

This amended staff report is to replace and supersede the original staff report due to staff error.

## Folsom City Council Staff Report

<b>MEETING DATE:</b>	4/23/2024
<b>AGENDA SECTION:</b>	New Business
<b>SUBJECT:</b>	Workshop for Community for Health and Independence Conceptual Annexation Proposal
<b>FROM:</b>	Community Development Department

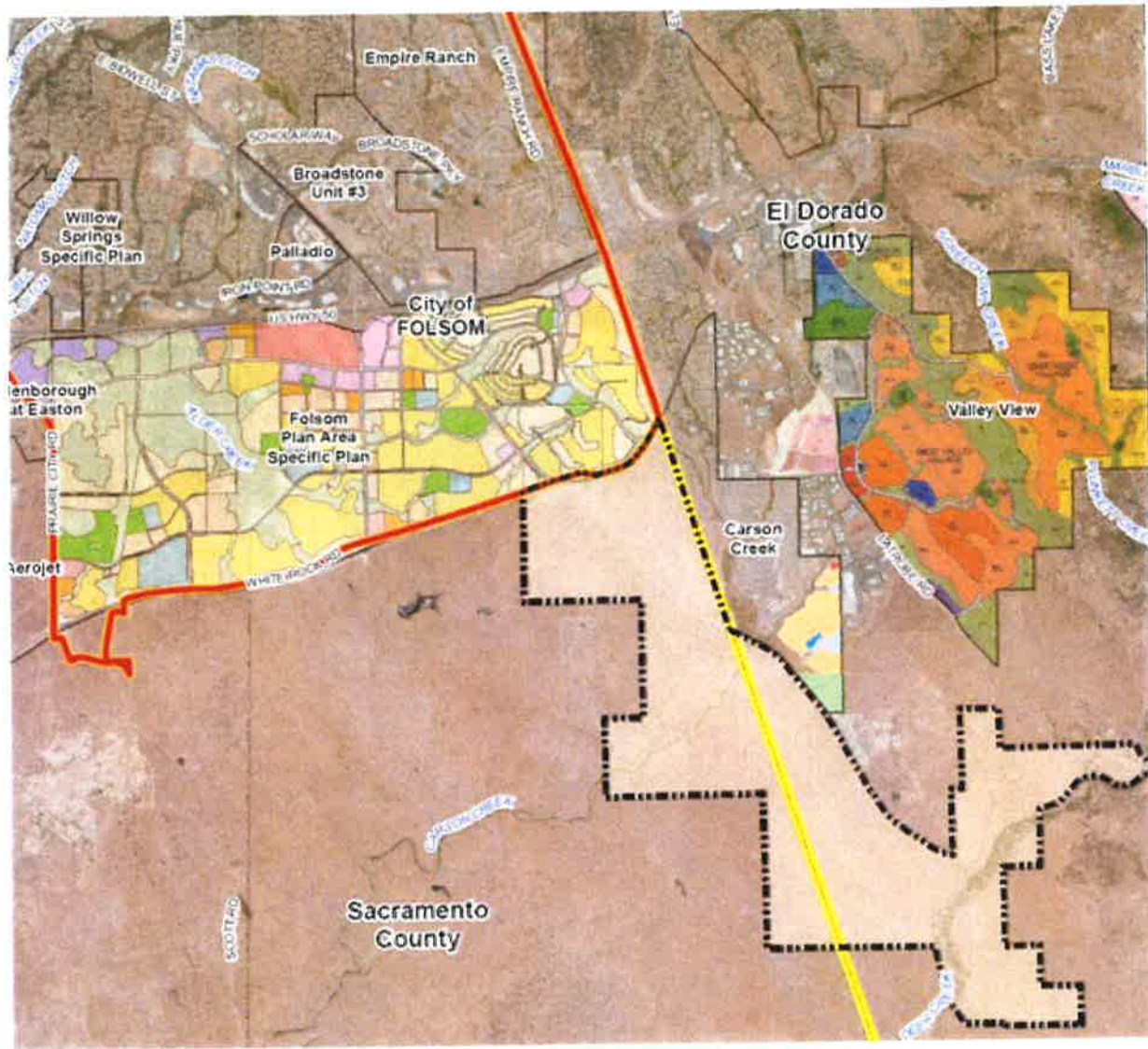
### **RECOMMENDATION / CITY COUNCIL ACTION**

No formal action. Staff recommends that the City Council consider the preliminary project review request from AKT and UC Davis for their Community for Health and Independence conceptual annexation proposal and provide initial feedback. This workshop provides an opportunity for early vetting of a potential future project currently located outside City of Folsom boundaries and sphere of influence.

### **BACKGROUND / ISSUE**

On December 22, 2023, the City of Folsom received a conceptual annexation and development proposal from AKT and UC Davis for their “Community for Health and Independence” project. The proposed project includes land in both Sacramento and El Dorado counties. The western portion of the project, located adjacent to Folsom in unincorporated Sacramento County, includes 1,416 acres and the proposed development of 4,511 housing units along with commercial, office, and medical research uses.

The proposed development area is located south of White Rock Road and adjacent to the Sacramento County border with El Dorado County. The western portion of the Community for Health and Independence project located in Sacramento County is proposed for potential future annexation into Folsom and is referred to as “The West Plan Area” in the applicant’s project narrative (Attachment 1) and is the subject of this workshop. The eastern portion of the project is located within El Dorado County is referred to as “The East Plan Area” and is currently under consideration by the Board of Supervisors as part of their “Policy J-6: General Plan Amendment Initiation Process” for preliminary review of proposals that require General Plan Amendment. See exhibit below showing the project location and jurisdictional boundaries.



Any proposed annexation that involves a change to City of Folsom boundaries is subject to review and approval by Sacramento County's Local Agency Formation Commission (LAFCo) in addition to approval by the Folsom City Council (and in this instance Sacramento County Board of Supervisors). This is true for service district boundary changes as well. Procedurally, this type of change to a jurisdictional boundary requires extensive study, environmental analysis, public review, and decision-making that can take years and often decades to complete for a project of this magnitude. The general LAFCo process, along with Folsom's annexation history can be found in Attachment 2.

Folsom City Council currently has no land use authority over the project area for Community for Health and Independence, West Plan Area (referred to herein as Community West). As such, the property owners/Community West proponents are asking Folsom City Council to consider their project concept and to provide initial feedback to inform their future decisions and any next steps relative to jurisdictional authority. The applicant is also asking El Dorado County Board of Supervisors to consider their project and provide preliminary feedback. Unlike the El Dorado County J-6 Policy, the City of Folsom does not have a policy guiding this type of preliminary review to consider an annexation concept for potential future growth. Instead, the applicant has entered into a deposit and reimbursement agreement to cover staff time to analyze the project concept materials in Attachment 1 against relevant plans and policies adopted by the City of Folsom to assess consistency and identify preliminary issues.

This workshop has been structured to allow the applicant an opportunity to share their project vision/concept and for staff to share findings of our analysis based on the project narrative provided. The workshop also creates an opportunity for the community to weigh in through public comment. While no formal action is required or allowed at this time, the workshop provides an early vetting opportunity for City Council members to share their individual comments and feedback about the proposed annexation concept.

## **ANALYSIS**

As described in the project narrative in Attachment 1, the Community for Health and Independence is a partnership and collaboration between AKT and UC Davis Health to create a uniquely designed master planned community for healthy aging and wellness. The stated vision for this mixed-use community is to “promote opportunities for participation, security, and health to enhance quality of life throughout one’s lifetime”. The concept is derived from research and studies on the needs for older and vulnerable adults (e.g., Blue Zone Communities, California Master Plan for Aging) as cited in the project narrative with guiding principles around the “Eight Domains of Livability”. At the workshop, AKT and UC Davis Health will present their vision and concept in more detail.

Approximately half of the proposed Community for Health and Independence project is in El Dorado County (Community East) and half in Sacramento County (Community West) with similar land use plans/patterns and each with approximately 100 acres of a combined 200-acre research complex that is central to the project vision/concept. As proposed, the Community West project includes 13 parcels within Sacramento County along the eastern border with El Dorado County totaling 1,416 acres. The Implementation Details in Chapter 7 of Attachment 1 list the general land plan proposal for Community West (The West Plan Area) with a mix of housing (4,511 dwelling units), research complex, a mixed-use village, regional commercial center, and parks and open space.



To evaluate the proposed Community West project concept, staff compared the information in the applicant's project narrative (Attachment 1) against relevant policies and plans adopted by the City of Folsom to determine consistency/inconsistency based on the preliminary information provided. Specifically, staff from each department reviewed the proposal against relevant provisions in the City's General Plan and adopted master plans for transportation, parks and open space, as well as infrastructure. Staff also considered relevant provisions of the City Council Strategic Plan, Folsom Plan Area Specific Plan (guiding principles and key transportation and circulation policies), as well as Measure W mandates by Folsom voters for the annexation south of Highway 50. Detailed staff analysis can be found in Attachment 3. Key considerations and summaries of the analysis are provided below by general topic area.

