-19</b>	<b>Recycling Containers</b> Expand the number of recycling containers at City facilities and properties to	2018-2020	In early 2022 the Waste and Recycling Division successfully distributed organics containers to all City facilities. As of 2025, there	<b>Public Works Utilities</b>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	capture more recyclables that are currently going to the landfill.		have been no changes, and the containers distributed in 2022 remain in use.	
<b>PFS-20</b>	<b>Reduce Waste in City Facilities</b> Reduce waste diverted to the landfill by expanding the use of automatic hand dryers in bathrooms, as well as setting printer defaults to double-sided printing.	2018-2020	<p>In 2024, the City continued implementing waste-reduction practices in alignment with the procurement policy revised in 2021.</p> <p>In 2025, the Waste and Recycling Division and the Water Conservation Division continued the practice, initiated in 2024, of using centralized office waste stations to reduce plastic bag use associated with servicing partially filled deskside containers.</p> <p>Additionally, the recycling standards adopted by Parks and Recreation in 2022—which require all new park facilities to include recycling infrastructure alongside solid waste receptacles—were implemented at Prospector Park in 2024.</p> <p>Previous waste-reduction efforts also include the Community Development Department’s launch of the ProjectDox plan review system and the ComDev permitting system in 2022. These platforms support paperless plan submittal, payment, and permit issuance, significantly reducing the volume of printed materials and diverting substantial paper waste from landfills.</p>	<p><b>Utilities</b></p> <p><b>P &amp; R (Supporting Dept.)</b></p>
<b>PFS-21</b>	<b>M.O.W.E.R. Program</b> Provide education on composting and grass cycling to the public through the Minimizing Organic Waste with Education and Recycling (M.O.W.E.R.) program.	Ongoing	In 2025, the Waste and Recycling Division hosted one workshop to educate residents on the benefits and methods of composting and grass cycling. The Division also continued to provide educational information at events and through the city website.	<b>Utilities</b>
<b>PFS-22</b>	<b>Renewable Energy in City-Operated Buildings</b>	Ongoing	In 2023, Facilities Services partnered with Utilities to complete a citywide energy audit to determine eligibility for funding	<b>P &amp; R</b>

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## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	Strive to supplement 25 percent of City-owned building energy demand through on-site or off-site renewable energy sources. On-site sources may include solar panels or other types of renewable energy systems on rooftops or parking areas, and on-site energy storage. Off-site sources could include combinations of equivalent renewable energy generation systems, power purchase agreements, or other off-site programs offered by energy utilities (e.g., SMUD's Greenergy or SolarShares programs).		<p>opportunities that support energy-efficient upgrades, including solar installations and LED lighting.</p> <p>In 2024, the solar inverter at the Andy Morin Sports Complex was replaced to ensure continued operation of the rooftop solar array. Also in 2024, Folsom Fire Station 34 in the Folsom Plan Area officially opened. The new 13,932-square-foot, state-of-the-art facility was designed to be solar-ready to accommodate future rooftop solar installation.</p> <p>In 2025, the Parks &amp; Recreation Department explored partnership opportunities for solar energy systems at the City Hall Campus and completed repairs to the existing solar energy system at the Sports Complex.</p>	<b>Public Works (Supporting Dept)</b>
<b>PFS-23</b>	<p><b>High-Efficiency or Alternatively Powered Water Heater Replacement Program</b></p> <p>Provide educational material and information on the City's website, as well as through the permit and building department, on the various high-efficiency and alternatively-powered water heat replacement options available to current homeowners considering water heater replacement; develop appropriate financial incentives, working with energy utilities or other partners; and, streamline the permitting process. Replacement water heaters could include high-efficiency natural gas (i.e., tankless), or other alternatively-powered water heating systems that reduce or eliminate natural gas usage such as solar water heating systems, tankless or storage electric water heaters, and electric heat pump systems.</p>	Ongoing	The City hosts relevant links on the city website directing people to the SMUD program for water heater rebates for efficient replacement units.	<p><b>CDD</b></p> <p><b>Public Works (Supporting Dept.)</b></p>
<b>PFS-24</b>	<p><b>Energy Efficiency and Renewable Energy Retrofits and Programs</b></p>	Ongoing	The City continues to limit the Building Permit fee for PV solar retrofit projects as determined by State legislation and has	<p><b>CDD</b></p> <p><b>Public Works</b></p>

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## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	<p>Strive to increase energy efficiency and renewable energy use in existing buildings through participation in available programs. Actions include:</p> <ul style="list-style-type: none"> <li>• Establish a dedicated City program with a clear intent to provide support and promote available green building and energy retrofit programs for existing buildings.</li> <li>• Incentivize solar installation on all existing buildings that undergo major remodels or renovations and provide permit streamlining for solar retrofit projects.</li> <li>• Provide rebates or incentives to existing SMUD customers for enrolling in the existing Greenergy program.</li> <li>• Provide education to property owners on low-interest financing and/or assist property owners in purchasing solar photovoltaics through low-interest loans or property tax assessments.</li> </ul> <p>Continue to work with SMUD and other private sector funding sources to increase solar leases or power purchase agreements (PPAs).</p>		<p>implemented Symbium, a service to expedite the review and approval for PV installation on residential projects. In addition, the City created and maintains streamlined plan review and processing service for Residential Electric Vehicles and ESS systems. The streamlined service includes step-by-step guides, checklists and key information required to ensure complete submittals are provided to expedite the intake, plan review and processing process. Plan review timelines for both projects are reduced to up to 4 days and fees are in alignment with State legislation. The City's next step with Symbium is to introduce a fully automated permitting process with Symbium where permits are issued automatically after application is filled out and permit fees are paid all on Symbium's website.</p> <p>The City is looking to automate more permitting processes utilizing Symbium to ensure projects conform to the current Energy Code requirements while expediting the permitting process such as water heater and HVAC changeouts.</p>	<b>(Supporting Dept.)</b>
<b>PFS-25</b>	<p><b>Zero Net Energy Development</b> Adopt an ordinance to require ZNE for all new residential construction by 2020 and commercial construction by 2030, in coordination with State actions to phase in ZNE requirements through future triennial building code updates.</p>	2018-2020/ 2026-2040	In January 2026, the City of Folsom adopted the 2025 California Energy Code (Title 24, Part 6). The 2025 code continues California's progression toward all-electric, high-efficiency buildings. The code increases efficiency requirements, discourages the installation of new gas appliances through compliance penalties, and requires that any home choosing to install gas equipment also	<b>CDD</b>

