

# Folsom City Council Meeting

## Additional Information Transmittal

<b>MEETING DATE:</b>	10/14/2025
<b>AGENDA SECTION:</b>	Public Hearing
<b>STAFF REPORT TITLE</b>	Ordinance No. 1353 - An Ordinance of the City of Folsom Amending Chapter 17.52 of the Folsom Municipal Code for the Historic District Relating to Design Review, Sign Permits, Demolitions, and Accessory Buildings (Introduction and First Reading) and Determination that the Project is Exempt from CEQA
<b>FROM:</b>	Community Development Department

Staff is providing the attached additional information for the above-referenced agenda item.

1. Comment letter from Mr. Bob Delp.

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**Instructions to staff:** Deliver original and 30 stapled/double-sided copies to the City Clerk's Department; City Clerk's Department will distribute via email and hardcopy to City Council, City Manager, City Attorney, and City Clerk.

Updated: Jan 2025

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

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

**Dear City Councilmembers:**

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

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

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

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

**1. Historic District Commission Role**

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

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

## **2. Full Cost Recovery of 2011 Resolution 8801**

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

## **3. The California Environmental Quality Act**

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

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

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

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

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

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<sup>1</sup> E.g., proposed revisions to 17.52.360 and 17.52.370 addition of “as well as the expiration and extension of such permits” to the HDC’s final authority; acting as the appeal hearing body for proposed new design review authority of the Community Development Director.

- e. privacy walls and fencing, excluding chain link, which is not allowed,
- f. aboveground spas and hot tubs located outside of the [sic] front and street side yards,
- g. solar panels,
- h. outdoor cooking facilities located outside of the front and street side yards.

An express design review exemption of these features would not only eliminate any City review or public comment opportunity, but also would eliminate any obligation for individuals undertaking such property modifications to design such features in a manner consistent with the express purposes of FMC 17.52 that would otherwise be required without the proposed design review exemption. Express purposes of FMC 17.52 include, “[t]o ensure that new residential and commercial development is consistent with the historical character of the historic district as it developed between the years 1850 and 1950.” (FMC 17.52.110(B)(5).)

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

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

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

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

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

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

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

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

#### 4. Specific Recommendations

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

##### a. Section 17.52.020 re: Historic District Commission Composition

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

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

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

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

director” that for consistency should also be revised.<sup>5</sup> Additionally, throughout chapter 17.52, references to the "planning, inspections, and permitting department" should be changed to “community development department”.

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

Please be comprehensive and update all occurrences.

**c. 17.52.320 re: Notice and Posting for Design Review**

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

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

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

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

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

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

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

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

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

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

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

**g. 17.52.700 re: Appeals**

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

**CONCLUSION**

Thank you for considering my comments.

Sincerely,



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

**Attachments:**

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

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

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

October 14, 2025

**Attachment 1**

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

**From:** Bob Delp <bdelp@live.com>

**Sent:** Tuesday, August 5, 2025 11:47 AM

**To:** bwhitemyer@folsom.ca.us <bwhitemyer@folsom.ca.us>; Sarah Aquino <saquino@folsom.ca.us>; Mike Kozlowski <mkozlowski@folsom.ca.us>; Justin Raithel <jraithel@folsom.ca.us>; Barbara Leary <bleary@folsom.ca.us>; Anna Rohrbough <annar@folsom.ca.us>; Pam Johns <pjohns@folsom.ca.us>; Desmond Parrington <dparrington@folsom.ca.us>

**Subject: Request for Reconsideration of the HDC's Role**

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

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

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

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

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

Thank you for considering my input.

Bob Delp  
916-812-8122 / [bdelp@live.com](mailto:bdelp@live.com)

**Attachment 2**

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

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

DATE: March 2, 2011  
TO: Mayor and City Council Members  
FROM: David E. Miller, AICP, Community Development Director  
SUBJECT: **RESOLUTION NO. 8801 - A RESOLUTION MODIFYING RESOLUTION NO. 8301 TO CONVERT NOTED PLANNING FEES TO DEPOSITS AND DIRECTING STAFF TO IMPLEMENT A PROGRAM FOR FULL COST PLANNING SERVICE FEES**

**BACKGROUND /ISSUE**

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

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

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

**POLICY / RULE**

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

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

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

### **ANALYSIS**

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

#### **Base Cost**

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

#### **Project Initiation**

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

#### **Full Cost Billing**

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

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

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

Consultants

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

Non-Residential Plan Check Fee

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

Residential Landscape Review Fee

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

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

<b>Entitlement</b>	<b>Folsom</b>	<b>Roseville</b>	<b>Sacramento</b>	<b>Elk Grove</b>	<b>Rancho Cordova</b>
<b>General Plan Amendment</b>	\$3,651-\$7,300	\$4,934-\$13,074	\$20,000	\$12,371	\$15,000
<b>Rezone</b>	\$2,502-\$4,997	\$5,154-\$13,338	\$8,000-\$20,000	\$10,176	\$15,000
<b>Specific Plan Amendment</b>	\$5,892	\$5,139-\$13,075	\$10,000	\$3,443	\$5,000
<b>Tentative Parcel Map</b>	\$4,754	\$1,698	\$500 per lot	\$4,854	\$10,000
<b>Tentative Subdivision Map</b>	\$5,721+\$30 per lot	\$3,338-\$4,832	\$500 per lot	\$7,533	\$10,000-\$20,000
<b>Planned Development Permit</b>	\$7,640+\$38 2 per acre	\$4,627	\$6,200	\$5,281	\$10,000
<b>Conditional Use Permit</b>	\$4,954	\$4,085	\$4,000-\$9,000	\$5,223	\$10,000
<b>Variance</b>	\$1,405	\$2,430	\$3,000	\$3,228	\$10,000

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

### **FINANCIAL IMPACT**

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

### **ENVIRONMENTAL REVIEW**

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

### **ATTACHMENTS**

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

### **RECOMMENDATION/CITY COUNCIL ACTION**

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

Submitted,



David E. Miller, AICP  
Community Development Director

**Attachment #1**  
**City Council Resolution**

**RESOLUTION NO. 8801**

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

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

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

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

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

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

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

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

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

AYES: Council Member(s):  
NOES: Council Member(s):  
ABSENT: Council Member(s):  
ABSTAIN: Council Member(s):