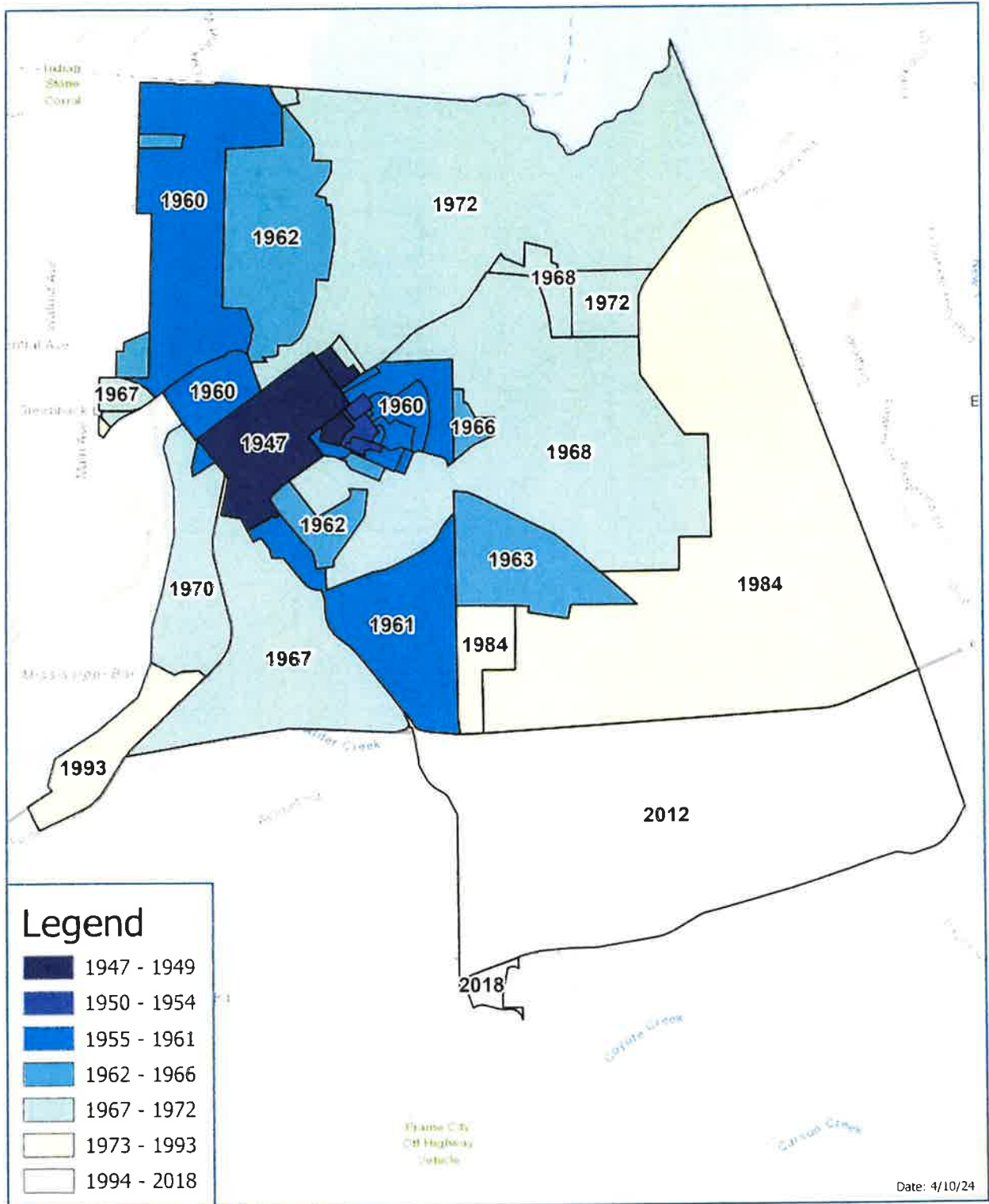
### Growth and Annexation Considerations

State planning and zoning laws require every city and county in California to have a general plan, which is the local government's long-term framework or "constitution" for future development. The general plan contains the goals and policies upon which the city council and planning commission will base their land use decisions. Typically, a general plan is designed to address the issues facing the city for the next 20 years. The general plan document must include all territory within the boundaries of the incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300).

When Folsom incorporated in 1946, development was largely restricted to the Historic District. By 1980, 35 years later, development had expanded east and north of the Historic District on both sides of the American River and the city limits had expanded south to Highway 50. When the last General Plan was adopted in 1988, Folsom had gone through a massive expansion; the city grew from a population of 5,800 in 1970 to 23,000 in 1988 – quadrupling in size in less than 20 years. The previous 1988 General Plan guided Folsom's continued growth for 30 years.

In 2018 with a population over 77,000 residents and city limits largely developed north of Highway 50, City Council adopted the 2035 General Plan creating a blueprint for the City's growth and development over the next 20 years. That current General Plan incorporated approximately 3,520 acres south of Highway 50 that were annexed in 2012 in conjunction with the adoption of the Folsom Plan Area Specific Plan (after more than a decade of study, planning, analysis, and agreements). See the City's annexation history in the exhibit below.



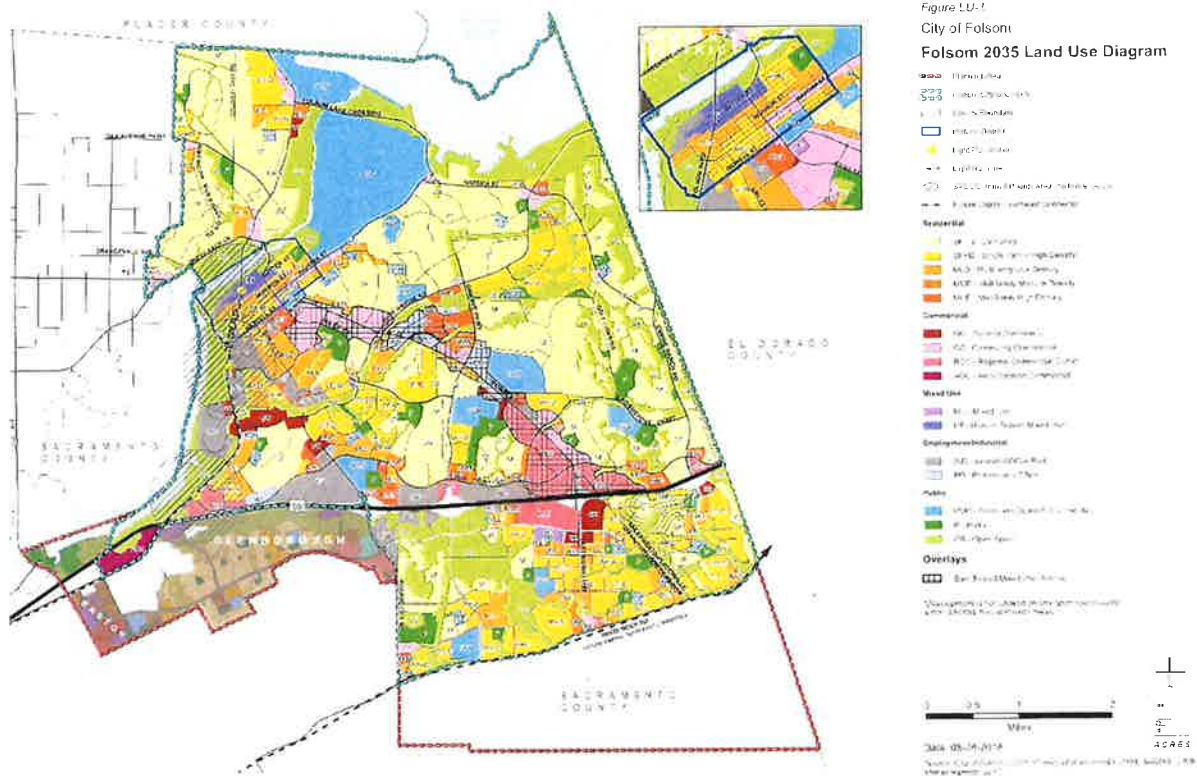


# Annexation Boundaries

## City of Folsom 1947 - 2018



The Planning Area for the Folsom 2035 General Plan includes the entire city limits and approximately 5,600 acres of unincorporated land outside the city limits to the south and southwest as shown below.



The Folsom General Plan Planning Area includes two master planned projects that have been approved by Sacramento County: Glenborough and Easton Place. Both projects are located south of Highway 50 to the west of the Folsom City boundary, extending just beyond the Hazel Avenue light rail station. Combined, Easton Place and Glenborough at Easton represent 1,391 acres, 4,883 housing units, and over 4.2 million square feet of commercial and office space. Both projects are fully entitled, including the certification of the EIR; services are identified, and the first phase of infrastructure plans have been prepared but construction has not commenced. These two projects have not been annexed into the City and are not part of Folsom.

The area south of White Rock Road within the Folsom General Plan Planning Area is outside the city limits and Sphere of Influence within unincorporated Sacramento County. The area largely consists of grazing land, but also includes gravel quarries and a section of the Prairie City State Vehicular Recreation Area. In 2018 the City annexed a 55-acre property south of White Rock Road near Prairie City Road for future relocation of the City’s Corporation Yard. The remaining land south of White Rock Road is entirely within Sacramento County jurisdictional boundaries. The northern portion (approximately half) of the proposed Community for Health and Independent Living project is within the Folsom General Plan Planning Area and the southern portion is outside of the Planning Area.

The Community West property is designated for General Agricultural in the Sacramento County General Plan and is located outside of the county's Urban Service Boundary (not designated for urban development and thus outside of County service district boundaries). The site is also located within the South Sacramento Habitat Conservation Plan area. Accordingly, regional land use and transportation plans adopted by Sacramento Area Council of Governments (SACOG) and referenced in our General Plan do not identify land south of White Rock Road for urban development. Any future plan to develop land south of White Rock Road would require extensive service and environmental studies to determine feasibility and impacts prior to urban land use considerations. See Attachment 2 for information about the LAFCO process and the City's annexation history.

Since 1996, the City of Folsom has been in a Memorandum of Understanding (MoU) with the Local Agency Formation Commission and Sacramento County. The MoU guarantees that the City will be notified of any land use changes in the Area of Concern adjacent to the southern edge of the current Sphere of Influence (White Rock Road and the future Corporation Yard site), as any land use changes or other governmental actions taken by Sacramento County will impact the City of Folsom.