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## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
			<p>include the electrical infrastructure needed for future conversion to electric systems.</p> <p>For commercial buildings, California remains on track for ZNE-aligned performance targets by 2030. The 2025 code introduces additional efficiency measures, expanded electrification-ready requirements, and enhanced energy-specific inspections to verify compliance and support the state’s long-term decarbonization goals.</p>	
<b>PFS-26</b>	<p><b>Renewable Diesel</b></p> <p>Revise the City of Folsom’s Standard Construction Specifications to require that all construction contractors use high-performance renewable diesel for both private and City construction. Phase in targets such that high-performance renewable diesel would comprise 50 percent of construction equipment diesel usage for projects covered under the specifications through 2030, and 100 percent of construction equipment diesel usage in projects covered under the specifications by 2035.</p> <p><i>For projects subject to CEQA seeking to streamline GHG analysis consistent with the General Plan, the use of high-performance renewable diesel would be required consistent with the above targets.</i></p>	2026-2040	In 2020, the City revised Folsom’s Standard Construction Specifications to require all construction contractors to use high-performance renewable diesel for both private and City construction. As such, high-performance renewable diesel must comprise 50 percent of construction equipment diesel usage for projects covered under the specifications through 2030.	<b>CDD</b>
<b>PFS-27</b>	<p><b>Reduce Water Consumption in New Development</b></p> <p>Encourage water efficiency measures for new residential construction to reduce indoor and outdoor water use. Actions include promote the use of higher efficiency measures, including: use of low-water irrigation systems, and installation of water-efficient appliances and plumbing fixtures. Measures and targets can be borrowed</p>	Ongoing	The Community Development Department requires (as a condition of approval) that all new residential developments install water-efficient fixtures and appliances and that landscape plans comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance).	<b>CDD</b>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	<p>from the latest version of the Guide to the California Green Building Standards Code (International Code Council)</p> <p><i>For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, compliance with CALGreen Tier 1 Water Efficiency and Conservation measures would be required.</i></p>			
<b>Parks and Recreation Element</b>				
<b>PR-1</b>	<p><b>Parks and Rec Master Plan</b></p> <p>Review and update every five years the Parks and Recreation Master Plan to carry out the goals of the General Plan and ensure that the parkland resources and recreation programs are sufficient to maintain Folsom’s high quality of life.</p>	2021-2025/ 2026-2040	<p>The Parks and Recreation Master Plan was scheduled for an update in 2023–24. This update is intended to reassess the current status of park development, estimate the costs of completing remaining parks, and provide recommendations for prioritizing undeveloped sites. However, funding to support the update has not yet been identified.</p> <p>In 2025, Park Planning staff developed Draft Park Development Design Principles. The principles ensure that each park and recreation facility is programmed, planned and designed to best serve the recreational needs of Folsom residents. The principles ensure that the overall park and recreation system is properly balanced with the right amount of active and passive amenities to serve the entire Folsom demographic.</p>	<b>P &amp; R</b>
<b>PR-2</b>	<p><b>Alternative Funding Sources</b></p> <p>Examine the feasibility of establishing alternative sources of funding for the acquisition, development, and renovation of parklands and financing for expanded recreation programs.</p>	2021-2025	<p>In 2019, the Parks and Recreation Department identified a significant funding gap affecting future park development and renovation efforts. The Parks and Recreation Master Plan Update was intended to establish funding priorities, complete unfinished parks, and guide the creation of new ones. However, because no dedicated funding sources were identified, the Master Plan—designed to outline project build-out and funding strategies—has not been completed.</p>	<b>P &amp; R</b>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
			In 2025, the Parks & Recreation Department partnered with FATRAC to renovate the existing bike park at Cummings Family Park. Staff also collaborated closely with local organizations and volunteers and sought donations and in-kind contributions to help offset project costs for the Castle Park Play Structure Replacement Project. In addition, the construction phase, which is scheduled to be completed in 2026, is being planned as a community build, providing opportunities for residents to directly participate in bringing the park improvements to life.	
<b>PR-3</b>	<b>Governmental Coordination</b> Coordinate with County, State, Federal, and regional agencies to achieve the goals and policies of the Parks and Recreation Element, including improved public access to the riverfront area for recreation.	Ongoing	As part of the 2024 River District Vision Plan, the City of Folsom and the project team proactively engaged the State Parks and others in the early stages of the project to discuss the vision for the River District and to better understand the parameters and policies in place for future improvements within State boundaries.	<b>P &amp; R</b>
<b>PR-4</b>	<b>Recreation Activity Guide</b> Maintain and implement an activity guide for recreation programs, leagues, and special events at a minimum of two times per year.	Ongoing	In 2025, the Parks & Recreation Department published 3 editions of the Recreation Activity Guide (winter/spring, summer, and fall).	<b>P &amp; R</b>
<b>Safety and Noise Element</b>				
<b>SN-1</b>	<b>Adopt a Noise Reduction Program</b> Adopt a citywide noise reduction program to reduce traffic noise levels along roadways where significant increases in traffic noise levels are expected to occur. The program shall include, but shall not be limited to, the following specific elements for noise abatement consideration where reasonable and feasible: <ul style="list-style-type: none"> <li>Noise barrier retrofits;</li> <li>Truck usage restrictions;</li> </ul>	2021-2025	The Folsom Police Department continues to educate drivers on and enforce traffic laws within the City. These laws include driving off posted truck routes, speed limits, and modified exhaust. The traffic bureau performs ongoing enforcement of motorcycle safety/motorcycle exhaust violations. Violators cited for vehicle codes regarding modified exhaust systems are sent to the Bureau of Automotive Repair (BAR) for inspection and compliance under the vehicle code.	<b>CDD</b>  <b>Public Works Police Department (Supporting Dept.)</b>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	<ul style="list-style-type: none"> <li>Reduction of speed limits;</li> <li>Use of quieter paving materials;</li> <li>Building façade sound insulation;</li> <li>Traffic calming;</li> <li>Additional enforcement of speed limits and exhaust noise laws; and</li> <li>Signal timing.</li> </ul>			
<b>SN-2</b>	<p><b>Emergency Operations Plan</b></p> <p>Review and update every five years the emergency operations plan, which addresses medical care, escape routes, mutual aid agreements, temporary housing and communications.</p>	2018-2020/ 2021-2025	The Fire Department completed the Emergency Operations Plan in 2020, and it is posted on the City's website.	<p><b>Police Dept</b></p> <p><b>Fire Dept</b></p> <p>(All Departments are Supporting)</p>
<b>SN-3</b>	<p><b>Community Emergency Response Team</b></p> <p>Support the Community Emergency Response Team (CERT) program to prepare residents in the event of a disaster.</p>	Ongoing	The Fire Department trains community members every year as part of the CERT team. The Folsom CERT team activates multiple times every year to support the Fire Department and the City of Folsom on multiple emergency and non-emergency events. In 2024 there were approximately 37 active CERT team members.	<p><b>Police Dept</b></p> <p><b>Fire Dept</b></p>
<b>SN-4</b>	<p><b>Multi-Hazard Mitigation Plan</b></p> <p>Review and update every five years the on-going hazard assessment as part of the Sacramento County Multi-Hazard Mitigation Plan.</p>	Ongoing	<p>The City participated with Sacramento County and other local jurisdictions to update the Sacramento County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP). The updated LHMP was adopted by City Council in February 2022.</p> <p>In 2025, The City participated with Sacramento County and other local jurisdictions to begin updating the Sacramento County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) for approval in 2027.</p>	<b>Public Works</b>
<b>SN-5</b>	<p><b>Community Wildfire Preparedness Plan</b></p> <p>Review and update every five years the Community Wildfire Preparedness Plan</p>	Ongoing	The Fire Department updated the Community Wildfire Protection Plan and incorporated it into the City's Emergency Operations	<p><b>Fire Dept</b></p> <p><b>P &amp; R</b></p>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	(CWPP) to help reduce the risk of catastrophic wildfires in the community.		<p>Plan as an appendix. The next scheduled review is planned for 2026.</p> <p>Members of the Police Department’s Neighborhood Services Bureau are deployed to educate and enforce city ordinances prohibiting camping in open spaces that are deemed as high fire danger areas. Due to these campaigns, the number of wildfires seen within the City has drastically reduced.</p> <p>The Parks and Recreation Department, in collaboration with the City Fire Department and Cal Fire, is implementing the Defensible Space and Vegetation Management Plan to address ladder fuel and open space management. The plan focuses on sustainable methods like using goats and sheep for weed abatement and staggered work zones to reduce the impact of traditional ladder fuel management techniques. This initiative received a boost on June 23, 2022, when the city was awarded a \$279,000 grant from FEMA, which was matched by \$93,000 from the city, specifically aimed at reducing ladder fuels and creating defensible spaces.</p> <p>By 2023, the Parks and Recreation Department completed Phase I of the work associated with the FEMA grant. In 2024, an increased grant brought the total funding to \$648,550, with \$486,513 as the federal share and \$162,138 as the city match.</p> <p>In 2025, the Parks and Recreation Department received a grant time extension. Current project completion is at 62%.</p>	<b>(Supporting Dept.)</b>
<b>SN-6</b>	<b>Hazardous Materials</b> Maintain a hazardous materials program that ensures residents and businesses dispose of hazardous materials properly. The	Ongoing	The City of Folsom continues to provide education and collection of hazardous household materials to Folsom residents and businesses. The Waste and Recycling Division	<b>Utilities</b>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	program should allow residents and businesses to schedule pick up of their hazardous materials by the City and educate residents on what the City considers hazardous waste.		completes approximately 4,000 appointments each year.	
<b>SN-7</b>	<b>Reduce Aircraft Noise</b> Continue to collaborate with Sacramento County to reduce noise levels from air traffic in Folsom.	Ongoing	The City of Folsom continues to collaborate with Sacramento County to reduce noise levels from air traffic in Folsom.	<b>CDD</b>
<b>SN-8</b>	<b>Review Evacuation Plan and Routes</b> Analyze the capacity, safety, and viability of the City's evacuation routes under a range of emergency scenarios annually, as part of the annual review of the City's Emergency Operations Plan	Annual	The Folsom Police and Fire Departments continually review and update evacuation routes within the City in order to mitigate potential bottlenecks should an emergency evacuation become necessary.	<b>CDD</b>  <b>Fire Dept</b> <b>Police Dept</b> <b>Public Works</b> <b>(Supporting Dept)</b>
<b>SN-9</b>	<b>Update Stormwater and Flood Standards</b> Review and update, as needed, the City's Design and Procedures Manuals and Improvement Standards to address the increased intensity, duration, and frequency of future flood events.	2021-2025	No revisions to the City's design standards relative to flood protection were carried out in 2025.	<b>CDD</b>  <b>Public Works</b> <b>(Supporting Dept.)</b>
<b>SN-10</b>	<b>Conduct Outreach on Wildfire Smoke Protection</b> Conduct outreach to educate all residents including vulnerable populations (e.g., youth and seniors) with strategies to protect themselves and their homes from the increased impacts from wildfire smoke.	2026-2040	The Sacramento Metropolitan Air Quality Management District published its Wildfire Smoke Air Pollution Emergency Plan for Sacramento in September 2022. Staff provides information, shelter locations, and personal protective equipment to affected community members when needed.	<b>Fire Dept</b> <b>Police Dept</b>
<b>SN-11</b>	<b>Upgrade Existing Heat Sensitive Infrastructure</b> Upgrade existing heat-sensitive infrastructure (e.g., roadways, bridges) in the city to withstand the future intensity and frequency of extreme heat events	2026-2040	No action taken in 2025.	<b>Public Works</b> <b>EWR</b>
<b>SN-12</b>	<b>Update Design Standards</b> Review and update, as needed, relevant climate-related design standards (e.g., heating and cooling) and building code requirements to ensure development can withstand future extreme heat events	2021-2025	No action taken in 2025.	<b>CDD</b> <b>Public Works</b>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
SN-13	<p><b>Coordinate with Regional Agencies</b></p> <p>Coordinate with regional service providers including Sacramento Municipal Utility District and Sacramento Regional Transit District to implement infrastructure updates for systems outside the City's jurisdiction to prepare for climate change impacts (e.g., extreme heat, larger storm events)</p>	2026-2040	In 2024, the City, in partnership with the Sacramento Regional Transit District, received a Caltrans Sustainable Transportation Planning Grant to support the Sustainable Transit Connections to Health Services Planning and Feasibility Study. The study launched in fall 2025 and focuses on developing sustainable fixed-route transit options within the City that leverage the recent shift to 15-minute light-rail headways in Folsom. It will also include recommendations for bus stop and station design to reduce climate-related impacts, including extreme heat.	Public Works
SN-14	<p><b>Implement a Cool City Strategy</b></p> <p>Develop and implement a Cool City Strategy, in coordination with the Sacramento Metropolitan Air Quality Management District, to reduce the impacts of the Urban Heat Island effect. The strategy shall include various measures including increasing the urban tree canopy and use of cool roofs and cool pavements as well as increasing green space in the city</p>	2021-2025	In 2025, the Parks & Recreation Department continued to replace struggling trees in landscape and streetscape areas which provide shade to asphalt surfaces.	<p>CDD Public Works</p> <p>P &amp; R (Supporting Dept)</p>
SN-15	<p><b>Conduct Educational Outreach on Extreme Heat Events</b></p> <p>Implement an education and outreach program to relevant businesses and institutions such as residential care facilities and schools to help protect vulnerable populations from the increasing intensity of extreme heat events</p>	Ongoing	The Folsom Police and Fire personnel assist with education and outreach programs designed to protect community members during heat related events. Outreach is accomplished via social media accounts (including Facebook, Nixle, and Instagram) and through word of mouth primarily through our Community Crime Suppression Team. Police and Fire personnel also assist in staffing Community Cooling Centers that are set up in response to high heat wave risk issued by the National Weather Service.	Fire Dept Police Dept
SN-16	<p><b>Promote Cost Benefits of Reducing Electricity Use</b></p> <p>Work with the Sacramento Municipal Utility District (SMUD) to promote and help educate residents about SMUD's time-of-</p>	2021-2025	No action taken in 2025.	CDD