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Andrew J. Morin, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

Resolution No. 8801  
Page 1 of 2

000006

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

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



PLANNING and REDEVELOPMENT  
311 VERNON STREET \* ROSEVILLE, CA 95678

**Planning Fee Schedule - Effective July 1, 2010**

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

ENTITLEMENT (APPLICATION TYPE):	FEE	Full Cost Base Cost	ENTITLEMENT (APPLICATION TYPE):	FEE	Full Cost Base Cost
<b>APPEALS</b>			<b>SIGNS</b>		
1. Planning Director's Decision	\$454		1. Standard Sign Permit	\$117	
2. PC/DC Decision to City Council	\$425		2. Planned Sign Permit Program	\$512	
<b>ANNEXATIONS</b>			3. Sign Permit/Program - Public Hearing Req.	\$1,010	
1. Annex/PZ/Detach/SOI/(FULL COST/Deposit) <sup>1</sup>		\$11,786	4. Administrative Permit for Sign Exception <sup>2</sup>	\$717	
<b>DEVELOPMENT AGREEMENTS</b>			5. PSP Minor Modification <sup>3</sup>	\$58	
1. Adoption of Specific Plan (FULL COST/Deposit) <sup>1</sup>		\$6,837	<b>SPECIFIC PLAN AMENDMENT</b>		
2. Amendment of SPA (FULL COST/Deposit) <sup>1</sup>		\$6,837	1. SPA Adoption, Map/Text (FULL COST/Deposit) <sup>1</sup>		\$11,786
3. Associated with Affordable Housing	\$1,244		2. SPA 10 Acres or LESS, Map or Text	\$5,139	
4. Associated with Single Topic Item	\$2,474		3. SPA 11+ Acres, Map/Text (FULL COST/Deposit) <sup>1</sup>		\$13,075
<b>ENVIRONMENTAL REVIEW</b>			4. SPA Text/Policy Deposit (FULL COST/Deposit) <sup>1</sup>		\$13,075
1. Exemption WITHOUT Initial Study	\$176		<b>SUBDIVISIONS/CONDOMINIUMS*</b>		
2. Exemption WITH Initial Study	\$425		1. Grading Plan / Minor	\$1,201	
3. Negative Declaration with NO Mitigation	\$630		2. Grading Plan / Major	\$2,489	
4. Tiered Negative Declaration WITH Mitigation	\$1,288		3. Lot Line Adjustment	\$1,201	
5. EIR Deposit (FULL COST/Deposit) <sup>1</sup>		\$11,786	4. Extension to a Tentative Map	\$1,201	
<b>GENERAL PLAN AMENDMENT</b>			5. Voluntary Merger	\$1,201	
1. Entitlement Fee - GPA 10 Acres of LESS, Map/Text	\$4,934		6. Reversion to Acreage	\$1,698	
2. GPA 11+ Acres, Map/Text (FULL COST/Deposit) <sup>1</sup>		\$13,074	7. Minor Modification to a Tentative Map	\$1,201	
3. GPA - Text Policy Amend (FULL COST/Deposit) <sup>1</sup>		\$13,074	8. Major Modification to a Tentative Map	\$2,796	
<b>PUBLIC UTILITY EASEMENT ABANDONMENT</b>			9. Tentative Parcel Map with 4 or fewer Lots	\$1,698	
1. Summary Vacation	\$1,259		10. Tentative Map, 5 through 99 Lots	\$3,338	
2. General Vacation	\$1,772		11. Tentative Map, 100 through 499 Lots	\$4,832	
			12. Tentative Map, 500+ Lots (FULL COST/Deposit) <sup>1</sup>		\$12,254

KEY: <sup>1</sup>Full Cost/Base Cost to be collected at submittal. An estimate of processing cost will be provided at PEM. Applicant to pay 100% of Actual Cost to process requested Entitlement.

\*Condominium subdivision category has been added to assist in the processing and tracking of condominium units