#### Planning/Land Use Analysis Summary

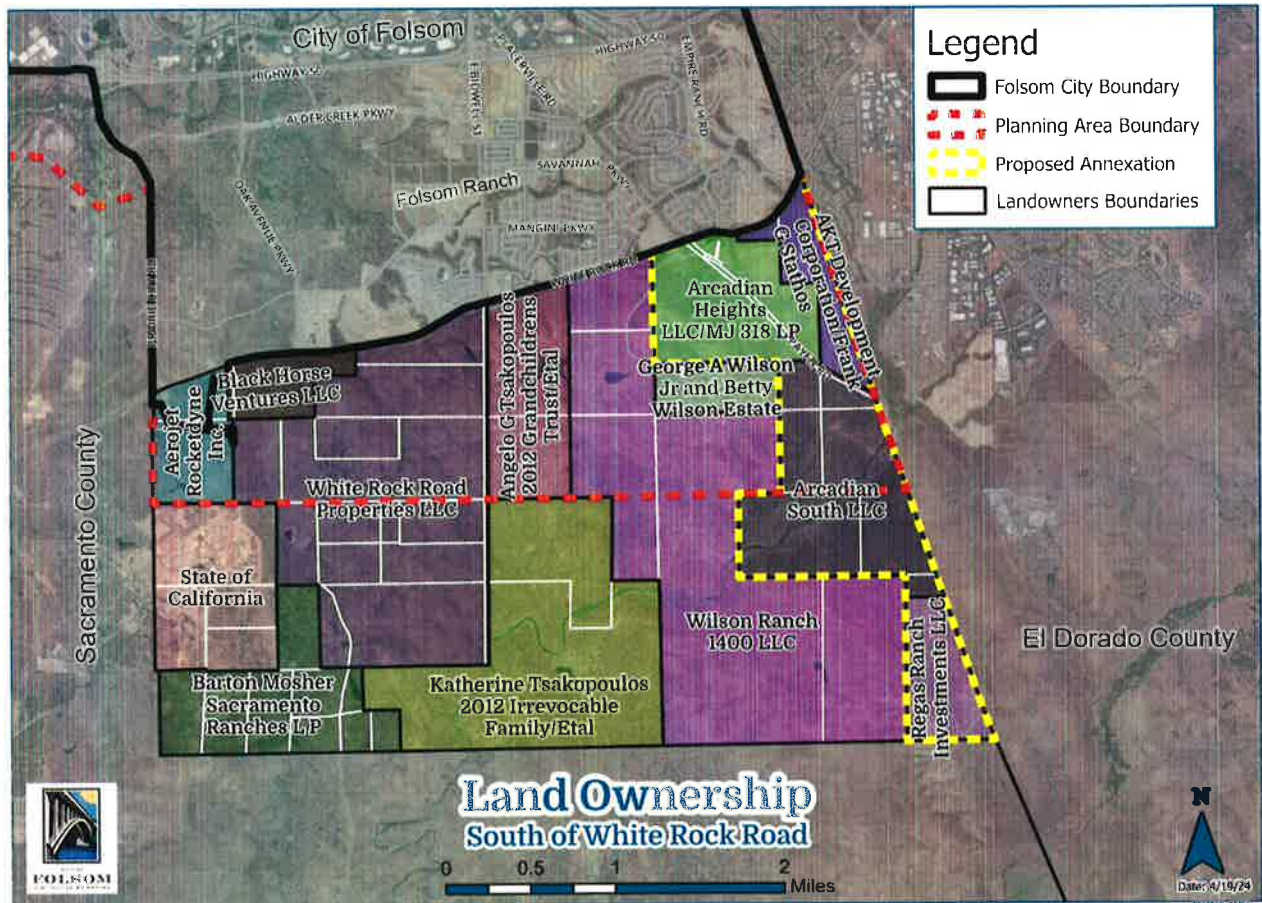
From a Planning standpoint, the Community West land use plan is similar to that of the Folsom Plan Area and other master planned communities in the region. The major element that sets this plan apart is its focus on "Blue Zone" communities designed around the needs of the elderly and other persons with special needs. Given the growth of elderly population in Folsom and the rest of the Sacramento region, there is a need for comprehensively planned communities that will allow those who are aging or have mobility or cognitive challenges to remain in their homes and neighborhoods. In addition, the proposal includes 100 acres to be owned by UC Davis for the development of a medical research campus in the center of the plan with an additional 100 acres also to be owned by UC Davis immediately adjacent to this area in El Dorado County.

Despite the unique "Blue Zone" concept included in this proposal, it is unclear from the land use plan how this master-planned community will develop to fulfill the guiding principles in the proposal. While AKT is a master land developer, there are no other developers associated with this project at this point that would realize the concept. Though there is a higher amount of land designated as "age-restricted" compared to the Folsom Plan Area, there is nothing in the submitted document that would prevent typical home builders and commercial developers from developing a community similar to that in the Folsom Plan Area.

In staff review of the City principles and policies, the project is consistent with many relevant General Plan policies and Folsom Plan Area guiding principles. For example, it provides land use designations that will likely provide housing for future generations (General Plan Guiding Principle #11 and GP Policy LU 6.1.6) and it also adds to the City's limited amount of land appropriate for research and development (GP Policy EP 3.2.1).



However, there are some significant conflicts with City planning policies. First, the project is not consistent with the SACOG Blueprint Principles (General Plan Policy LU 1.1.15) since it is outside Sacramento County’s urban growth boundary and is currently located in the South Sacramento Habitat Conservation Plan area. Second, the project is likely to result in an increase in Vehicle Miles Traveled (VMT) and greenhouse gas emissions (GHG) due to its location at the edge of Sacramento and lack of easy access to public transit (refer to General Plan policies NCR 3.1.3 and NCR 3.2.3). Third, the project lies outside of Regional Transit’s current service area and based on discussions with staff at Sacramento Regional Transit, it is unlikely that fixed route bus service, especially bus rapid transit, would serve this area due to its location and relatively low densities, which puts it in conflict with General Plan Policy LU 8.1.5. That policy encourages new employment uses to locate near existing public transit. Fourth, the proposal does not identify how this annexation proposal would provide financial benefit to the City as required under General Plan Policy LU 1.1.3. In the proposal, UC Davis would own 100 acres for development as a medical research complex. While this has the potential to create significant employment opportunities, UC Davis is part of the State of California and property owned by the State of California is exempt from paying property tax. It is also unclear why UC Davis would choose to develop a medical research campus in this area as opposed to the land adjacent to their new Folsom Center for Health at East Bidwell Street and Alder Creek Parkway in the Folsom Plan Area. Finally, given the land ownership in much of the area south of White Rock Road (see land ownership map below), the proposed project has the potential to be growth-inducing.



### Transportation/Circulation Analysis Summary

The proposed Community West project as described in the applicant's project narrative is anticipated to have the following transportation/circulation-related impacts, most of which would need to be addressed through a comprehensive traffic impact analysis and environmental impact assessment of the project's future Specific Plan:

- The proposed access to the Capital Southeast Connector (CSEC) at Savannah Parkway - an intersection that is not currently shown as a full access intersection in the CSEC planning documents or the Folsom Plan Area Specific Plan (FPASP). Savannah Parkway was also not designed to carry cut-through traffic.
- Additional traffic impacts to East Bidwell Street and Empire Ranch Road, including the freeway interchanges on both of those roadways.
- Impacts to the Active Transportation Plan and Intelligent Transportation Systems Plan.
- Consistency with Roundabout First policy or whether the project intends to incorporate roundabouts as traffic control.
- Requires a transit master plan to identify internal transit options and connections to regional transit providers.
- Compatibility with approved rail operations on the Sacramento-Placerville Transportation Corridor (SPTC) rail corridor and inclusion of rail crossing improvements on roadways crossing the SPTC.
- Roadway and trail cross sections that are consistent with the General Plan and Active Transportation Plan.
- Fair share contributions to planned transportation improvements impacted by the project.
- The project narrative depicts several major roads that exit the project boundaries but needs to specify where those roadways connect and what the potential traffic impacts of those connections would be.

### Parks, Open Space, and Trails Analysis Summary

The Community West proposal as outlined in Attachment 1 includes preliminary information about parks, open space, and trails. This project is not considered in the Folsom Parks and Recreation Master Plan (PRMP) or the City's Active Transportation Plan. Parks, open space and trail impacts or issues that would need to be addressed in any future planning effort are summarized below:

- Park land requirements, as identified in the General Plan, the Folsom Municipal Code (FMC) and the PRMP, are 5.0 acres per 1,000 residents. Community West identifies 4,511 dwelling units equal to 51.9 acres of parkland requirement and since the project is proposing 56.6 acres of parkland it would comply. The combination of Community Parks, Neighborhood Parks and Local Parks would need to be coordinated with the City because small local parks are less desirable based on development and maintenance costs. Privately owned pocket parks are allowed but should not be considered toward the parkland dedication requirement.

- Parks need to be dispersed throughout the plan area to achieve the objective of a park within a half-mile radius of all residential units. Parks in the northeast area of the project site may not be in compliance.
- Parks should be planned and located in partnership with school sites consistent with current practices.
- Programming of park facilities will need to be identified in any future plans and those facilities shall be equally dispersed throughout the park sites. For example, capacity at existing and planned aquatic center and community center cannot likely accommodate the additional residents in this project.
- The proposed project does not comply with the minimum 30% open space requirements required by Folsom voters as a condition of support for growth south of Highway 50 through Measure W.
- The proposed plan only includes a central east-west green belt open space and no Class I trail connections north-south. The Folsom Plan Area established the standard for Class I trail connectivity and neighborhood accessibility in the area. That same standard should apply here with improved north-south connections, neighborhood connectivity to the trail system, and regional connections from the project to other trail systems, especially in the Folsom Plan Area and El Dorado County.
- Class I trails are minimum 12' wide containing a minimum width paved surface of 8', with 10' preferred. The trail also includes minimum 2' shoulders with preferred width of 4'. The cross section of the Parkway does not include or clearly define the shoulders.

#### Public Facilities and Services Analysis Summary

The proposed Community West project as described in the applicant's project narrative is anticipated to have the following public facilities and service-related impacts, most of which would be addressed through a detailed analysis and impact assessment of the project's future facilities and service needs. As previously identified, the project area is outside of Sacramento County Urban Service Boundary and is not identified in SACOG's regional land use and transportation plans for urban development. As such, any proposal to develop this area in Sacramento County or Folsom would require Municipal Service Reviews for water, wastewater, fire services, police services, etc. as an exploratory analysis to identify the current services needs provided and determine future service needs and the corresponding ability of agencies and/or special districts to meet those needs. This section simply summarizes impacts as it relates to the services and district boundaries in Folsom's control and additional information is needed.

- **Water and Wastewater Impacts.** According to the project narrative for Community West, the applicant has not yet identified water source(s) for their project. The area is currently outside of the City of Folsom's water service area boundary and has not been evaluated. Based on the City's 2020 Urban Water Management Plan, the City anticipates water use to be approximately 25,520 acre-feet annually at build-out (assumed to occur by year 2045). Total surface water supplies available to the City under existing contracts total 34,000 acre-feet annually. The results in approximately 8,480 acre-feet of unused surface water supplies available to the water users north of Highway 50 under Measure W. Staff is not aware of whether the El Dorado Irrigation District (EID) or other water purveyors have sufficient capacity to serve the project. Additionally, there is not any capacity at the



City's water treatment plant to treat the water for this project. Finally, the City's existing water distribution system north of Highway 50 does not have the capacity to deliver treated water to this project.

- The applicant would need to complete a Water Supply Assessment as required by the California Water Code.
- The City's wastewater system north of Highway 50 does not have any capacity to serve this project. The applicant would need to discuss with Sac Sewer the capacity for wastewater treatment and wastewater collections within the Sac Sewer system.
- The applicant would need to analyze if there is any capacity in the Folsom Plan Area water, wastewater, and non-potable water infrastructure to serve some or all of the project. If so, the applicant would be responsible for updating the master plan documents and corresponding improvements as necessary.
- The applicant would also need to identify a non-potable water supply for the purple pipe system discussed in the proposal.
- The project would need to be consistent with water use efficiency standards required by the State of California.
- Any proposed groundwater supplies would need to be consistent with the Sustainable Groundwater Management Act (SGMA).
- Waste and Recycling Impacts. The cross-jurisdictional nature of the project creates a service issue for our Waste & Recycling Division. Would the portions of the community that lie in El Dorado County be serviced by that County, or would they enter into a service agreement for the City to provide these services? The service agreement option is preferred to guarantee consistent service throughout the entire community but has potential impacts in terms of vehicles, drivers and associated services such as fleet maintenance.