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	day energy rates and the cost benefits of reducing electricity use during peak demand periods			
<b>SN-17</b>	<p><b>Construction Noise Reduction</b></p> <p>The City shall require the following measures shall be implemented and specified on subsequent project building plans for development north of Highway 50 within 560 feet of sensitive land uses to ensure construction noise does not exceed 80 dBA at the nearest receptors:</p> <ul style="list-style-type: none"> <li>• To the extent feasible, alternative construction processes that generate lower noise levels shall be selected.</li> <li>• Construction equipment staging areas shall be located at the farthest distance feasible from nearby sensitive land uses</li> <li>• For projects with pile driving, with approval and supervision of a qualified structural engineer, pile holes shall be predrilled to minimize the number of pile hammer drives necessary to seat piles, where feasible. Alternative to impact hammers, such as oscillating or rotating pile installation systems shall be used where feasible.</li> <li>• Effective pile driving noise control may be achieved by utilizing pile driving shrouds that acoustically shield the pile hammer point of impact, placing resilient padding on top of the pile, and by reducing exhaust noise with sound absorbing mufflers.</li> </ul>	Ongoing	The City requires these construction noise reduction measures as a condition of approval for new development projects north of Highway 50 within 560 feet of sensitive land uses to ensure construction noise does not exceed 80 dBA at the nearest receptors.	<b>CDD</b>