<sup>2</sup> Previously processed as Sign Variance

<sup>3</sup> Previously processed as ZCC

600000

ENTITLEMENT (APPLICATION TYPE:	FEE	Full Cost Base Cost	PROCEDURES FOR FULL COST FEES
<b>ZONING ORDINANCE ENTITLEMENTS</b>			<b>I. Base Cost</b> The base costs for processing a full cost application represents the minimum amount of staff time invested by the Planning and Redevelopment Department in processing a certain entitlement. This base fee has been generated based on a time-motion analysis that is available upon request from the Planning and Redevelopment Department. This base cost is non-refundable.
1. Administrative Permit	\$717		<b>II. Project Initiation</b> Concurrent with the start-up of a Full Cost project, the applicant shall enter into an agreement for Full Cost billing. This agreement shall be provided to the applicant from the Planning and Redevelopment Department. Per the provisions of this agreement, the applicant shall pay the base costs associated with the individual entitlements associated with the project.
2. Conditional Use Permit	\$4,085		<b>III. Full Cost Billing</b> Following project initiation and payment of the base cost fee, Planning and Redevelopment staff will record time spent working on the project against the base cost. Once staff time exceeds that covered under the base cost, the applicant shall be billed on a monthly basis. These charges will be based on current staff costs per adopted City labor contracts, plus a factor for direct and indirect costs. The Planning and Redevelopment Department can be contacted for current rates.
3. CUP Extension or Modification	\$2,650		Included in the monthly billing will be the costs incurred by the following City departments: City Attorney, Housing, Community Development, Parks and Recreation and Planning and Redevelopment. These costs are outside of what is reflected in the Base Cost.
4. Design Review Permit	\$4,627		<b>IV. Consultants</b> As may be required by the Planning Department for project evaluation or environmental review, all consultant work shall be paid for by the project applicant and shall be included in the payment agreement. The City shall charge 10% of the contract amount for City action. The cost for consultant fees will be paid as a one time cost.
5. DRP/Minor Approved at Public Counter	\$102		<b>V. Plan Check Fee</b> This fee shall be 15% of the building Plan Check Fee for New Non-Residential construction (Commercial and Multi-family). Fee to be collected with Building's Plan Check Fee.
6. DRP/Residential Subdivision w/other Permit	\$2,870		<b>REFUND POLICY</b> <i>Application fees are not refundable except as follows:</i>
7. DRP Extension or Modification	\$2,650		1. Refund of 100% shall be made if a determination is made by the Planning Director that the permit and associated fee are not required by the City of Roseville Municipal Code or adopted City Resolution.
8. CUP/DRP Process with another Permit	\$2,225		2. If an applicant requests withdrawal of a permit prior to the PEM, refund of 50% of the applicable fee shall also be refunded.
9. Flood Encroachment Permit	\$3,719		3. No refund of application fees shall be made after a Project Evaluation Meeting has been held, unless a fee waiver is approved by the Roseville City Council.
10. MPP Stage 1 or Stages 1 & 2 (FULL COST/Deposit) <sup>1</sup>		\$14,846	<b>KEY</b>
11. MPP Stage 2, Mod/Exten of Stage 1 &/or 2	\$2,650		<sup>1</sup> Full Cost/Deposit to be collected at submittal. Applicant to pay 100% of Actual Cost to process requested Entitlement. -See FULL COST Discussion
12. MPP Administrative Modification	\$776		<sup>2</sup> Non-Residential - :Per Building Code, this includes Commercial and Multi-family developments. Plan Check Fees to be assessed as part of Building Department Plan Check Fee.
13. Planned Development Permit	\$4,627		<sup>3</sup> Parking In Lieu Fee is an optional fee that non-residential uses in the Downtown Specific Plan Area can utilize instead of providing required parking on-site. Fees for the 1 <sup>st</sup> stall will be \$800 (10%), 2 <sup>nd</sup> stall \$2,000 (25%), 3 <sup>rd</sup> stall (50%), 4 <sup>th</sup> stall \$6,000(75%) and 5 or more stalls \$8,000 (100%) of the in lieu fee.
14. TP Admin - Approved at Public Counter	\$88		E:/budget/Fee Schedule Effective 07/01/2010
15. TP - Req. Public Hear for SFD or 10 trees/Less	\$1,772		
16. TP - Req. Public Hear for DRP/TM or 11+ trees	\$2,723		
17. Administrative Variance	\$600		
18. Variance to Develop Standards Req. Public Hearing	\$2,035		
19. Variance to Parking Standards	\$2,430		
20. Zoning Clearance Approved Public Counter	\$58		
21. Zoning Interpretation - Hearing Required	\$1,537		
22. Zoning Interpretation - Non Hearing Item	\$73		
<b>ZONING ORDINANCE AMENDMENTS</b>			
1. Zoning Text Amend (Zoning, Subd, Sign) (FULL COST/Deposit) <sup>1</sup>		\$7,965	
2. Zoning Map Change (RZ) 10 Acres or LESS	\$5,154		
3. Zoning Map Change (RZ) 11+ Acres (FULL COST/Deposit) <sup>1</sup>		\$13,338	
<b>OTHER</b>			
1. New Non-Residential Plan Check <sup>2</sup>	15% of Building Plan Check Fee		
2. Commercial Plan Check - TI <sup>2</sup>	\$58		
2. Planning Dept. Plot Plan Review (Bundles of 10)	\$58		
3. Radius List Prep-Previously Developed Area	\$58		
4. Preparation Undeveloped Area/Mailing	\$146		
5. Farmer's Market Permit	\$410		

Attachment #3  
City of Roseville Planning Department  
Sample Agreement for Full Cost Billing

**Agreement for Full Cost Billing**

I understand that charges for staff time spent processing this application will be based on the current staff costs per adopted City labor contracts plus a factor for direct and indirect costs. Please contact the Planning Division for a handout of current billing rates.

I understand that my initial fee is considered to be a base cost for processing. This initial fee will set up an account that shall be charged at the current rate for all staff processing time. I understand that should the final costs be more than the initial fee, I will be billed quarterly for the additional charges. I also understand that payments received after the due date will be assessed a late fee equal to ten percent (10%) of the amount past due.

I understand that staff processing time may include, but is not limited to: Planning and Other City Departments: City Attorney, Housing, Community Development, and Parks & Recreation. This also includes but is not limited to; Pre-application review of plans; reviewing plans / submittal packages; routing plans to, and communicating with inter-office departments and outside agencies; researching documents relative to site history; site visits; consulting with applicant and/or other interested parties either in person by phone; preparing environmental documents; drafting of staff reports and resolutions; preparing pertinent maps, graphs and exhibits; and attending meetings / public hearings before the Design Committee/Planning Commission/City Council.

I also understand that receipt of all discretionary approvals does not constitute an entitlement to begin work. Non-discretionary approvals may be required from City development departments and outside agencies. I understand additional fees will be assessed for these approvals. Please refer to the City's Residential or Commercial Fee Schedule for other fees to be assessed prior to the issuance of project permits. These fees may include, but are not limited to: Building Permit fees; Improvement plan fees; Traffic Impact fees; Drainage fees; Parkland Dedication fees; Park Construction fees; Utility fees; Filing fees; and Mapping fees.

*As applicant, I assume full responsibility for all costs leading to discretionary approvals (as listed above, incurred by the City in processing this application(s)).*

PROJECT NAME: \_\_\_\_\_

PROJECT DESCRIPTION: \_\_\_\_\_

**BILLING CONTACT INFORMATION:**

NAME: \_\_\_\_\_

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE #: \_\_\_\_\_ FAX #: \_\_\_\_\_

CELL #: \_\_\_\_\_ EMAIL: \_\_\_\_\_

- OWNER     ARCHITECT  
 ENGINEER     OTHER: \_\_\_\_\_

**BILLING ADDRESS, IF DIFFERENT FROM CONTACT:**

NAME: \_\_\_\_\_

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE #: \_\_\_\_\_ FAX #: \_\_\_\_\_

CELL #: \_\_\_\_\_ EMAIL: \_\_\_\_\_

- OWNER     ARCHITECT  
 ENGINEER     OTHER: \_\_\_\_\_

**PROPERTY OWNER OR AGENT AUTHORIZATION:**

NAME: \_\_\_\_\_

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE #: \_\_\_\_\_ FAX #: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**CHOOSE ONE:**