#### Safety Service Impact Analysis Summary (Police and Fire)

The applicant's project narrative states that law enforcement, fire, and ambulance emergency services would be provided through collaboration and mutual aid between various law enforcement agencies, fire districts, and other urgent responders. Because this area is not identified for urban development, any proposal to develop this area in Sacramento County or Folsom would require Municipal Service Reviews for police and fire services to determine future service needs and the corresponding ability of agencies and/or special district to meet those needs. This section simply summarizes impacts as it relates to the police and fire services and district boundaries in Folsom's control based on this preliminary information.

- Police Service Impacts. Folsom Police do not currently provide any services to the project area. Any future project in this area would be required to identify safety services for policing. In keeping with current staffing levels per capital and to maintain response times, the proposed Community West project would require the following for police services:
  - 10 Police Officers, 2 Police Sergeants, 1 Police Lieutenant 3 Dispatchers, and 3 Records Technicians
  - Police facility for South of 50 Services. Between the Folsom Plan Area and the Community West project, the need would arise to build a fully functioning police

- facility to service the growing population (estimated 50,000 future residents). The facility would function as a full-service Police Department (South Station).
    - Radio and transmission coverage improvements would be necessary to support the policing services of the proposed community.
  - Fire Service Impacts. The proposed Community West area currently lacks Fire/EMS services within its boundaries. Establishing such services would necessitate fulfilling several fundamental requirements:
    - A centrally located fire station within the proposed community.
    - Essential apparatus including Type 1 and Type 3 fire engines, along with an ambulance.
    - Staffing comprising 15 personnel trained in fire and emergency medical response.
    - Another vital aspect to address is the possible absence of adequate radio coverage, which currently may be outside the scope of the Sacramento Regional Fire/EMS Communication Center. Addressing this issue may require the installation of a radio tower/antenna or a communications repeater.

### Financial Impact Analysis Summary

Folsom's General Plan Policy LU1.1.3 (Annexation and Services) requires applicants applying for annexation of lands to demonstrate the financial benefit to the City. Additionally, Measure W passed by Folsom voters to move forward with expansion south of Highway 50 required that the project pay for itself. Specifically, Measure W states that residents north of Highway 50 shall not be required to pay fees for infrastructure or improvements associated with water supply, transportation, or schools serving new residents south of Highway 50. Finally, Folsom's Strategic Plan value for financial stability states "Planning for the long term and making decisions in the short term to ensure the necessary resources are available to deliver City services and achieve goals established by the Council." Corresponding goals in the Strategic Plan address development of funding and revenue sources for any new facilities or expansion of existing facilities and services to meet the needs. The bottom line is that the project needs to demonstrate that it will cover not only the costs associated with facilities and services, meet revenue neutrality requirements associated with annexation as required by Government Code Section 56815, but also provide financial or monetized benefit to Folsom.

At this point, there is insufficient information to determine cost coverage, revenue neutrality, or financial benefit. Without a detailed financial analysis, it is unclear whether the project would be revenue neutral or revenue positive for the City. Potential issues and questions associated with the project's conceivable financial impact are listed below:

- It is unclear whether the proposed facilities would be public or private. A nexus study would be needed to develop a fee program if the proposed facilities are to be City-owned, along with a funding source for maintaining said facilities.
- With the potential of UC Davis owning the industrial/office park site, it is unclear whether Folsom would receive any property tax revenue. UC Davis is part of the State of California and property owned by the State of California is exempt from paying property tax.
- If an amendment to the sphere of influence/annexation is agreed upon by the City and County to move forward, the City would be required to enter into a tax-sharing

agreement with Sacramento County pursuant to Section 99 of the Revenue and Taxation Code.

- Demonstrating financial benefit would require a formal Fiscal Impact Analysis prepared by a qualified consultant to address the economic implications of the proposed project by estimating the recurring fiscal impacts to the City of Folsom's General Fund including one-time costs, ongoing operation and maintenance costs, and annual revenue and expenses associated with providing services, including considerations of increases in market rate and inflation.

## Conclusion

Resources for an aging population are a regionally unmet need. AKT and UC Davis Health have shared their vision to create a uniquely designed master planned community for healthy aging and wellness. The applicant team is asking Folsom City Council to consider this concept as a future growth proposal and opportunity for Folsom and the region. It has the potential to enhance the quality of life for Folsom's seniors and other residents with cognitive, physical, or neurological challenges. As outlined in the applicant's project narrative, the project also has the potential to create employment opportunities within the community through a myriad of services, including medical and research complex and collaboration with other medical facilities and businesses recently expanding in Folsom and beyond.

The proposed Community West project also has predictable impacts and potential risks that have been described and summarized in this report, as well as Attachment 3 to staff's report. The most significant issues involving growth and financial impacts are:

1. From a growth perspective, this project area is not planned or assumed for urban development. Required service studies, plans, infrastructure, and funding could likely establish necessary services for the project area. However, new impacts to land uses, City facilities, and the transportation network in the area would be potentially significant and may ultimately be growth inducing. Additionally, growth in this location would likely impact important environmental metrics in our climate action plan (e.g., greenhouse gas emissions and vehicle miles traveled) that could impact the City's funding qualifications.
2. From a financial perspective, Folsom is facing a structural deficit and without significant additional revenue sources, the City will face challenges to meet current service levels and maintain existing facilities. Any future annexation would not only need to pay for itself and meet revenue neutrality requirements with Sacramento County but would need to provide financial benefits to the City.



Staff believes it would be important to have detailed plans, studies, and analysis prepared by qualified consultants (paid for by the developer) to better understand impacts of the project prior to any formal action/determination regarding proposed annexation. At a minimum, this should include the following:

- ✓ Detailed plans and project description (and show how the “Blue Zone” concept will be implemented);
- ✓ Analysis of all relevant municipal services required for the project (including water supply);
- ✓ Environmental analysis of the proposed project (including traffic studies); and
- ✓ Fiscal impact analysis including one-time costs, ongoing operation and maintenance costs, and annual revenue and expenses associated with providing services.

### **CITY COUNCIL COMMENTS/FEEDBACK**

As a reminder, the City Council currently has no land use authority over this property and no formal action is required or allowed at this time. Rather, the project proponents are asking for preliminary review and early feedback from City Councilmembers regarding their project concept and potential future annexation into the City of Folsom. Detailed studies and environmental analysis would be required at many next steps if this project does move forward in Sacramento County or Folsom. Staff has identified two primary questions to guide individual feedback from City Councilmembers:

1. Under what circumstances (if any) would the City Council members want to consider expansion of Folsom City boundaries south of White Rock Road for purposes of development of this particular project?
2. If City Council members are willing to consider this project moving forward, what information would the applicant need to provide for that future consideration?

### **ATTACHMENTS**

1. Community for Health and Independence Project Narrative by AKT and UC Davis Health
2. Local Agency Formation Commission Annexation Process and Folsom Annexation History
3. Staff Analysis of Project Narrative Relative to Folsom Adopted Plans and Policies
4. Public Comments

Submitted,



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Pam Johns, Community Development Director

## ATTACHMENT 1

Community for Health and Independence Project Narrative  
by AKT and UC Davis Health

# COMMUNITY for HEALTH and INDEPENDENCE



12|22|23

PROJECT NARRATIVE



*"Humans now live longer than at any time in history. But adding more years to life can be a mixed blessing if it is not accompanied by adding more life to years."*

**FOREWORD** | The proportion of the U.S. aged population is growing significantly; between 2021 and 2050 the number of Californians aged 55+ years is expected to increase by 70%. Californians in this age cohort will experience increasing rates of age-related disabilities and chronic health conditions that are associated with their longer lifespans.

Adults overwhelmingly express interest in aging in place, which has strong implications for supply and demand in relation to California's housing shortage. There is also increasing interest in and demand among adults with disabilities and special needs and their families for more affordable independent living and supportive housing choices.

These trends represent major opportunities for innovative design and development of community projects that encourage disease/disability prevention, support healthy aging, and prolong independent living. (UC Davis Community For Health and Independence Report, 2018)

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| PART ONE |  
EXECUTIVE SUMMARY



## Welcome to the **COMMUNITY FOR HEALTH AND INDEPENDENCE**.

**THE PROJECT NAME** | Like the vision for the project itself, the project name is straightforwardly unique: it is the "COMMUNITY FOR HEALTH AND INDEPENDENCE". Interchangeably, throughout this document, the project is also referred to as simply "THE COMMUNITY".

**THE PROJECT PURPOSE** | Epidaurus Management Company (an AKT Investment managed company) as the "Project Proponent" is proposing a new, uniquely-designed master planned Community for Health and Independence designed in collaboration with UC Davis Health.



The **COMMUNITY FOR HEALTH AND INDEPENDENCE** embodies the vision of offering people the opportunity to live longer and healthier lives in their own homes and communities. Through meaningful and informed land use planning, THE COMMUNITY aims to become a hub of wellness, incorporating evidence-based design features and cutting-edge health technology to enhance the well-being of older adults and individuals with disabilities in a sustainable and independent living environment.

Drawing upon its understanding of technology and policy, as well as continuous research into factors influencing health and wellness, UC Davis is ideally positioned to collaborate with the Project Proponent to help inform this unique land use plan.

The proposed integrated master planned community includes various types of housing, such as age-restricted housing, multigenerational housing, multifamily housing, and affordable housing. Neighborhood-serving land uses like parks, open spaces, retail, and research/commercial areas are also incorporated into the land use plan.

The proposal also provides for a 200-acre research complex. As part of its commitment to creating healthy aging communities, if the project is ultimately approved, the Project Proponent will contribute 200 acres to UC Davis for health research and education facilities. This 200-acre site/complex is in the heart of THE COMMUNITY and is envisioned to include:

- 1) A world-class center for the study of healthy aging.
- 2) Research and learning facilities.
- 3) On-site healthcare facilities and clinical space.
- 4) Community outreach, education and support services including at-home caregiver training and education for family members supporting aging relatives and people with disabilities.
- 5) Opportunities for collaboration with other educational and health institutions.
- 6) Facilities for community engagement including community gathering spaces and performing arts events.

The exact uses, phasing, and timing of the above, will be determined based on future community needs and funding opportunities.

Guided by UC Davis's Big Idea of "Healthy Aging in a Digital World," and combined with research on the world's healthiest aging communities, THE COMMUNITY presents an opportunity to establish a model community where real-time research fosters higher quality aging and longer lives.