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Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	<ul style="list-style-type: none"> <li>Post visible signs along the perimeter of the construction site that disclose construction times and duration, as well as a contact number for a noise complaint and enforcement manager.</li> </ul>			
<b>SN-18</b>	<p><b>Construction Vibration Reduction</b></p> <p>The City shall require project applicants with projects that involve pile-driving activities within 96 feet of any building and vibratory rollers located within 26 feet of any building to develop a vibration control plan. The plan shall consider all potential vibration-inducing activities that would occur within the distance parameters described above and include various measures, setback distances, precautions, monitoring programs, and alternative methods to traditional pile-driving or other vibration intensive activities with the potential to result in structural damage. The following vibration control measures (or other equally effective measures approved by the City) shall be induced in the plan:</p> <ul style="list-style-type: none"> <li>To prevent structural damage, minimum setback requirements for different types of ground vibration-producing activities (e.g., pile driving, vibratory roller) for the purpose of preventing damage to nearby structures shall be established based on the proposed pile-driving activities and locations, once determine.</li> <li>All vibration-inducing activity within the distance parameters</li> </ul>	Ongoing	The City requires new applicable development projects that involve pile-driving activities to develop a vibration control plan with these vibration control measures.	<b>CDD</b>

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## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	<p>described above shall be monitored and documented for ground vibration noise and vibration noise levels at the nearest sensitive land use and associated recorded data submitted to the City of Folsom so as not to exceed the recommended FTA vibration damage levels.</p> <ul style="list-style-type: none"> <li>• Alternatives to traditional pile driving (e.g., sonic pile driving, jetting, cast-in-place or auger cast piles, non-displacement piles, pile cushioning, torque or hydraulic piles) shall be considered and implemented where feasible to reduce vibration levels.</li> <li>• Limit to pile-driving activities to the daytime hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and between 8:00 a.m. and 5:00 p.m. on Saturday and Sunday.</li> <li>• Predrill pile holes to the maximum feasible depth to reduce the number of blows required to seat a pile.</li> <li>• Operate all vibration inducing impact equipment as far away from vibration-sensitive sites as reasonably possible.</li> <li>• Phase pile-driving and high-impact activities so as not to occur simultaneously with other construction activities, to the extent feasible. The total vibration level produced could be significantly less when each vibration source is operated at separate times.</li> </ul>			

# General Plan Implementation; January 1 - December 31, 2025

## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
SN-19	<p><b>Heating, Ventilation, and Cooling Noise Reduction</b></p> <p>The City shall require an acoustical assessment to be prepared as part of subsequent land use development associated with development if an HVAC would be located within 55 feet of a sensitive receptor. The acoustical assessment shall evaluate the potential operational noise impacts attributed to HVAC noise. The acoustical assessment shall be completed by a qualified acoustical consultant that shall verify that the chosen mechanical equipment for individual development projects would not exceed 45 dBA at the nearest sensitive receptor, in accordance with City of Folsom noise standards. Where the acoustical analysis determines that noise levels would exceed applicable City noise standards, noise reduction measures shall be identified and included in the subsequent project. Noise reduction measures may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Selecting equipment with noise specifications that do not exceed the 45 dBA HVAC noise standard at the nearest noise-sensitive receptor.</li> <li>• Identifying the equipment's noise screening distance, ensuring that noise levels attenuate to below the 45 dBA HVAC noise standard at the nearest sensitive receptor, and installing the equipment at a distance no less than the screening distance.</li> </ul>	Ongoing	The City requires new applicable development projects that involve HVAC equipment within 55 feet of a sensitive receptor to complete an acoustical assessment by a qualified consultant to determine if certain noise reductions measures are necessary for noise reduction.	CDD

# General Plan Implementation; January 1 - December 31, 2025

## Appendix A

Action No.	Implementation Action	Timeframe	Status of Implementation	Responsible Dept./Support Dept.
	<ul style="list-style-type: none"> <li>Employing noise dampening techniques such as solid enclosures or parapets walls to block the line-of-sight between the noise source and the noise-sensitive receptors. Blocking the line of sight with a solid barrier or enclosure would reduce noise levels by at least 5 dBA.</li> </ul>			

EXHIBIT 1

HOUSING ELEMENT IMPLEMENTATION TABLE

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

(CCR Title 25 §6202)

<b>Jurisdiction</b>	<b>Folsom</b>
<b>Reporting Year</b>	<b>January 1, 2025 through December 31, 2025</b>