- I am the property owner and hereby authorize the filing of this agreement.  
 I am the applicant and am authorized by the owner to file this agreement.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

For Staff Use Only	(Date Stamp)
PROJECT ADDRESS: _____	
JOB NUMBER: _____	
Total Deposit Fee: \$ _____	
Receipt #: _____	
Received By: _____	

October 14, 2025

**Attachment 3**

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

**From:** Desmond Parrington <dparrington@folsom.ca.us>

**Sent:** Tuesday, September 2, 2025 4:38 PM

**To:** glennfait@aol.com <glennfait@aol.com>

**Cc:** John Lane <jlane@teichert.com>; folsomcandy@sbcglobal.net <folsomcandy@sbcglobal.net>; Pam Johns <pjohns@folsom.ca.us>; Bob Delp <bdelp@live.com>; Loretta Hettinger <loretta@shaunv.com>; Josh Kinkade <jkinkade@folsom.ca.us>; Nathan Stroud <nstroud@folsom.ca.us>; Pam Johns <pjohns@folsom.ca.us>

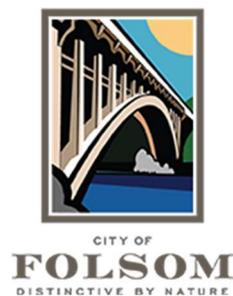
**Subject:** RE: Historic Commission meeting

Hi Glenn:

We wanted to clarify a few things that were in your letter. First, the Historic Preservation Master Plan was adopted by the City Council in Resolution No. 5831 on November 24, 1998. See attached resolution. The Historic District Master Plan included in Appendix D the List of Cultural Resources that you referenced. In addition, the City also has a list of officially listed historic and cultural resources, which have each been approved for listing by the Historic District Commission. I have attached that list as well. That is why we listed both the Historic District Master Plan and the Cultural Resources Inventory in the draft ordinance.

We are going over the proposed changes that you listed and will be able to speak to those at tomorrow night's meeting.

-Desmond



**Desmond Parrington, AICP**  
*Planning Manager*



**City of Folsom**

50 Natoma Street, Folsom, CA 95630



[dparrington@folsom.ca.us](mailto:dparrington@folsom.ca.us)

o:916-461-6233 c:916-216-2813



[www.folsom.ca.us](http://www.folsom.ca.us)

**RESOLUTION NO. 5831**

**A RESOLUTION ADOPTING THE RECOMMENDATIONS  
OF THE MAYOR'S AD HOC COMMITTEE REGARDING  
A COMPREHENSIVE HISTORIC PRESERVATION MASTER PLAN**

**WHEREAS**, the greatest asset of the City of Folsom is its history which includes the first railroad west of the Mississippi, the first long-distance transmitting power plant in the world, the terminus of the Pony Express, and the jumping-off point to the gold fields; and

**WHEREAS**, there are several historic organizations within the City of Folsom that advocate the preservation of the heritage of Folsom and the surrounding area; and

**WHEREAS**, it is appropriate to develop a comprehensive Historic Master Plan to ensure that historic preservation for the City of Folsom is given proper consideration as the City grows; and

**WHEREAS**, a committee of representatives of all the historic preservation groups and interests in the city can develop such a plan so that growth does not mean destruction of the City's unique history;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council does hereby adopt the recommendations of the Mayor's Ad Hoc Committee and does also hereby adopt a comprehensive Historic Preservation Master Plan

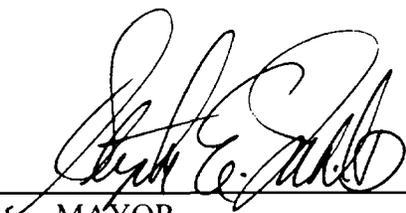
**PASSED AND ADOPTED** by the City Council of the City of Folsom the 24th day of November 1998, by the following roll-call vote:

AYES: Councilmembers Holderness, Drew, Fait, Miklos

NOES: Councilmembers None

ABSTAIN: Councilmembers None

ABSENT: Councilmembers Aceituno

  
MAYOR

ATTEST:

  
CITY CLERK

# CITY OF FOLSOM CULTURAL RESOURCES INVENTORY

## ETHNOGRAPHIC FEATURES - NATIVE AMERICAN

**PN05-004; Four Bedrocks with Fifteen Mortars**

511 Golf Links Drive (in Nisenan Park)

Sites 441 and 450 in California Register of Historical Resources

Included with the Preliminary Cultural Resources Inventory on November 5, 1998

Listed by the Historic District Commission on June 7, 2006

**PN07-436; Three Bedrocks with Twenty Mortars and Two Cupules**

7000 Baldwin Dam Road (Hinkle Creek Nature Area)

Listed by the Historic District Commission on January 2, 2008

## HISTORICAL BUILDINGS/STRUCTURES/FEATURES - TRANSPORTATION RELATED

**PN04-539; The Orangevale Avenue Bridge (the historic Lincoln Highway)**

6615 Orangevale Avenue

Deemed eligible for State Listing on April 14, 2005

Listed by the Historic District Commission on June 15, 2005

**PN04-654; The Southern Pacific Railroad Company's Section Superintendent's House**

815 Oakdale Street

Included with the Preliminary Cultural Resources Inventory on November 24, 1998

Listed by the Historic District Commission on March 2, 2005

**PN07-436; Historic Railroad Alignment (between Folsom and Wildwood)**

7000 Baldwin Dam Road (Hinkle Creek Nature Area)

Included with the Preliminary Cultural Resources Inventory on November 5, 1998

Listed by the Historic District Commission on January 2, 2008

## HISTORIC DISTRICT CULTURAL/ARCHITECTURAL RESOURCES

**PN04-336; The Bradley House (currently the Bradley House Bed and Breakfast Inn)**

606 Figueroa Street

Listed by the Historic District Commission on November 16, 2005

**PN06-394; Emma's Place (originally in the River Way area)**

214 Natoma Street

Included with the Preliminary Cultural Resources Inventory on November 24, 1998

Eligibility confirmed by the Historic District Commission on August 16, 2006

Listed by the Historic District Commission on February 7, 2007

**PN06-436; The Burnham House (historic residence)**

602 Figueroa Street

Listed by the Historic District Commission on February 7, 2007

- PN06-437; The Hyman House (historic residence)**  
603 Figueroa Street  
Listed by the Historic District Commission on February 7, 2007
- PN06-438; The Historic Miller Residence**  
607 Figueroa Street  
Listed by the Historic District Commission on February 21, 2007
- PN06-439; The Historic Klumpp Residence**  
610 Figueroa Street  
Listed by the Historic District Commission on February 21, 2007
- PN06-440; Historic Residence**  
612 Figueroa Street  
Listed by the Historic District Commission on February 21, 2007
- PN06-460; The Historic Ronchi Residence**  
708 Figueroa Street  
Listed by the Historic District Commission on April 4, 2007
- PN06-461; The Historic Hansen Residence**  
709 Figueroa Street  
Listed by the Historic District Commission on April 4, 2007
- PN06-462; The Historic Reed Residence**  
712 Figueroa Street  
Listed by the Historic District Commission on April 4, 2007
- PN06-463; The Historic McFarland Residence**  
713 Figueroa Street  
Listed by the Historic District Commission on April 4, 2007
- PN06-464; The Historic Rumsey Residence**  
714 Figueroa Street  
Listed by the Historic District Commission on April 18, 2007
- PN06-510; The Historic Higgins Residence**  
802 Figueroa Street  
Listed by the Historic District Commission on June 20, 2007
- PN06-511; The Historic Gable Residence**  
806 Figueroa Street  
Listed by the Historic District Commission on June 20, 2007
- PN06-512; The Historic Bartin Residence**  
807 Figueroa Street  
Listed by the Historic District Commission on June 20, 2007
- PN06-513; The Wild House**  
808 Figueroa Street  
Listed by the Historic District Commission on May 16, 2007

**PN06-514; The Historic Ecklon Residence**  
812 Figueroa Street  
Listed by the Historic District Commission on June 20, 2007

**PN06-516; The Bailey Residence**  
813 Figueroa Street  
Listed by the Historic District Commission on June 20, 2007

**PN06-517; The Historic Cox Residence**  
815 Figueroa Street  
Listed by the Historic District Commission on June 20, 2007

**PN06-518; The Historic Perazzo Residence**  
816 Figueroa Street  
Listed by the Historic District Commission on June 20, 2007

**PN12-035; The Historic Chan Residence**  
917 Sutter Street  
Listed by the Historic District Commission on March 7, 2012

#### **HISTORICAL CEMETERIES AND CHURCHES**

**PN05-048; Saint John the Baptist Catholic Church and Cemetery**  
1100 Natoma Street  
Included with the Preliminary Cultural Resources Inventory on November 24, 1998  
Listed by the Historic District Commission on August 3, 2005

**PN06-054; Odd Fellows and Mason's Cemeteries**  
1201 Forrest Street within Lakeside Memorial Lawn Cemetery  
Included with the Preliminary Cultural Resources Inventory on November 24, 1998  
Listed by the Historic District Commission on November 15, 2006

**PN06-195; Landmark Baptist Church (the historic Folsom Methodist-Episcopal Church)**  
609 Figueroa Street  
Included with the Preliminary Cultural Resources Inventory on November 24, 1998  
Listed by the Historic District Commission on December 6, 2006

#### **HISTORIC FEATURES, MINING RELATED RESOURCES**

**PN05-005; Eucalyptus and Olive Grove**  
13417 Folsom Boulevard (within Folsom Lake/Lake Natoma State Recreation Area)  
Included with the Preliminary Cultural Resources Inventory on November 24, 1998  
Listed by the Historic District Commission on June 7, 2006

**PN07-436; Mining Site and Water Conveyance System**  
7000 Baldwin Dam Road (Hinkle Creek Nature Area)  
Listed by the Historic District Commission on January 2, 2008

## **HISTORIC STRUCTURES AND SITES, AGRICULTURAL/RANCHING RELATED**

**PN07-436; Water Storage and Distribution System (supporting cattle operations and orchards)**  
7000 Baldwin Dam Road (Hinkle Creek Nature Area)  
Listed by the Historic District Commission on January 2, 2008

## **HISTORICAL BUILDINGS/STRUCTURES/FEATURES**

**PN21-042; Folsom State Prison**  
300 Prison Road, Represa, CA 95671  
Listed by the Historic District Commission on July 20, 2022



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## Folsom City Council Meeting

# Additional Information Transmittal

<b>MEETING DATE:</b>	10/14/2025
<b>AGENDA SECTION:</b>	Public Hearing
<b>STAFF REPORT TITLE</b>	Ordinance No. 1353 - An Ordinance of the City of Folsom Amending Chapter 17.52 of the <u>Folsom Municipal Code</u> for the Historic District Relating to Design Review, Sign Permits, Demolitions, and Accessory Buildings (Introduction and First Reading) and Determination that the Project is Exempt from CEQA
<b>FROM:</b>	Community Development Department

Staff is providing the attached additional information for the above-referenced agenda item.

1. Full comment letter from Glen Fait (version included in the packet inadvertently cut off the final page of this letter)

---

**Instructions to staff:** Deliver original and 30 stapled/double-sided copies to the City Clerk's Department; City Clerk's Department will distribute via email and hardcopy to City Council, City Manager, City Attorney, and City Clerk.

Updated: Jan 2025

# Reflections on Historic District Law and Preservation Efforts

Balancing Preservation and Property Rights

## Introduction

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

## Background

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

## Historic Committee and Commission

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

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

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

## Historic Preservation Master Plan

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

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

## Purposes of Proposed Change

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

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

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

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

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

## Reference to the Historic Preservation Master Plan

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

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

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

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

## Transparency and Communication

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

### Notice

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

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

The provisions of Section 17.06.070 shall apply within the historic district. In addition, a notice containing the project description and the time and place of the meeting for design review shall be posted on the City website and mailed to property owners directly adjacent to the project site at least five days before the commission or director meeting.