## COMMUNITY for HEALTH and INDEPENDENCE

## COMMUNITY for HEALTH and INDEPENDENCE

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**INSPIRED BY NEED, INFORMED BY SCIENCE** | The Sacramento Region's population is rapidly aging, with the number of people over 55 expected to double to 1.04 million by 2030, according to US census data. This aging population will require significant additional resources for housing, healthcare, and services.

Most adults want to be independent and remain in their own homes as they age. However, age-related chronic diseases and disabilities become obstacles to this choice. The COMMUNITY FOR HEALTH AND INDEPENDENCE is conceived to overcome these barriers and meet the increasing demand for supportive living arrangements through thoughtful planning and integrated technologies.

Additionally, there is an increasing population of adults with intellectual and/or developmental disabilities in the Sacramento Region, with many desiring to live independently. THE COMMUNITY seeks to accommodate opportunities for this population as well.

The vision for the COMMUNITY FOR HEALTH AND INDEPENDENCE is grounded in extensive research, conducted by the UC Davis Center for Healthcare Policy and Research (CHPR), which includes the 2018 report "Community for Health and Independence," and the 2021 report "Planning Healthy Aging Communities". In addition, other resources such as Dan Buettner's 2018 book "Blue Zones," supported by National Geographic, AARP's Eight Domains of Livability, and the Master Plan for Aging, released in 2021 by the California Department of Aging, provided further evidence-based goals and strategies for the planning of this unique community.

CHPR's landmark report "Planning Healthy Aging Communities" investigated supportive aging communities worldwide, inspiring The COMMUNITY FOR HEALTH AND INDEPENDENCE to integrate several core elements as described below.

- **ENCOURAGE SOCIALIZATION** | THE COMMUNITY fosters socialization both within and outside its borders, promoting interaction across generations by housing older individuals, young families, and professionals in the same vicinity, connected by pathways and gathering places.
- **ENCOURAGE PHYSICAL ACTIVITY** | Green spaces, recreation centers, integrated walking paths, and bike lanes linked to essential services encourage an active lifestyle in THE COMMUNITY.
- **PROMOTE HEALTHY DIETS AND EATING HABITS** | THE COMMUNITY plans to provide easy access to community gardens, grocery stores, and farmers markets, encouraging healthy eating habits.
- **PROMOTE WALKABLE NEIGHBORHOODS** | Multiple travel routes, interconnected walking paths, and essential services in proximity support walkability in THE COMMUNITY.

*"Simply put, these opportunities can not only add years to life, but also add life to years."*

## COMMUNITY for HEALTH and INDEPENDENCE

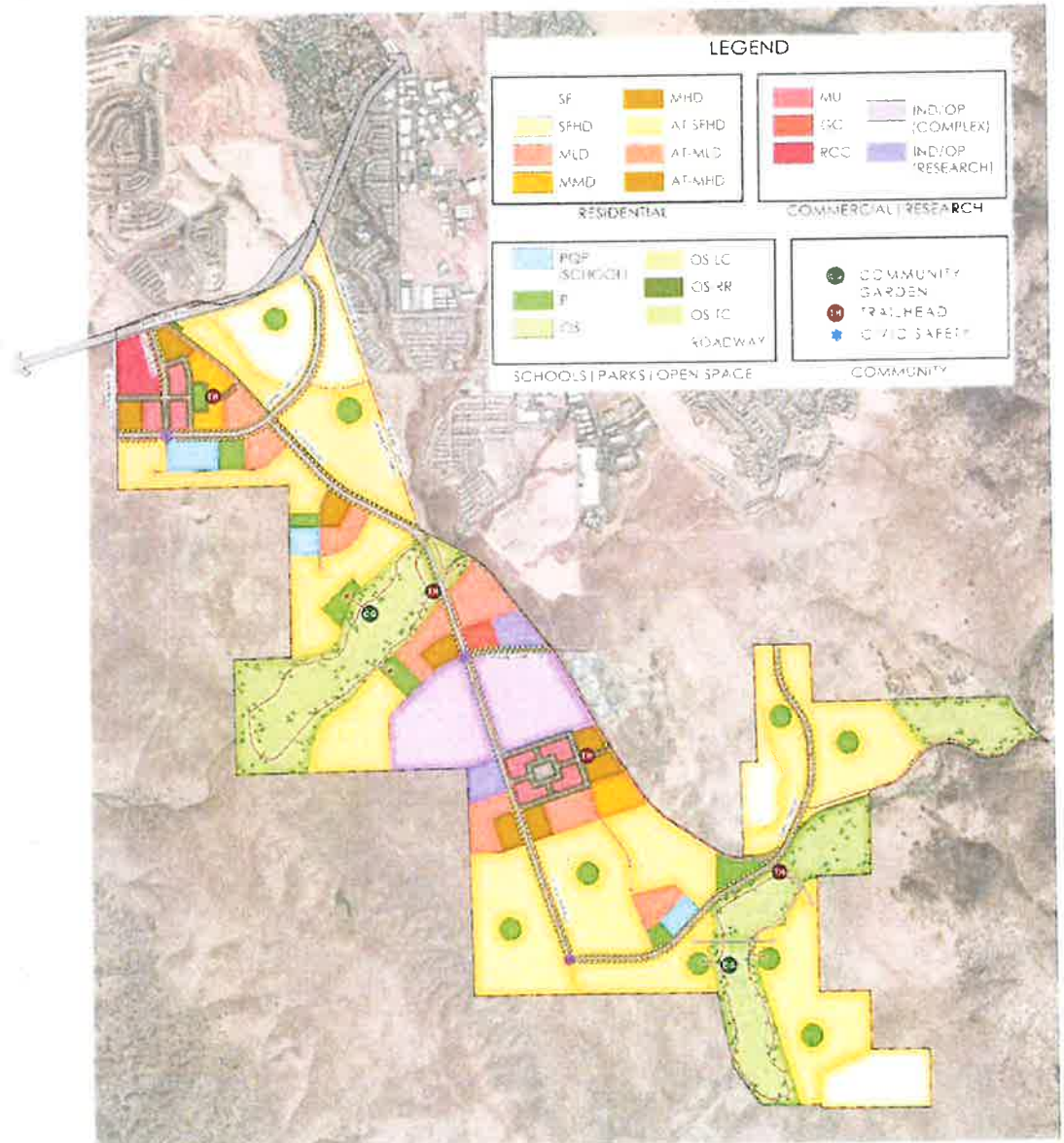
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**A COMMUNITY FOR HEALTH AND INDEPENDENCE** | Inspired by an ancient Greek city and healing center called Epidaurus, the COMMUNITY FOR HEALTH AND INDEPENDENCE is an ongoing collaboration with UC Davis and its specialized team of affiliates, which has helped inform the land use plans through research efforts, published papers, visiting lecturer presentations, and collaborative design charrettes.

Guided by this expertise and UC Davis research, THE COMMUNITY aims to promote healthy living through its design and inclusive opportunities, focusing on a better and healthier way of life. Collaboration with UC Davis and the community will continue to shape this vision through the formal approval process.

By integrating UC Davis research, the COMMUNITY FOR HEALTH AND INDEPENDENCE includes multi-generational housing to attract young professionals and families across various income levels. Additionally, technology-enabled homes for older adults and individuals with disabilities enable patients, families, and caregivers to stay connected and engage in daily healthcare monitoring and management. Residents retain control of their lives and privacy while conveniently and efficiently accessing the healthcare services and university clinical experts they need.

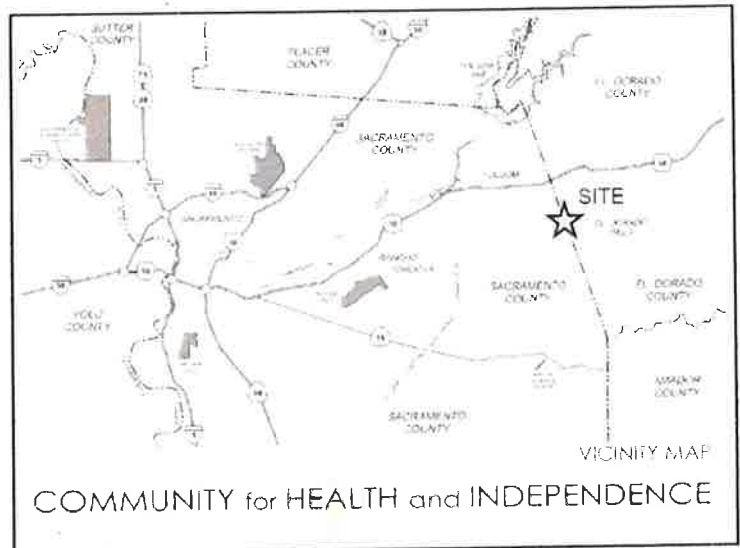


# COMMUNITY for HEALTH and INDEPENDENCE

## COMMUNITY for HEALTH and INDEPENDENCE

**LOCATION** | The COMMUNITY FOR HEALTH AND INDEPENDENCE is strategically located adjacent to two highly recommended places to live in California: the City of Folsom and the community of El Dorado Hills. Both areas offer a high quality of life, robust community services, safety, and effective governance.

Situated on the Sacramento County/El Dorado County line south of Folsom and El Dorado Hills, the property poses no significant risks from earthquakes, flooding, or wildfires, and it does not encroach upon prime farmland in the region.



**PURPOSE OF THIS DOCUMENT** | This PROJECT NARRATIVE provides a high-level overview of the project's intent to prepare documents and studies guiding future Specific Plans.

This initial project narrative is intended to outline the GRAND VISION and opportunities that this one-of-its-kind community can offer the region. This is being provided to the City of Folsom and El Dorado County, to introduce the proposed project and seek early feedback before initiating formal project applications.

The COMMUNITY FOR HEALTH AND INDEPENDENCE is a visionary mixed-use project with land area in multiple regulatory jurisdictions. Specific Plans are anticipated to be prepared and processed within their respective areas of jurisdiction. The land area within Sacramento County (WEST PLAN AREA) is proposed to be processed through the City of Folsom (annexed to Folsom) and will comply with City of Folsom requirements and related LAFCo process. The land area within El Dorado County (EAST PLAN AREA) will be processed by El Dorado County and will comply with El Dorado County requirements.

With a balanced and unique land plan, the project proponent is committed to ensuring that the project provides a net fiscal benefit to the City of Folsom and El Dorado County. In addition, the project will include community outreach plans to ensure early, meaningful, and transparent public outreach in collaboration with each jurisdiction.