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**  
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1 Adequate Sites Monitoring	The City shall annually update the vacant and underutilized sites inventory and make the updated inventory available on the City website. The City shall maintain adequate sites to accommodate 2,226 very low-income units, 1,341 low-income units, and 829 moderate-income units within the planning period. The City shall make findings related to the potential impact on the City's ability to meet its share of the regional housing need when approving applications to rezone residentially designated properties or develop a residential site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory, consistent with "no-net-loss" zoning requirements in Government Code Section 65863.	Annually	Annually - The City continues to update the residential vacant land inventory. The Vacant Land Inventory was updated in 2021 as part of the Housing Element update and is currently available on the City's website. For each project proposal to rezone residentially designated properties or develop a residential site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory, the City includes findings related to the potential impact on the City's ability to meet its share of the regional housing need, consistent with "no-net-loss" zoning requirements.
H-2 Create Additional Lower-Income Housing Capacity	The City shall create additional opportunities for high-density housing to ensure the City maintains adequate capacity to meet the lower-income RHNA throughout the planning period. The City shall increase maximum allowable densities in the East Bidwell Mixed Use Overlay, SACOG Transit Priority Areas outside the Historic District, and Folsom Plan Area Specific Plan Town Center. In implementing this program, the City shall strive to disperse affordable housing opportunities and avoid fair housing issues related to overconcentration. The City shall coordinate with property owners along the East Bidwell Street corridor and within the Transit Priority Areas to identify and pursue residential development opportunities. The City shall review and revise Policy 4.7 of the Folsom Plan Area Specific Plan to increase the total number of dwelling units allowed in the Plan Area in order to satisfy the RHNA, as long as infrastructure needs are met. In addition, the City shall coordinate with property owners in the Folsom Plan Area to mitigate for the loss of lower-income housing sites to market rate housing.	Increase maximum allowable densities by 2022; reach out to property owners at least annually	Completed - On August 27, 2024, the City Council certified the Subsequent Environmental Impact Report and approved amendments to the City of Folsom 2035 General Plan, creating capacity for up to 6,046 additional residential units in targeted areas, including the East Bidwell Street corridor, the transit priority areas around the Glenn and Iron Point light rail stations, and the Folsom Plan Area. Additionally, as part of this effort, the City and the Folsom Plan Area landowners agreed to provide a minimum of 956 deed-restricted units in the Folsom Plan Area, ensuring affordability for lower-income households.

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-3 Standards for Transit Oriented Development	The City shall establish development standards for transit-oriented development located within SACOG Transit Priority Areas as part of the comprehensive zoning code update. Development standards should promote sustainable land use practices that reduce vehicle trips and should allow for mixed-use developments as well as stand-alone residential. In addition, the City shall provide for CEQA streamlining consistent with the provisions of SB 375.	2021/ Ongoing	Completed - In 2023, the City secured a \$243,000 Regional Early Action Planning (REAP) grant from the Sacramento Area Council of Governments (SACOG). The funding supported the creation of objective development standards (ODDS) for multi-family, mixed-use, and transit-oriented projects in key areas of the City. The City Council formally adopted the new ODDS in December 2025.
H-4 Accessory Dwelling Unit Tools and Resources	The City shall develop an ADU Design Workbook that provides illustrated examples of the design standards and styles, as well as other design ideas to assist property owners, developers, and architects and to encourage thoughtful, context-sensitive design. The City shall promote ADU tools and resources to homeowners throughout the city to promote mixed-income neighborhoods. The City shall target the production of 194 ADUs by 2029.	2022	Completed - The City of Folsom developed a two-part design workbook as a resource for those interested in designing and building an Accessory Dwelling Unit (ADU). In addition to providing information on design ideas, the workbook explains the City's review and approval process, illustrates the City's ADU objective design standards set forth in Chapter 17.105 of the Folsom Municipal Code, and identifies recommended design styles for the Historic District.
H-5 Accessory Dwelling Unit Incentives	The City shall incentivize and encourage the construction of accessory dwelling units through development fee reductions and/or waivers. The City shall pursue the development of pre-approved plans dependent on available grant funding or opportunities for regional coordination through SACOG. In addition, the City shall reach out to local lenders to encourage them to provide funding for accessory dwelling units. The City shall target the production of 194 ADUs by 2029.	2024	No Action in 2025. The City intends to contact architects in 2026 to gauge interest from those who would like to have their plans pre-approved for use in Folsom.
H-6 Track and Monitor Accessory Dwelling Units and Multi-Generational Units	The City shall track new accessory dwelling units and multi-generational housing units and shall conduct a survey every two years to collect information on the use and affordability of these units. Halfway through the projection period (2025) if determined these units are not meeting a lower-income housing need, the City shall ensure other housing sites are available to accommodate the unmet portion of the lower-income RHNA. The City shall target the production of 194 ADUs and 387 multi-generational housing units by 2029.	Monitor on an ongoing basis and determine affordability by 2025	Ongoing - The City tracks accessory dwelling units and multi-generational housing units as part of the Housing Element Annual Report. In 2025, the City issued building permits for 19 ADUs and 4 multi-generational housing units.
H-7 Development Impact and Permit Fees	The City shall undertake a review of its development impact and permit fees to reconfirm the relationship between required services and fees paid. As part of this study, the City shall review the financial needs of affordable housing projects, determine whether or not City fees can be reduced to facilitate affordable housing development, and identify options for the City to offset the foregone revenues from other sources.	2022	Ongoing - The City currently provides a 50% reduction in impact fees for studio units in multi-family projects. In 2025, after completing a nexus study on inclusionary housing in-lieu fees, the City decided to continue exempting rental residential projects from inclusionary requirements. The study also led to a shift toward a per-square-foot basis for calculating the in-lieu fee. At the same time, the City Council approved an exemption for for-sale units that are 1,500 square feet or smaller, aiming to encourage more "missing middle" housing options.