“Directly adjacent to the project site” includes properties across an alley, street, or public right-of-way.

***The community development director shall maintain a list of people and organizations who wish to be notified about proposed projects in the historic district. When notice is sent to neighbors, it will also be emailed to everyone on the list, including all Historic Commission members.***

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

### Elevation to the Historic District Commission

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

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

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

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

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



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# Folsom City Council Meeting

## Additional Information Transmittal

<b>MEETING DATE:</b>	10/14/2025
<b>AGENDA SECTION:</b>	Old Business
<b>STAFF REPORT TITLE</b>	Resolution No. 11468 – A Resolution Authorizing the City Manager to Terminate the Agreement with Western Truck Parts and Equipment Company, LLC (Contract No. 046-21 23-002) for \$1,112,661.18 from the Solid Waste Operating Fund (Fund 540) for the Purchase of Two Electric Refuse Collection Vehicles
<b>FROM:</b>	Public Works Department

Staff is providing the attached additional information for the above-referenced agenda item.

Bill Boyle, the Regional Vice President for Battle has provided the attached information about the rebuilt truck chassis to communicate their position that the trucks are now reliable and capable of performing as intended.

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**Instructions to staff:** Deliver original and 30 stapled/double-sided copies to the City Clerk's Department; City Clerk's Department will distribute via email and hardcopy to City Council, City Manager, City Attorney, and City Clerk.

Updated: Jan 2025



# Virtual Review – 10022269

# Why We're Upgrading: Gen I → Gen III

## Gen I



### What's Changing:

- **From Fabricated to Engineered:** New battery rack covers, sealed harnesses, and reinforced 3/8" mounts replace hand-built structures.
- **From Manual to Intelligent:** Integrated Fortris controls, predictive diagnostics, and smarter energy management.
- **Safety Advancements:** Added HV kill switch, rain protection, superior water intrusion protection, pedestrian sounder, and fire-resistant cable architecture.
- **From Outdated to Future-Ready:** New power sled, iM425 drive motor, Eaton transmission, and upgraded PDU and BTMS.
- **From Today's Needs to Tomorrow's Demands:** Supports fast charging, modular battery systems, and scalable fleet integration.
- **From Custom-Fit to Factory Precision:** Components redesigned for consistency, durability, and ease of service

**Rebuilt from the inside out with 1,200+ improvements for reliability and safety.**

©2022 Battle Motors Inc. All rights reserved. Proprietary & Confidential



Deliver a safer, smarter, and more reliable electric refuse Chassis to the City (at **no added cost**) with over 1,200 upgraded components and a fully validated next-generation platform.

## Gen III



# BEV Drivetrain Improvements

## Notes

Changed to Cascadia IM425 motor with integrated inverter.

Increased peak power of 425 kW (570 hp) and 1,932 ft lbs. of peak torque

Includes integrated oil pump, oil cooler, oil sump, and water pump, contributing to improved thermal management, serviceability and reliability.

Updated motor mounting for increased serviceability.

Updated PTO junction box.



# BEV Drivetrain Improvements

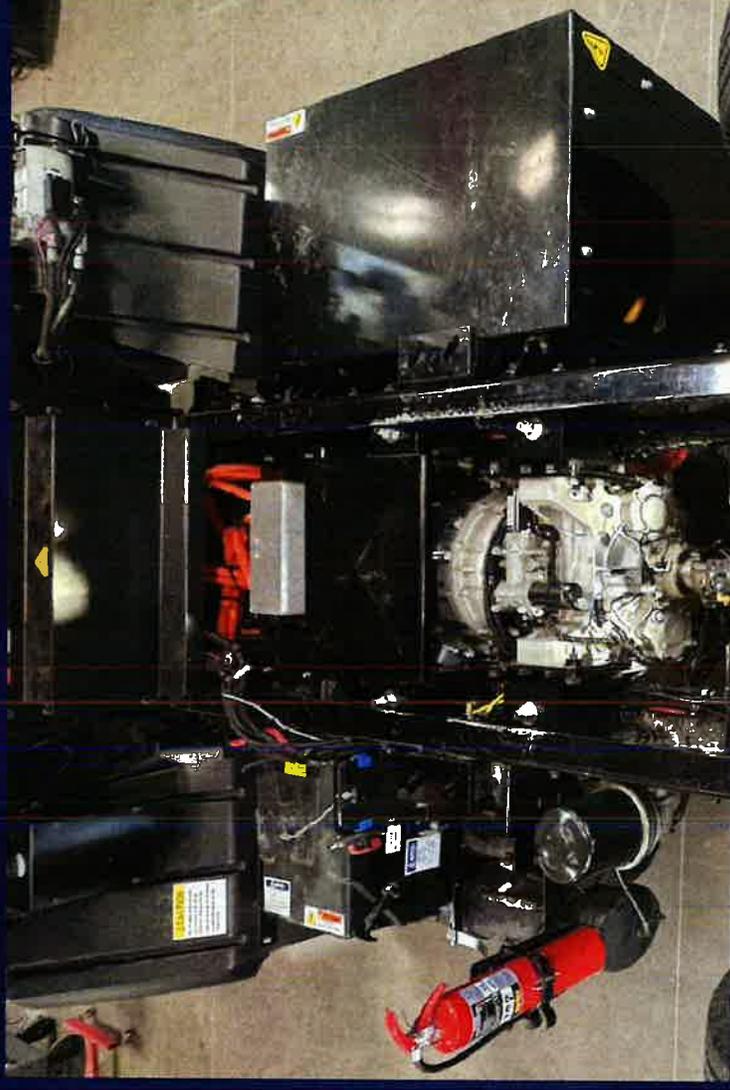
## Notes

Changed to Eaton 4-spd transmission.

All-aluminum, integrated transmission offers improved durability and cooling, smoother shifting

Advanced TCU logic for increased efficiency at higher speeds.

The wider gear spread delivers better acceleration for highway routes and superior performance on steep grades.