**This is the COMMUNITY FOR HEALTH AND INDEPENDENCE.**

*"We know the key to healthy aging for people starts in their homes. We believe a reimagined community that leverages technology for human-made spaces where people live, recreate and work will promote better management of chronic disease and increase independence for valuable members of this population."*

*DR. JUDITH A. HARRIS*

## COMMUNITY for HEALTH and INDEPENDENCE





| PART TWO |  
THE GRAND VISION



**THE NEED** | Society is confronted with an aging population that is set to accelerate in coming years. More than 35% of California's population will be 55 years of age or older by 2050, and with advances in healthcare, people aged 85 years and older are estimated to number nearly 1,000,000 people. As this population segment continues to grow and age, society must address care for this population, while allowing older adults to live in their own homes healthier, for longer, and more productively. Additionally, community development can further assist and augment the lives of people with neurological disabilities. Although neurological disorders encompass a broad range of conditions, many people with intellectual disabilities can be independent and productive citizens with slight assistance and community support. Hence the need to provide housing and living for all, a truly inclusive community.

**THE VISION - A COMMUNITY FOR HEALTH & INDEPENDENCE** | The Vision for THE COMMUNITY promotes opportunities for participation, security, and health to enhance quality of life throughout one's lifetime. **Simply put, these opportunities can not only add years to life, but also add life to years.**

**COMMUNITY COLLABORATION** | Guided by UC Davis research, The COMMUNITY FOR HEALTH AND INDEPENDENCE is designed to promote healthy living through Project design and inclusive opportunities that allow for interaction with fellow community members for a better way of life. In turn, a better way of life promotes better health and longevity. This Vision is optimized through extensive collaboration with UC Davis Health and community partners.



It is through the UC Davis collaboration process, and the development of the UC Davis Health **Community for Health and Independence** and **Planning Healthy Aging Communities** reports, that the Vision for THE COMMUNITY was developed; this Vision incorporates the overarching CONCEPTS OF THE PLAN.

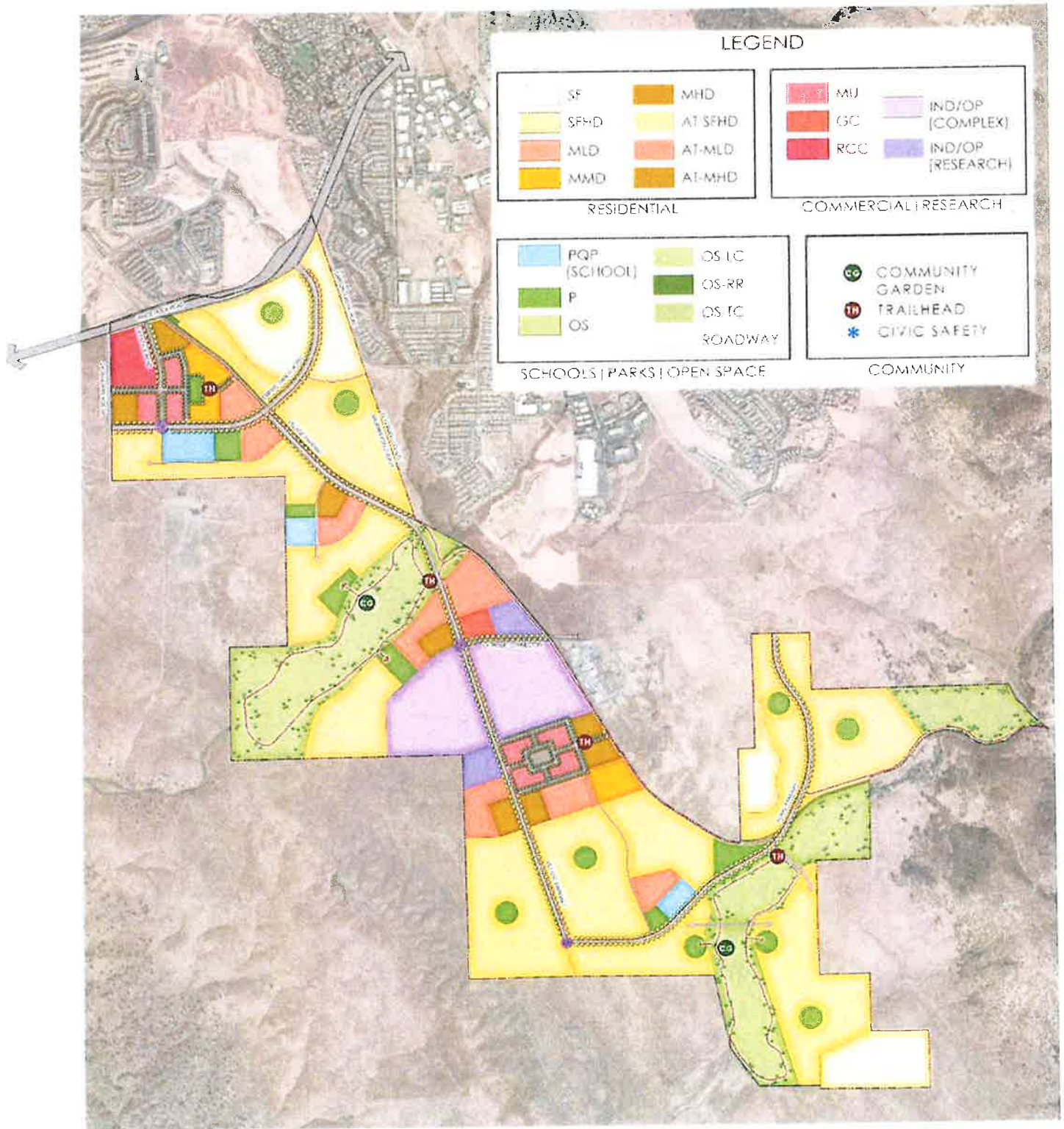
*The overarching Concepts of the Plan are described on the following pages.*



*"We know that technology by itself does not solve problems. It's imperative that we work with individuals, families, and communities to identify what technology provides the best value, and the most meaningful solutions, in the context of daily life."*

**ILLUSTRATIVE MASTER PLAN** | The COMMUNITY FOR HEALTH AND INDEPENDENCE ILLUSTRATIVE MASTER PLAN is shown on the following page.

COMMUNITY for HEALTH and INDEPENDENCE



COMMUNITY for HEALTH and INDEPENDENCE



**THE PROJECT RESEARCH GUIDANCE** | Research Guidance has informed the need, applicability, location, and design of the Project. The primary sources of Research Guidance are described below.

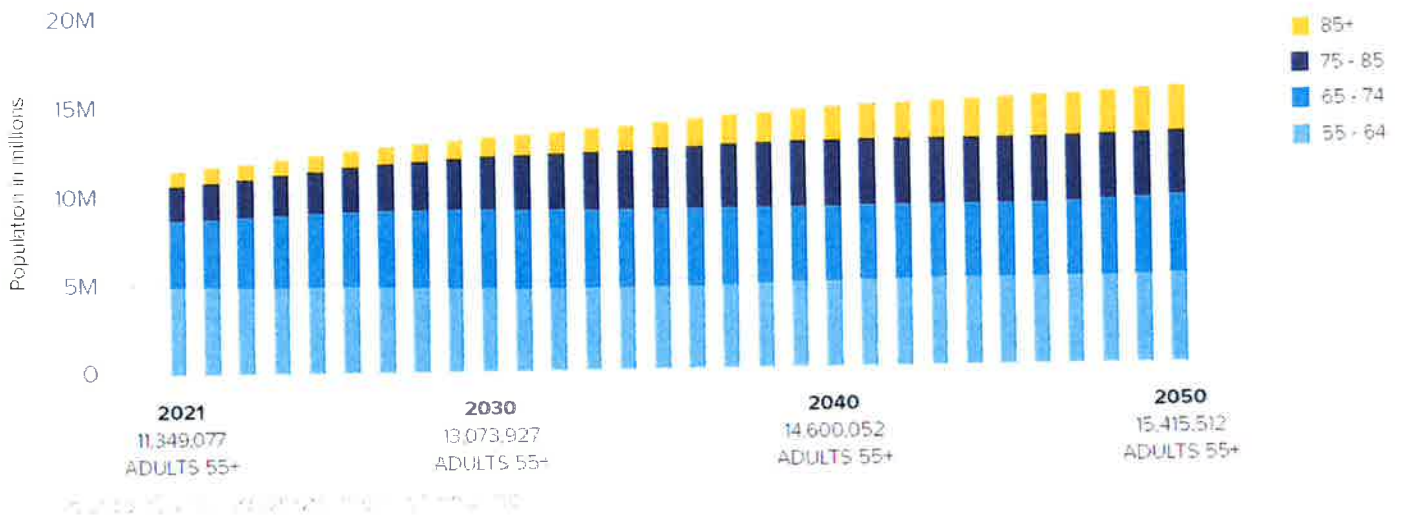
**COMMUNITY FOR HEALTH AND INDEPENDENCE** | In 2018, the UC Davis Center for Healthcare Policy and Research (CHPR) prepared *Community for Health and Independence*.

"This report provides a broad overview of how such a partnership relates to the UC Davis mission and factors important to UC Davis leadership decision-making. It includes a description of regional demographics, existing resources for older and vulnerable adults, examples of model communities, and an overview of research on use of technology, the built environment, and community-based interventions to facilitate aging in place. Finally, opportunities and challenges for research, education, and community partnership are discussed based on conversations with selected UC Davis faculty." (*Community for Health and Independence, 2018*)



According to this study, evidence on effective methods and technologies to support community-based, healthy aging is minimal. With significant resource investment, UC Davis has a unique opportunity to study cross-disciplinary, aging-in-place technologies and strategies through collaborations with industry, government agencies, foundations, and sister academic institutions.

**Population Projection for California Adults Aged 55+ Years (2021-2050)**



*"THE COMMUNITY is an opportunity for an innovative, unique community, designed based on evidence of what works to support healthy aging"*



**PLANNING HEALTHY AGING COMMUNITIES** | In 2021, the UC Davis Center for Healthcare Policy and Research prepared *Planning Healthy Aging Communities*.