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-8 Objective Design Standards for Multifamily Housing	The City shall rescind the Design Guidelines for Multifamily Development upon adoption of the Housing Element and shall adopt objective design standards for multifamily development, as part of the comprehensive zoning code update.	2021	Completed - In December of 2025, the City adopted objective design standards (ODDS) for multifamily development. The ODDS apply to new multi-unit and mixed-use residential projects – including apartments, condominiums, and townhomes – in specific areas identified in the City of Folsom’s 2035 General Plan. These areas include the East Bidwell Corridor Mixed-Use Overlay, the Folsom Boulevard Transit-Oriented Development Overlay, and the Folsom Plan Area Specific Plan Town Center Overlay. As part of this effort, the City also rescinded the previous Design Guidelines for Multifamily Development.
H-9 Conduct Inclusionary Housing Fee Study	The City shall prepare a fee study on the City’s inclusionary housing in-lieu fee to determine the financing gap or subsidy required to produce affordable units and the appropriate fee that may be charged to new housing developments if the developer chooses to satisfy its inclusionary requirement through in-lieu fees. Depending on the findings from the study, the City may consider revising the Ordinance to update the methodology for calculating the inclusionary housing in-lieu fee.	2022	Completed - In 2025, the City completed a nexus study evaluating its inclusionary housing in-lieu fees. Based on the study’s findings, the City chose to maintain its existing exemption for rental residential projects, concluding that inclusionary requirements should continue to apply only to for-sale development. The study also established a new methodology for calculating the in-lieu fee, shifting to a per-square-foot approach to better align the fee with unit size and project scale. In conjunction with these updates, the City Council approved an exemption for for-sale units 1,500 square feet or smaller to help support the production of “missing middle” housing types.
H-10 Provide Information on Affordable Housing	The City shall create and distribute educational materials, including a page on the City website, social media posts, and/or brochures, to provide information on the needs and benefits of affordable housing and available resources in the city. The City shall collaborate with local homeless service providers to provide information on homeless needs in the city.	Create educational materials by September 2022	Ongoing - The City distributes educational materials, including information on the City website, social media posts, and/or brochures, to provide information on the needs and benefits of affordable housing and available resources in the city. The City website also includes homeless resource information and referral. In 2023, the city housing intern updated several housing resource documents which can be found at the following link: <a href="https://www.folsom.ca.us/government/community-development/housing-services/affordable-housing">https://www.folsom.ca.us/government/community-development/housing-services/affordable-housing</a>
H-11 Local Funding for Affordable Housing Development	As available, the City shall allocate funds from the City’s Housing Fund toward the development of affordable housing units for low-, very low-, and extremely low-income households. The City shall explore the possibility of establishing priorities for the distribution of funds, which may include criteria such as income targeting, housing for special needs including seniors and persons with disabilities, number of bedrooms, amenities, support services, and target geographies that serve to affirmatively further fair housing. The City shall provide funding to support approximately 580 affordable units by 2029.	Establish priorities by 2024	Ongoing - The City continues to use the Housing Fund toward the development of affordable housing units for low-, very-low, and extremely low households. In 2021, two multi-family affordable apartment projects (Sage at Folsom and Mangini Place) received project approval and loan commitments from the City. The 100% multifamily senior Sage at Folsom apartment project received a \$2,750,000 loan from the City for the construction of 110 affordable units. The 100% affordable multifamily Mangini Place project received a \$6,860,000 loan from the City for the construction of 150 affordable units. In 2022, the City provided a secondary affordable housing loan in the amount of \$588,265.55 to the 100% affordable 75-unit Bidwell Place Apartment project to offset unanticipated Quimby parkland dedication in lieu fees. In 2024, the Harrington Grove Apartments project received design review approval and a \$2,700,000 loan commitment from the City for the construction of a 52-unit affordable family apartment department.

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-12☐Incentives for Affordable Housing Development	The City shall provide incentives for affordable housing development, including density bonus, fee deferrals or reductions, and reduced fees for studio units (e.g., two-for-one studio fee rate program described in Chapter 16.70 of the Folsom Municipal Code). The City shall also provide outreach to attract and support affordable housing developers in the city, including developers of senior housing, extremely low-income units, and permanent supportive housing for persons with disabilities and developmental disabilities. The City shall target production of 2,150 affordable units by 2029. This will serve to affirmatively further fair housing within the region by providing affordable housing within places of high opportunity.	Provide outreach annually; ongoing	Ongoing – The City continues to offer incentives that support the development of affordable housing. In 2021, the 152-unit, 100% affordable Mangini Place Apartments received approval for fee deferrals and a density bonus. In 2022, the 111-unit Sage at Folsom senior apartment community—also 100% affordable—received a fee deferral. In 2024, three additional projects were granted density bonuses: the 136-unit Vintage Senior Apartments, Habitat for Humanity’s 10-unit for-sale Persifer Street project, and the 52-unit Harrington Grove 100% affordable apartment development. In 2025, the City engaged in discussions with the Alta California Regional Center to learn more about their efforts to partner with developers to provide housing support for individuals with developmental disabilities. These conversations are ongoing, and the City is interested in assisting where possible to help advance these housing opportunities.
H-13☐Update Density Bonus Ordinance	The City shall update the City’s density bonus ordinance, as part of the comprehensive zoning code update, to reflect recent changes in State law.	2021	Underway - Planned for completion as part of the Zoning Code update, which is scheduled for adoption late 2026.
H-14☐Facilitate Affordable Housing on Large Sites	The City shall encourage property owners and affordable housing developers to target and market the availability of sites with the best potential for development by facilitating meetings between willing property owners of large sites and willing affordable housing developers, when sufficient housing subsidy resources are available. To assist the development of housing for lower income households on larger sites (e.g., more than 10 acres), the City shall strive to streamline the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development, and process fee deferrals related to the subdivision for projects affordable to lower income households. The City shall target production of 635 lower-income units through this program by 2029.	Ongoing	Ongoing - The City continues to work with affordable housing developers and property owners in order to assist the development of housing affordable to lower income households. In addition, the City continues to streamline the approval process for land divisions, lot line adjustments, and/or specific plans and process fee deferrals for projects affordable to lower income households. In 2024, to support the development of housing for lower-income households on larger sites, the City worked with the developer of Parcel 61 on a parcel map that carved out a smaller parcel suitable for affordable housing and included a deed restriction for the future development of 64 affordable units.
H-15 Affordable Development at the Glenn/Robert G Holderness Station	The City shall pursue opportunities to work with an affordable housing developer to construct affordable housing at the Glenn/Robert G Holderness Station parking lot site. The City shall target production of 74 lower-income units on the site by 2029. The City shall coordinate with Sacramento Regional Transit to ensure the site continues to meet the parking demands for the light rail station.	Initiate process by 2026	Ongoing - As part of the 2022 Targeted Multi-family and Mixed-use Housing Study public outreach efforts, the City initiated conversations with Sacramento Regional Transit regarding the future affordable housing development opportunities at the Glenn/Robert G Holderness Station parking lot site and the need to maintain park and ride spaces on site or adjacent to the site. In 2024/2025, the City adopted a General Plan Amendment and ODDS that increase the site’s suitability for higher-density affordable housing development. In 2025, the City also held conversations with several affordable housing developers to explore development opportunities at this site.