# Battery Thermal Mgmt System & PDU Improvements



Brand new BTMS (Battery Thermal Management System)

New coolant reservoir system for ease of service & improved extreme hot/cold weather climate reliability

Redesigned PDU (Power Distribution Unit) for enhanced circuit protection & improved thermal management

Redesigned Coolant Management Systems (Drive Motor/Inverter & Battery Loops)



# Electrical Improvements



## Notes

New LV/HV harness/cables with upgraded sealing, routing & connectors

Rain/splash guards added where necessary

Rerouted entire frame harnesses & air lines for improved reliability.



# New Fortris Hub – Automotive-Grade, Built to Last



## **Ruggedized & Reliable**

Automotive-grade components tested for vibration, heat, and cold extremes. Sealed, shock-resistant housing prevents failures from dust, moisture, or temperature swings.

## **Smarter & Faster**

All new control unit with upgraded processors and high-speed CAN/Ethernet deliver instant response with no lag or dropouts.

## **Integrated & Intuitive**

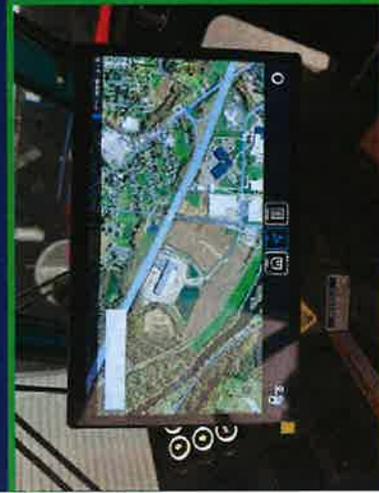
One interface for diagnostics, 3<sup>rd</sup> party service integrations such as body controls and camera systems into one unified center screen simplifies operation and reduces cab clutter & driver distractions.

## **Service-Ready Design**

Modular construction and quick-swap harnesses make field repairs fast and simple.

## **Built for Real Fleets**

Bright, glove-friendly display and ruggedized controls proven through intensive reliability testing



# Washer Fluid Reservoir



## Notes

Relocated to the rear of the battery rack (LH Side).

No longer requires cab tilt for access.

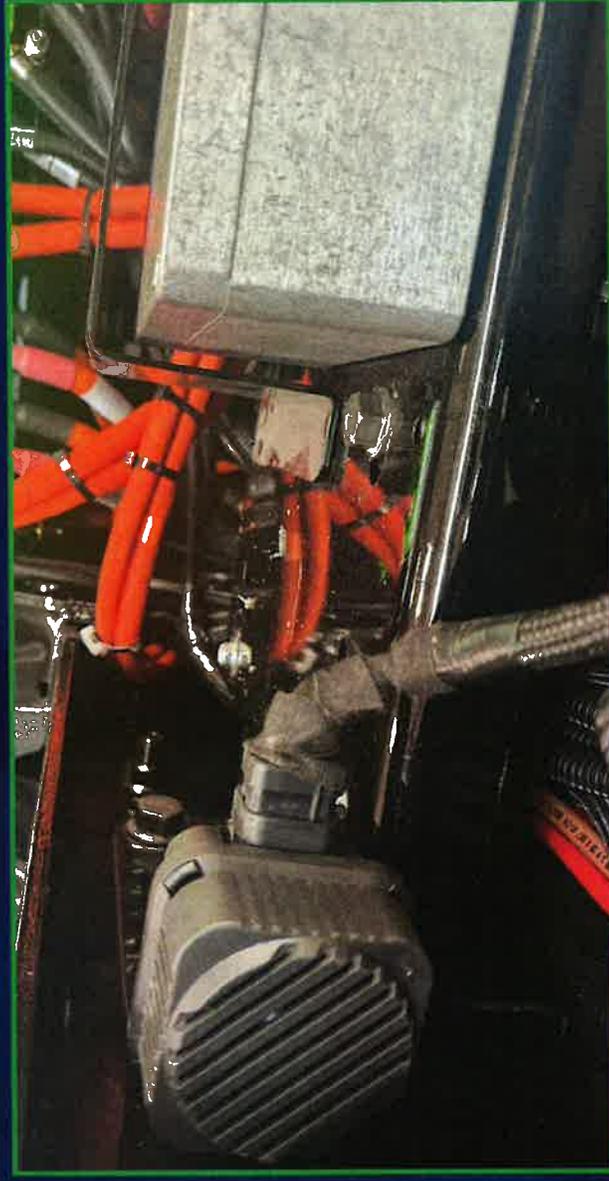
After



# New Acoustic Vehicle Alerting System (AVAS)



Added to enhance safety for pedestrians, cyclists, and workers operating near our trucks, especially in low-speed, urban, and jobsite environments.





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# Folsom City Council Meeting

## Revised Staff Report Transmittal

<b>MEETING DATE:</b>	10/14/2025
<b>AGENDA SECTION:</b>	Old Business
<b>STAFF REPORT TITLE</b>	Resolution No. 11482 - A Resolution Approving Phase Two General Fund Cost Saving Measures for Fiscal Year 2025-26 and Beyond
<b>FROM:</b>	City Manager's Office

Staff has prepared the attached revised documents for the above-referenced agenda item:

- Attachment 1 Exhibit A: General Fund Cost Saving Measures for Fiscal Year 2025-26, page 4 revised for the Public Works Department Staffing Detail.
- Attachment 6 Other Revenue Fund Descriptions and Balances, page 1 included 5-Year Average Actual Annual Revenue for Community Development and Parks and Recreation Departments.