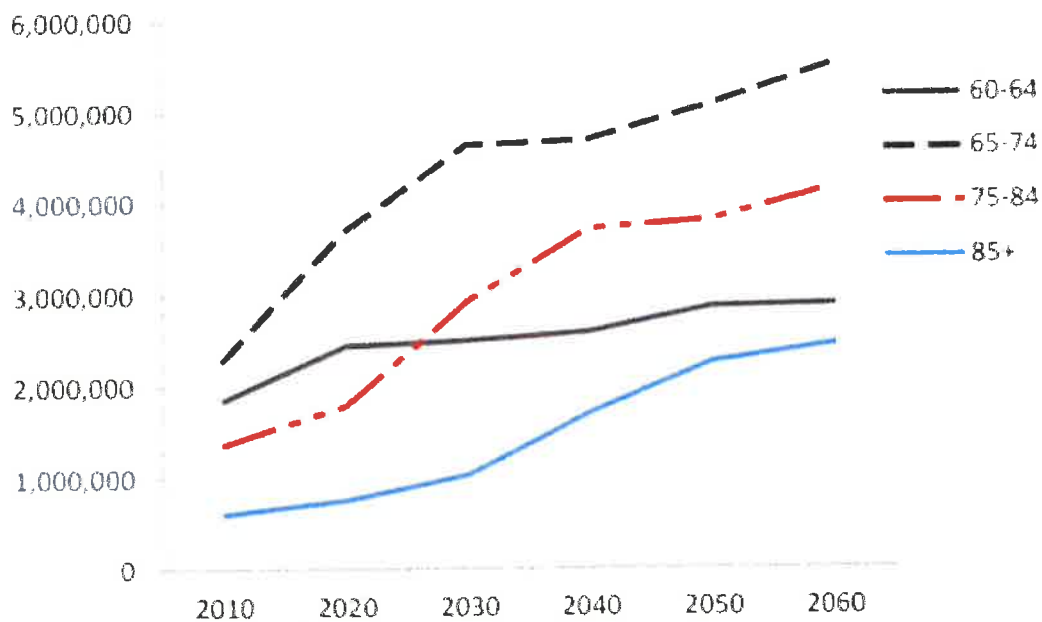
**Planning Healthy Aging Communities**



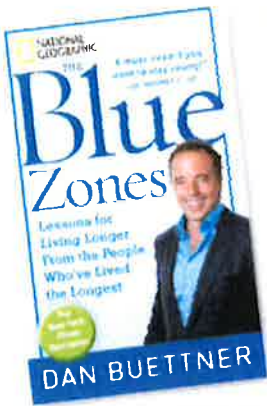
California's population aged 55 years and older is projected to increase from 28% (11.3 million residents) in 2021 to 35% (15.4 million residents) in 2050. Although 80% of older adults want to remain independent in their own homes as they age, increasing rates of age-related chronic disease and disability create barriers to achieving this. The growing population of adults with intellectual and developmental disabilities is aging as well. When taken in context with the existing housing shortage in California, there is a compelling need for innovative, inclusive communities purposefully designed to support health and independence throughout the life span. Land use planning and community design are often overlooked elements that can help to prevent or mitigate many age-related barriers to independent living for an aging population, including those who are intellectually or developmentally disabled.

Through an innovative synthesis of evidence from peer-reviewed literature, current guidelines and toolkits, interviews with key informants, and examples of model communities, this report describes the role of land use planning and design in fostering healthy aging for all. The goal is to inform and inspire developers, planners, home builders and other key stakeholders responsible for creating innovative healthy aging communities.

**Figure 2. California Age Growth Projections, 2010-2060**



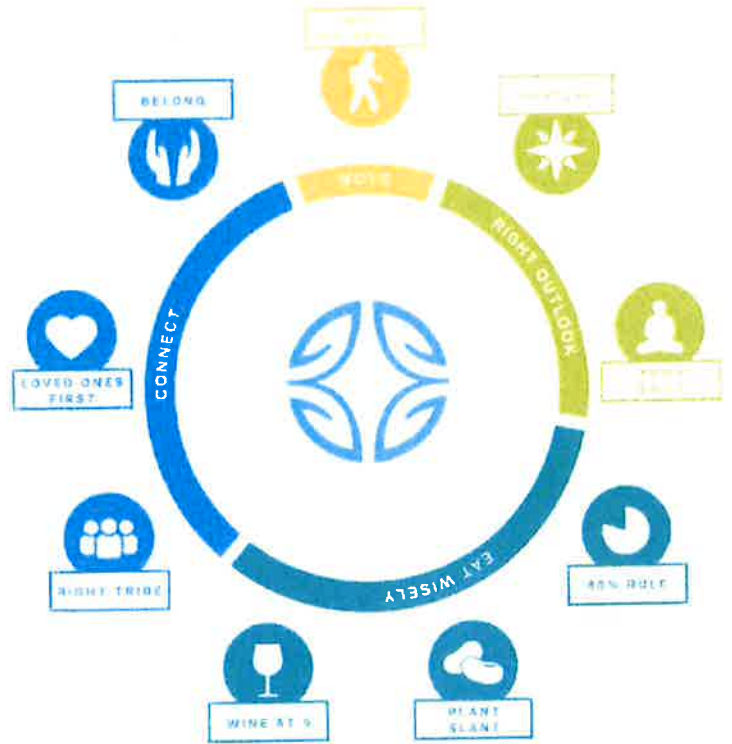
Source: UC Davis Center for Health Policy and Research, 2021. Data from the U.S. Census Bureau, 2019.



**BLUE ZONE COMMUNITIES** | UC Davis Center for Healthcare Policy and Research (CHPR) conducted research in 2022 to examine naturally-occurring communities with older populations with a focus on "Blue Zones" (regions where people live longer than average) to understand elements of these communities and their impact on aging, especially where

communities had a concentration of centenarians (people living to age 100+). The elements of these communities referred to as "POWER 9" (shown at right).

Dan Buettner (*The Blue Zones*), with support from National Geographic, identified six unique communities whose residents include an unusually high number of centenarians with low levels of chronic disease.



**Okinawa, Japan** | Women over age 70 years comprise the longest-lived population in the world.

**Loma Linda, California** | Seventh Day Adventists live 10 years longer than other North Americans.

**Ikaria, Greece** | One of the lowest rates of middle-age mortality; lowest documented rate of dementia in the world.

**Sardinia, Italy** | Largest concentration of male centenarians in the world.

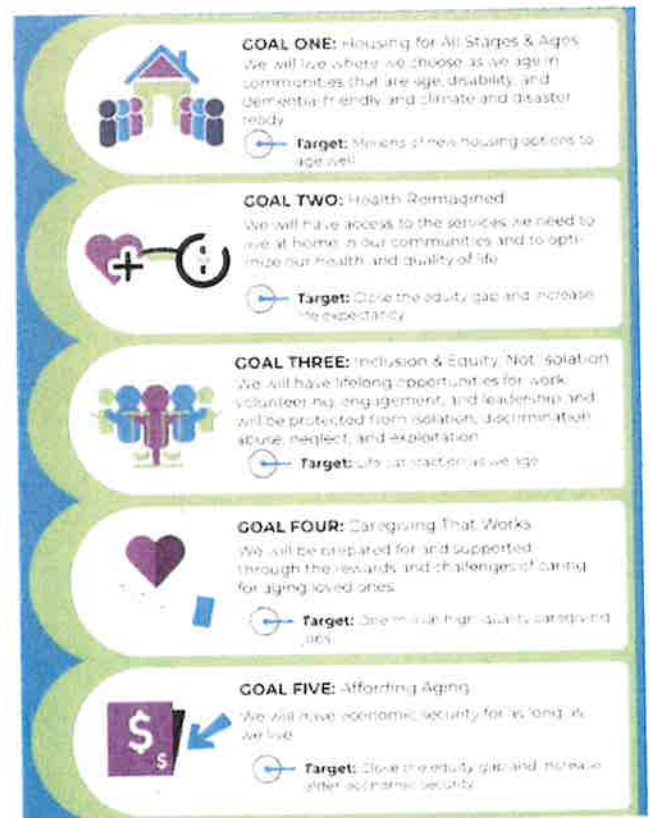
**Nicoya, Costa Rica** | Residents are twice as likely as U.S. residents to reach 90 years old in good health.

**Singapore** | Singaporeans rank number one in healthy life expectancy and have the best health care system.

**CALIFORNIA MASTER PLAN FOR AGING** | In 2021, the

State of California Department of Aging prepared the *Master Plan For Aging* report that identified 5 Bold Goals (at right) and 23 strategies to build a California for all ages by 2030.

This report also includes a Data Dashboard for Aging to measure progress and a Local Playbook to drive partnerships that help meet these goals.



## COMMUNITY for HEALTH and INDEPENDENCE

**INSPIRATION MODEL COMMUNITIES** | UC Davis *Planning Healthy Aging Communities* report cited 35 model communities and highlighted several of the 35 for implementing innovative planning and design characteristics identified by the Urban Land Institute guidelines as contributing to healthy communities.

**Serenbe** | Chattanooga Hills, GA. | Master Planned Community

**Share Kanazawa** | Kanazawa, Ishikawa Prefecture, JAPAN | Village Housing Development

**New Ground Cohousing** | High Barnett, UK | Co-Housing

**Grow Community** | Bainbridge Island, WA | Village Community

**Culdesac** | Tempe, AZ | Master Planned Community

**First Place Phoenix** | Phoenix, AZ | Supportive Housing for Neurodiverse Adults

**Panasonic Pena Station Next** | Denver, CO | Master Planned Community

**Village Landais Alzheimer** | Dax, FRANCE | Dementia Village

**Village Of Hope** | Clearfield County, PA | Village Housing Community

### Planning Healthy Aging Communities



Unique models cater to specific populations, such as those with dementia, by enhancing safety and wayfinding while ensuring residents remain connected with the greater community. Some models incorporate advanced technologies to promote, assess, and maintain healthy living. The most unique features among these models were those that included the following.



**Encourage Socialization** | Socialization both within and outside the community, as well as socialization across generations, using connected pathways, permeable borders, and interior and exterior **THIRD PLACES**. (discussed in detail later in this narrative.)



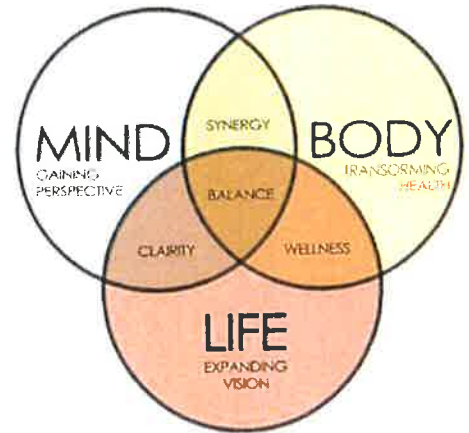
**Promote Healthy Diets** | Providing easy access to community gardens, grocery stores, and farmers markets within neighborhoods and near activity centers.

**Encourage Physical Activity** | Providing green spaces, recreation centers, well-integrated and networked walking paths, and bike lanes that connect to essential services.