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-16 Facilitate Affordable Housing Development on City Owned Land	The City shall facilitate the construction of affordable housing, including possible accessory dwelling units, on the City-owned sites located at 300 Persifer Street (APN 070-0172-048) and on Riley Street near Comstock Drive (APN 071-0190-076). The City shall collaborate with interested affordable housing developers to sell or lease surplus City land for the construction of deed-restricted affordable housing, consistent with the Surplus Land Act. The City shall target production of 16 affordable units on City-owned sites by 2029.	2022	In December of 2021, the City Council approved the sale of surplus land located at 300 Persifer Street to Habitat for Humanity of Greater Sacramento, Inc. for the purpose of developing for ten for-sale affordable housing units. The sale of the land was finalized in December of 2024, and construction of ten affordable housing units was completed in 2025, providing the dream of home ownership to ten low income households. In 2025, the City Council approved Resolution No. 11449, declaring a portion of the 0.58-acre Comstock Drive site (APN 071-0190-076) as exempt surplus land and authorizing the disposition of a portion of the site through a property exchange. This action will make the remaining city-owned land more suitable for future housing development by creating a rectangular-shaped parcel.
H-17 Study the Purchase of Land for Affordable Housing	The City shall explore the feasibility and appropriateness to establish a program to use housing trust fund money or other sources to purchase land to support the development of affordable housing dispersed throughout the city. If the City finds the purchase of land to be infeasible, the City shall continue to use funds to provide gap financing for affordable housing development.	2026	No Action in 2025. The City plans to explore the feasibility of using housing money to purchase land to support future development of affordable housing units in 2026.
H-18 Prioritize Infrastructure for Affordable Housing	The City shall establish procedures for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.	2022	The City updated the Mangement Plan in 2025 and will evaluate priority procedures for sewer service in 2026.
H-19 Participate in Sacramento County CDBG Program	The City shall continue to coordinate with the Sacramento Housing and Redevelopment Agency (SHRA) to receive Community Development Block Grant (CDBG) to support the Renter’s Helpline and housing rehabilitation programs, including the Seniors Helping Seniors Program. The City shall target 550 units for housing rehabilitation assistance by 2029.	Ongoing	Ongoing - The City continues to maintain a close working relationship with SHRA and currently participates in the CDBG and HOME Programs with SHRA. The CDBG funds are utilized to subsidize minor and major grants for the City of Folsom's Senior Helping Senior Program.
H-20 Housing Choice Vouchers	The City shall continue to participate in the Housing Choice Voucher Program, administered by the Sacramento Housing and Redevelopment Agency (SHRA), with a goal of providing rental assistance to lower-income residents. The City shall work with SHRA to promote the Housing Choice Voucher Landlord Incentive Program offered by the SHRA to encourage new landlords to accept housing choice vouchers, with the goal of distributing affordable housing throughout the city. The City shall target 120 housing choice voucher recipients per year. The City shall post information on the City website, through social media, and in letters to landlords.	2022 / Ongoing	Ongoing - The City continues to participate with SHRA for administration of Housing Choice Vouchers. In 2024, Folsom had 296 households using vouchers. This number is well in excess of the 120 recipients per year target and is over 14% higher than the previous year's number of 258.

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-21 ☐ Mortgage Credit Certificate Program	The City shall continue to participate in the Mortgage Credit Certificate Program, administered by the Sacramento Housing and Redevelopment Agency (SHRA), to assist low-income first-time homebuyers purchase a home. The City shall target assistance for approximately 20 households by 2029, subject to availability of Program funds. The City shall publicize the program on the City website and prepare written materials.	Ongoing	Ongoing - The City continues to participate in the Mortgage Credit Certificate (MCC) Program administered by SHRA. Since, 1990, 79 Folsom households have been issued a MCC. Note: The MCC has not had a single family allocation since 2019.
H-22 ☐ Additional State, Federal, and Regional Funding	<p>The City shall work to secure additional funding from State, Federal, and regional sources that can be used to help increase the supply of affordable housing in Folsom. The City shall pursue funding from various grant programs with a goal of obtaining \$5 million dollars for affordable housing through 2029. Such programs may include, but are not limited to:</p> <p>The HOME program that has local funds distributed by the Sacramento Housing and Redevelopment Agency (SHRA);</p> <p>The state Multifamily Housing Program (MHP), sponsored by the Department of Housing and Community Development (HCD);</p> <p>The Permanent Local Housing Allocation (PLHA) fund, sponsored by HCD;</p> <p>The Transit-Oriented Development (TOD) Housing Program, sponsored by HCD; and</p> <p>The Affordable Housing and Sustainable Communities Program (AHSC) which funds transit-oriented development.</p>	Annually	Ongoing - The City, particularly the Community Development Department, continues to work to secure additional funding from state and federal sources that can be used to increase the supply of affordable housing in the City of Folsom. In 2021, the City received three SACOG Regional Early Action Planning Grant Awards totaling \$765,000 to further housing element program goals. In 2022, the City received a SACOG Green Means Go Early Activation Grant in the amount of \$374,000 to fund non-transportation site specific infrastructure for ten for-sale affordable housing units associated the Habitat Persifer Street Project. In 2024, the City received allocations for the 2020 and 2021 PLHA grant funds, totaling \$439,703, to support future affordable housing projects.
H-23 Expand Existing Affordable Housing Developments	The City shall initiate conversations with owners of existing affordable housing complexes to identify potential opportunities and available funding and/or incentives available to expand existing facilities to increase the number of affordable units. The City shall target production of 30 affordable units through the expansion of facilities by 2029.	Initiate conversations in 2023	In 2024, the City initiated discussions with several owners of existing affordable housing complexes to identify potential opportunities to expand existing facilities to increase the number of affordable units.
H-24 Mobile Home Repair and Replacement Loan Forgiveness Program	The City shall continue to provide forgiveness on Community Development Block Grant (CDBG) loans for improvements to manufactured housing units experiencing economic hardship, as defined by, and subject to, HUD guidelines.	Ongoing	Completed - Since the program's inception in 2011, the City has forgiven thirteen (13) Mobile Home Repair and Replacement loans due to financial hardship. There are no more outstanding Mobile Home Repair and Replacement loans, with the last one being forgiven in February of 2024.

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-25 Housing Conditions Survey	The City shall seek funding through the Community Development Block Grant, or other funding sources, to conduct a survey of housing conditions in the city. The survey shall identify housing units in need of rehabilitation or replacement and be used to seek funding to support housing rehabilitation programs.	2025	In 2023, the City's housing intern conducted a targeted housing conditions windshield survey of Block Group 3, Census Tract 84.04. The homes in this area were constructed between 1916 and 1938, with 60% of homes owner occupied and 40% rentals. Based on the windshield survey results, 13% of the housing units in this area were identified as showing signs of needing moderate repair and only one home was categorized as needing substantial repairs. None of the units were considered dilapidated.
H-26 Code Enforcement	The City shall continue to encourage the rehabilitation of substandard residential properties by homeowners and landlords, using the Code Enforcement program, when necessary, to improve overall housing quality and conditions in the city.	Ongoing	Ongoing - The City continues to encourage rehabilitation of substandard residential properties in the City of Folsom.
H-27 Seniors Helping Seniors Program	The City shall continue to provide financial assistance for health, safety, emergency and accessibility home repairs to low-income seniors and low-income mobile homeowners through the Seniors Helping Seniors Program, subject to availability of Program funds. The City shall target financial assistance for 550 households by 2029.	Ongoing	Ongoing - The City continues to provide financial assistance for minor home repairs to low-income seniors through the Seniors Helping Seniors Program. In 2024, \$235,430 of financial assistance was provided through this program and 75 eligible senior households were served. In addition, the City provides grants for major home repairs through the Senior Helping Seniors Program. In 2024, the City provided three major home repair grants totaling \$22,552.
H-28 Habitat for Humanity Home Repair Program	The City shall work with Habitat for Humanity to promote the Home Repair Program offered by Habitat which responds to health, accessibility and safety concerns in homes owned by low-income families, veterans, and elderly residents on limited incomes. By fixing the long-deferred maintenance projects, critical repairs and code violations, this program helps families stay in their already affordable homes and avoid displacement. The City shall target home repairs for 3 units per year.	Ongoing	Ongoing - The City of Folsom has partnered with Habitat for Humanity of Greater Sacramento and continues to promote the organization's Home Repair Program, which provides critical home repairs and accessibility improvements for eligible residents. The City has supported the program through e-news communications and various social media platforms to raise awareness among Folsom households.
H-29 Emergency Shelter Facility Development	The City shall continue to encourage and provide technical assistance to local organizations and community groups to help develop emergency shelter facilities in Folsom. The City shall encourage the removal of any neighborhood barriers for any applications for an emergency shelter and shall target development of emergency shelter facilities sufficient to provide, at minimum, 47 emergency shelter beds.	Ongoing	Ongoing - The City continues to provide technical assistance to local organizations and community groups to help develop emergency shelter facilities in Folsom.
	As part of the City's comprehensive Zoning Code Update, the City shall amend the zoning code to ensure compliance with State law as follows: Allow "low barrier navigation center" developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662.  Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted, consistent with Government Code Section 65651(a).		Underway - Planned for completion as part of the Zoning Code update, which is scheduled for adoption late 2026.