The revisions are shown in the attached as follows:

language deletions: ~~Strikeouts, bold and underlined,~~

language additions: *Italics, bold and underlined.*

Public Works Existing Staffing and Fund Allocation				Public Works Proposed Staffing and Fund Allocation			
Admin Position/Title	General Fund	Other Funds		Position/Title	General Fund	Other Funds	
Public Works Director	0.80	0.20		Public Works Director	0.50	0.50	
Senior Management Analyst T94	0.75	0.25		Senior Management Analyst T94	0.40	0.60	
Administrative Assistant M50	1.00			Management Analyst T84	0.40	0.60	
Senior Office Assistant M41	1.00			Administrative Assistant M50	0.40	0.60	
Engineering Position/Title	General Fund	Other Funds		Position/Title	General Fund	Other Funds	
Engineering Manager T104	1.00			Capital Projects Manager T104	0.40	0.60	
Senior Civil Engineer T95	1.00			Principal Civil Engineer (Traffic) T98	0.40	0.60	
Assistant Civil Engineer M58	1.00			Senior Civil Engineer T95	0.40	0.60	
Assistant Civil Engineer M58	1.00			Assistant/Associate Civil Engineer M58	0.40	0.60	
<b>Construction Inspector II M53</b>	1.00			Assistant/Associate Civil Engineer M58	0.40	0.60	
Streets Position/Title	General Fund	Other Funds		<b>Senior Construction Inspector M58</b>	0.40	0.60	
Streets Operations Supervisor T91	1.00			Position/Title	General Fund	Other Funds	
Senior Maintenance Worker M52	1.00			Streets Operations Manager (Y rated)	0.40	0.60	
Maintenance Specialist M49	1.00			Administrative Assistant M50	0.40	0.60	
Maintenance Specialist M49	1.00			Streets Operations Supervisor T91	0.50	0.50	
Maintenance Specialist M49	1.00			Senior Maintenance Worker M52	0.60	0.40	
Maintenance Worker II M44	1.00			Maintenance Specialist M49	0.60	0.40	
Maintenance Worker II M44	1.00			Maintenance Specialist M49	0.60	0.40	
Maintenance Worker II M44	1.00			Maintenance Specialist M49	0.60	0.40	
Maintenance Worker II M44	1.00			Maintenance Worker II M44	0.60	0.40	
Maintenance Worker II M44	1.00			Maintenance Worker II M44	0.60	0.40	
Maintenance Worker 1 M38	1.00			Maintenance Worker II M44	0.60	0.40	
<b>Maintenance Worker I M33</b>	0.00			Maintenance Worker II M44	0.60	0.40	
Traffic and Signs	General Fund	Other Funds		Maintenance Worker I M38	0.60	0.40	
Senior Civil Engineer T95	1.00			<b>Maintenance Worker I M38</b>	0.00	0.00	
Senior Traffic Control and Lighting M55	1.00			Position/Title	General Fund	Other Funds	
Traffic Control and Lighting Tech II M53	1.00			Senior Maintenance Worker M52	0.60	0.40	
Traffic Control and Lighting Tech II M53	1.00			Senior Traffic Control and Lighting M55	0.60	0.40	
Traffic Control and Lighting Tech I M52	1.00			Traffic Control and Lighting Tech II M53	0.60	0.40	
Traffic Control and Lighting Tech I M52	1.00			Traffic Control and Lighting Tech II M53	0.60	0.40	
Maintenance Specialist - Signs M46	1.00			Traffic Control and Lighting Tech I M52	0.60	0.40	
<b>Senior Maintenance Worker M52</b>	1.00			Traffic Control and Lighting Tech I M52	0.60	0.40	
PW Funded Positions (29 FTE)	28.55	0.45		Maintenance Specialist - Signs M46	0.50	0.50	
				PW Funded Positions (31 FTE)	16.10	14.90	

**SPECIAL REVENUE FUNDS AVAILABLE FOR COMMUNITY DEVELOPMENT STAFFING**

Fund Number	Special Revenue Fund Name	Fund Description and Eligible Uses	Replenishing Fund Source? (Y/N)	25/26 Adopted Annual Revenue	5-Year Average Actual Annual Revenue	25/26 Adopted Fund Balance	Recommended Annual Special Revenue for Staff Time & Operations	FTE Details per Fund/Recommendation
238	Folsom Housing Fund	FMC 17.104.030 establishes the Inclusionary Housing Fee (in-lieu fee payment) to support affordable housing (Folsom Housing Fund 238). The fee equals 1% of the lowest-priced unit's sale price in a subdivision, multiplied by the total number of units. Approximately \$29M of the fund is encumbered with long-term low-interest loans for affordable housing development. Recommendation is to fund 1.5 FTE staff equivalents with the replenishing funds for the Housing Manager, Seniors Helping Seniors Program Management, and miscellaneous housing analysis and reports.	Yes	\$ 627,363	\$ 4,722,180	\$ 23,960,396	\$ 326,465	1.5 FTE for Housing Manager, Senior Helping Seniors Program Management and miscellaneous housing analysis and reports.
226	Tree Planting and Replacement	FMC 12.16.160 for tree planting and revegetation projects for parkways, parks, planting of trees along public trails and beautification projects, arborist, or urban forestry program. Recommendation is to fund 1.25 FTE staff equivalents including the Arborist position approved by City Council in FY24/25 and an additional 0.25 FTE for Code Violations involving protected trees.	Yes	\$ 243,979	\$ 176,465	\$ 1,408,257	\$ 179,435	Arborist 1.25 FTE Code Enforcement Officer 0.25 FTE

TOTAL AVAILABLE SPECIAL REVENUE FUNDS (COMMUNITY DEVELOPMENT) \$ 504,900.00

**SPECIAL REVENUE FUNDS AVAILABLE FOR PARKS AND RECREATION STAFFING AND PROJECT DELIVERY**

Fund Number	Special Revenue Fund Name	Fund Description and Eligible Uses	Replenishing Fund Source? (Y/N)	25/26 Adopted Annual Revenue	5-Year Average Actual Annual Revenue	Fund Balance on 10/3/2025	Recommended Annual Special Revenue for Parks and Recreation Staff Time & Operations	FTE Details per Fund/Recommendation
204, 205, 207, 208, 209, 210, 212, 213, 214, 215, 231, 232, 234, 236, 237, 249, 250, 251, 252, 253, 260, 270, 271, 275, 276, 281, 282, 284, 285, 282, 286, 288, 289, 290, 291, 292, 283, 294, 295, 286, 297	Landscaping and Lighting Districts (29)  Community Facilities Districts (10)	These funds are used for the maintenance and servicing of district assets. Funds can be used for staffing to complete these services.  These funds are used for the maintenance and servicing of district assets. Funds can be used for staffing to complete these services.	Yes	\$ 2,486,039.00	\$ 2,325,680	\$ 597,176	\$ 279,380	30% of MLS Staffing