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-30 Zoning Code Amendments for Special Needs Housing	<p>Establish appropriate parking standards for residential care homes and remove parking requirements for occupants of emergency shelters consistent with Government Code 65583.</p> <p>Allow housing for farmworkers in the Agricultural-Reserve District (A-1-A) or shall amend the zoning code to remove the Agricultural-Reserve District (A-1-A).</p> <p>Review and amend the zoning code, as necessary, to ensure requirements for group homes of more than six persons are consistent with State law and fair housing requirements.</p> <p>Review and amend the zoning code to revise findings for reasonable accommodations to remove constraints to housing for persons with disabilities and to reduce the burden of the applicant to determine other reasonable accommodations that provide an equivalent level of benefit.</p> <p>Establish a mobile home zoning district and amend the zoning map to apply the mobile home zoning district to all existing mobile home parks.</p> <p>Amend the zoning code to establish a written procedure to implement streamlined ministerial approval in compliance with Senate Bill 35</p>	2021	
H-31 Homeless Services	<p>The City shall work with Sacramento County and local community-based organizations to explore opportunities and form partnerships to bring satellite service for individuals experiencing or at risk of experiencing homelessness (e.g., drug addiction and mental health services, health clinics, career centers) to Folsom. [Source: New program]</p>	2022/ Annually	Ongoing - The City continues to work with Sacramento County and local community-based organizations to explore opportunities and form partnerships to bring satellite service for individuals experiencing or at risk of experiencing homelessness
H-32 Fair Housing Information	<p>The City shall also continue to use CDBG funds to support telephone counseling and mediation services provided through the Renter's Helpline. The City shall continue to make information regarding State and Federal fair housing requirements available at a designated office in City Hall, on the City's website, and at the Folsom Public Library. The City will also assist individuals with complaints in contacting the appropriate agency. The City shall also conduct annual targeted outreach (education campaigns, workshops, etc.) to multifamily rentals to distribute information regarding fair housing and the Renters Helpline. [Source: City of Folsom 2013 Housing Element, Goal H-6, Program H-6.A.]</p>	Annually	Ongoing -The City continues to use CDBG funds to support telephone counseling and mediation services provided through the Renter's Helpline. The City also continues to make information regarding State and Federal fair housing requirements available to the public and to conduct outreach campaigns on affordable housing resources.
H-33 Affirmative Marketing Plan	<p>The City shall require affordable developers to prepare an affirmative marketing plan, as a condition of receiving public funding, and shall require encourage private developers to prepare an affirmative marketing plan. The affirmative marketing plan shall that ensures marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, sex, handicap, and familial status. [Source: New program]</p>	2024	Complete - The City requires as a condition of approval that affordable housing developers prepare an affirmative marketing plan that is designed to attract renters and buyers of diverse demographics.
H-34 Green Means Go Program	<p>The City shall support the SACOG Green Means Go program by accelerating infill development that reduces vehicle trips. In addition to the East Bidwell Corridor and the Transit Priority Areas, the City shall consider identifying the area on Greenback Lane near River Rock Drive as a Green Zone targeted for infill and compact development. [Source: New program]</p>	2021	Complete - The City continues to support the SACOG Green Means Go Program and the area on Greenback Lane near River Rock Drive has been identified as a Folsom Green Zone to encourage infill and compact development.

## EXHIBIT 2

### REGIONAL HOUSING NEEDS ALLOCATION TABLE

# Housing Element Annual Progress Report

## Appendix B

**EXHIBIT 2: Regional Housing Needs Allocation Table**

Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-05/14/2021	2021	2022	2023	2024	2025	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted		-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted		-	4	11	15	-	6	43	-
	Non-Deed Restricted		-	-	-	-	7	-	-	-
Very Low	Deed Restricted	2,226	-	19	63	18	-	7	182	2,044
	Non-Deed Restricted		-	16	11	5	-	-	-	-
Low	Deed Restricted	1,341	-	51	36	127	10	38	347	994
	Non-Deed Restricted		-	14	21	14	23	13	-	-
Moderate	Deed Restricted	829	-	1	-	2	-	1	817	12
	Non-Deed Restricted		-	-	66	551	186	10	-	-
Above Moderate		1,967	-	572	1,035	778	677	411	3,473	-
Total RHNA		<b>6,363</b>								
Total Units			-	<b>677</b>	<b>1,243</b>	<b>1,510</b>	<b>903</b>	<b>486</b>	<b>4,819</b>	<b>3,050</b>

EXHIBIT 3

HOUSING ELEMENT ANNUAL PROGRESS REPORT

APPENDIX B

# Housing Element Annual Progress Report

## Appendix B

### EXHIBIT 3: Housing Production and Development Activity Summary

Building Permits Issued by Affordability Summary			
Income Level			Current Year
Acutely Low	Deed Restricted		0
	Non-Deed Restricted		0
Extremely Low	Deed Restricted		6
	Non-Deed Restricted		0
Very Low	Deed Restricted		7
	Non-Deed Restricted		0
Low	Deed Restricted		38
	Non-Deed Restricted		13
Moderate	Deed Restricted		1
	Non-Deed Restricted		10
Above Moderate			411
<b>Total Units</b>			<b>486</b>
Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	144	411	559
2 to 4 units per structure	8	0	42
5+ units per structure	118	52	671
Accessory Dwelling Unit	7	23	29
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>277</b>	<b>486</b>	<b>1301</b>
Infill Housing Developments and Infill Units Permitted	# of Projects	Units	
Indicated as Infill	20	70	
Not Indicated as Infill	416	416	

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



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