**Promote Walkable Neighborhoods** | Providing multiple travel routes, networks of walking paths, and essential services within easy access.



**A COMMUNITY FOR HOLISTIC LIVING** | The design of the COMMUNITY FOR HEALTH AND INDEPENDENCE integrates health and wellness attributes and services through thoughtful early planning. The community design focuses on the community as a whole by promoting inclusion and understanding and by creating places for everyone such that aging in one's home, living with mental and physical disabilities, and contributing to the community can be easily achieved.



This community for holistic living will contain Places that promote active lifestyles and employment, and facilitate access to food, education, recreation, exercise, and research.

**A COLLECTION OF PLACES** | The Plan is conceived as a well-connected collection of PLACES. These Places, together, account for the locations that support the social and economic habits of the diverse residents within the community at large. The COMMUNITY FOR HEALTH AND INDEPENDENCE is designed to include FIRST PLACES, SECOND PLACES, and THIRD PLACES which together form a complete community. Additionally, and unique to THE COMMUNITY, the Plan includes EXCEPTIONAL PLACES:

**EXCEPTIONAL PLACES** | *Places We Research, Discover, Cultivate, Adapt, Support*

Exceptional Places refers to the 200-acre UC Davis Teaching, Research, and Health Complex located at the heart of the MASTER PLAN. The UC Davis Site/Complex is proposed to facilitate learning (for researchers, students, and residents) and provide opportunities to conduct lifestyle and health research to expand knowledge about effective community design and promote healthy aging and longevity.

Details on the facilities and services to be provided opportunities at the UC Davis Site/Complex are in the early stages of planning and yet to be decided by the University. The complex is anticipated to include many components, which may include but are not limited to the following:



- Research/Learning Facilities
- Healthcare Facilities
- Clinical Space
- Performing Arts Opportunities
- Specialty Care Housing & Skilled Nursing Care
- Mobile Laboratory/Urgent Care Services
- Community Outreach, Education, & Support Services (including At-Home Care-Giver Training)
- Research Gardens/Community Gardens
- Community Center
- Innovative Transit Options



# COMMUNITY for HEALTH and INDEPENDENCE

## FIRST PLACES | *Places We Thrive, Live, Grow*

FIRST PLACES refers to our homes; this is where we begin and end each day, our 'home base'. First Places are the residential areas of the Plan that provide safe refuge and spaces in which to nurture, care for, and grow us and our families.

FIRST PLACES include traditional street-accessed single family detached and attached homes, multi-generational homes, accessory dwelling units, alley- and court-loaded homes, cottage homes with shared open areas and gardens, assisted living homes, residential care facilities, specialty group homes geared for targeted-needs care, and apartment homes.

### Planning Healthy Aging Communities



**SECOND PLACES | *Places We Work, Do Business, Shop***

SECOND PLACES refers to our workplaces and places of commerce; this is where we go when we leave our homes to earn a living and provide for ourselves and our families. Second Places are the employment and shopping areas of the Plan that provide the economic engine of the community which, in turn, provides the financial means to promote living.

Included in the SECOND PLACES are the neighborhood and lifestyle commercial sites, research sites, civic sites such as law enforcement and fire departments, and the UC Davis Site/Complex.

THE COMMUNITYS' employment-generating land uses are anticipated to provide jobs/housing balance within the community.





**THIRD PLACES | Places We Play, Learn, Explore**

THIRD PLACES refers to our places of recreation, education, and social interaction; this is where we go when we leave our homes and workplaces to gain enrichment of our minds, bodies, and souls. Third Places are the parks, open spaces, commercial plazas, schools, and community gathering areas of the Plan that provide the health, well-being, and educational means to promote respect and inclusion in the community.

THIRD PLACES also includes the many opportunities for smaller, more intimate public spaces, within larger land use areas but outside of the public parks. Due to the scale of community, these sites are not shown on the Land Use Master Plan but will be implemented at the future Tentative Map and/or Design Review stage of planning entitlements. These important community spaces may include, but are not limited to, the following.

**Planning Healthy Aging Communities**



- Pocket Parks
- Commercial Plazas
- Trails/Trail Heads/Nature Areas
- Community Gardens
- Outdoor Fitness Equipment Areas
- Outdoor Pavilions
- Picnic Areas/Informal Seating Areas
- Recreation/Community Centers
- Wayfinding/Information/Technology Kiosks
- Respite/Recharge/Comfort Stations



**GREENING AND HEALTH** | Overall Plan Area "greening" and the inclusion of a variety of green spaces are key to bringing the Vision for the COMMUNITY FOR HEALTH AND INDEPENDENCE to life. Green spaces refer to the variety of open spaces, parks, and plazas within THE COMMUNITY. Greening refers to the landscape plantings in landscape corridors along roadways, at project entries, at site developments, and in the front yards of individual home sites throughout THE COMMUNITY.

**GREEN INFRASTRUCTURE** | Green spaces and greening make up the green infrastructure system of the Plan Area which is prioritized throughout THE COMMUNITY. The inclusion of varied and interconnected green spaces and greening contribute to a wide variety of beneficial health outcomes, including increased physical activity, reduced obesity, reduced stress, enhanced social interaction and community engagement, and improved mental health.



**GREENING STRATEGIES** |

- Significant tree canopy with large and diverse tree species to enhance shade in yards, parks, and plazas and along streets and trails.
- Incorporating layers of trees and understory vegetation along sidewalks and trails to make these routes more attractive, ecologically sustainable, and comfortable.
- Allotting spaces for community gardens that have good access to sunlight and fit the natural terrain and setting within walkable distance to neighbors.
- Identifying natural areas for conservation which preserve habitat and support biodiversity.



The primary green spaces (parks, open spaces, and landscape corridors) are shown on the exhibit above. Additional green spaces and greening areas will be located throughout THE COMMUNITY in the commercial and employment centers, residential areas, neighborhood streets and entries, and other areas and are not specifically shown here due to the scale of the exhibit. Details of these design elements will be developed in the future with site-specific development.



## COMMUNITY for HEALTH and INDEPENDENCE

**GREENING AS BRAND** | Green infrastructure at the COMMUNITY FOR HEALTH AND INDEPENDENCE will reinforce the notion that landscape is a primary component of the branding for THE COMMUNITY. Greening (hardscape and landscape materials) will provide project continuity and diversity in the spaces they enhance.

**SENSIBILITY + SOPHISTICATION** | Greening elements often express the local context and the patina of time and reflect the values of the people living there. Characteristic landscape and hardscape features are typically rooted in a community's response to place and represent the natural simple materials with authentic expression in green spaces defined by the natural environment.

**TEXTURE, PATTERN + COLOR** | Green spaces should include texture and pattern through the use of diverse and vibrant living and static materials in the landscape and built environments. These elements should be repeated to emphasize a sense of place and may be highlighted by singular opposing vertical or horizontal elements that stand out and attract attention.

**DELIGHT + PLAY** | Green spaces should create memorable moments, shared experiences, and unexpected experiences. Green spaces should include whimsy and art, and be interactive, iconic, and playful. Play is essential and can be thought-provoking, laugh-inducing, and inspiring. Exploration should be encouraged and a natural effect of experiencing the Place.

**HUMAN CONNECTION + INTERACTION** | Green spaces should encourage community gatherings of all types and sizes and promote social interaction and inclusion. Gathering places should be indoor, outdoor, and all-weather to offer variety and engagement opportunities year-round. Gathering places should promote flex-spaces and people watching and should allow for interaction with shared resources.

**HEALTH, MOBILITY + TECHNOLOGY** | Health can be enhanced through daily mobility. Greening should provide shady walkable environments that are accessible to all, including physical- and neuro-diverse people. Protected bikeways allow for safer passage and active lifestyles. Micro-transit opportunities remove barriers to mobility and allow for full immersion into community events. Graphic and technological wayfinding strategies allow for ease of movement within the community.



**EIGHT DOMAINS OF LIVABILITY** | The evidenced-based Domains of AARPs “**Eight Domains of Livability**” are described in the UC Davis Center for Healthcare Policy and Research’s publications **Community for Health and Independence** and **Planning Healthy Aging Communities**.



The COMMUNITY FOR HEALTH AND INDEPENDENCE incorporates the notion of these EIGHT DOMAINS and includes an adapted version (below) that guides the design of a new community paradigm. Tailored for the Project and referred to herein as **THE COMMUNITY’S EIGHT DOMAINS OF LIVABLE COMMUNITIES**, mindful incorporation of these Domains early in the planning process will guide the future built environment to **create Places For Everyone in a Community for Health + Independence**.



**THE COMMUNITY’S EIGHT DOMAINS OF LIVABLE COMMUNITIES EXHIBIT** is shown on the opposing page.

The key concepts of each of these Domains are illustrated and described on the following pages and are the **GUIDING PRINCIPLES FOR THE COMMUNITY FOR HEALTH AND INDEPENDENCE**.



# COMMUNITY for HEALTH and INDEPENDENCE



# COMMUNITY for HEALTH and INDEPENDENCE



**DOMAIN ONE | Housing + Living**

*Better Living Through Community Diversity + Opportunity*

**GUIDING PRINCIPLES**

**D1.1** | Housing should be safe, attainable, diverse, and accessible. Multi-generational housing types and accessory dwelling units are encouraged and allow for families to remain together to care for physical, mental, and aging challenges.

**D1.2** | Neighborhoods should be designed to welcome all people, including all ages, family unit types & sizes, and physical & neurological diversities.

**D1.3** | Neighborhoods should be conveniently located, well-connected, vibrant, and inclusive and should contain a variety of lot types & sizes.

**D1.4** | Neighborhoods should be designed to promote active lifestyles wherein residences are in close proximity to SECOND and THIRD PLACES.

**D1.5** | Neighborhoods should be designed to promote neighbor interaction by incorporating architectural design features such as accessible porches and front-facing windows to promote social interaction.

**D1.6** | Neighborhoods should contain a variety of FIRST PLACES opportunities in a unified setting. Homes for affordable housing may be vertically or horizontally mixed in neighborhoods and may be grouped or dispersed throughout neighborhoods.



*"Diverse, inclusive communities that support healthy aging will require a variety of housing types, designed with accessibility in mind, and inviting to a range of household sizes, individual needs, and income levels. Walkability and proximity to retail spaces and recreation are a key design element of communities to support healthy aging."*



**DOMAIN TWO | Transportation + Walkability**  
*Better Mobility + Wayfinding Through Spaces*

**GUIDING PRINCIPLES**

**D2.1** | Transportation systems should be comprehensively-planned to provide direct, efficient, and safe access accommodating a variety of modes of transportation.

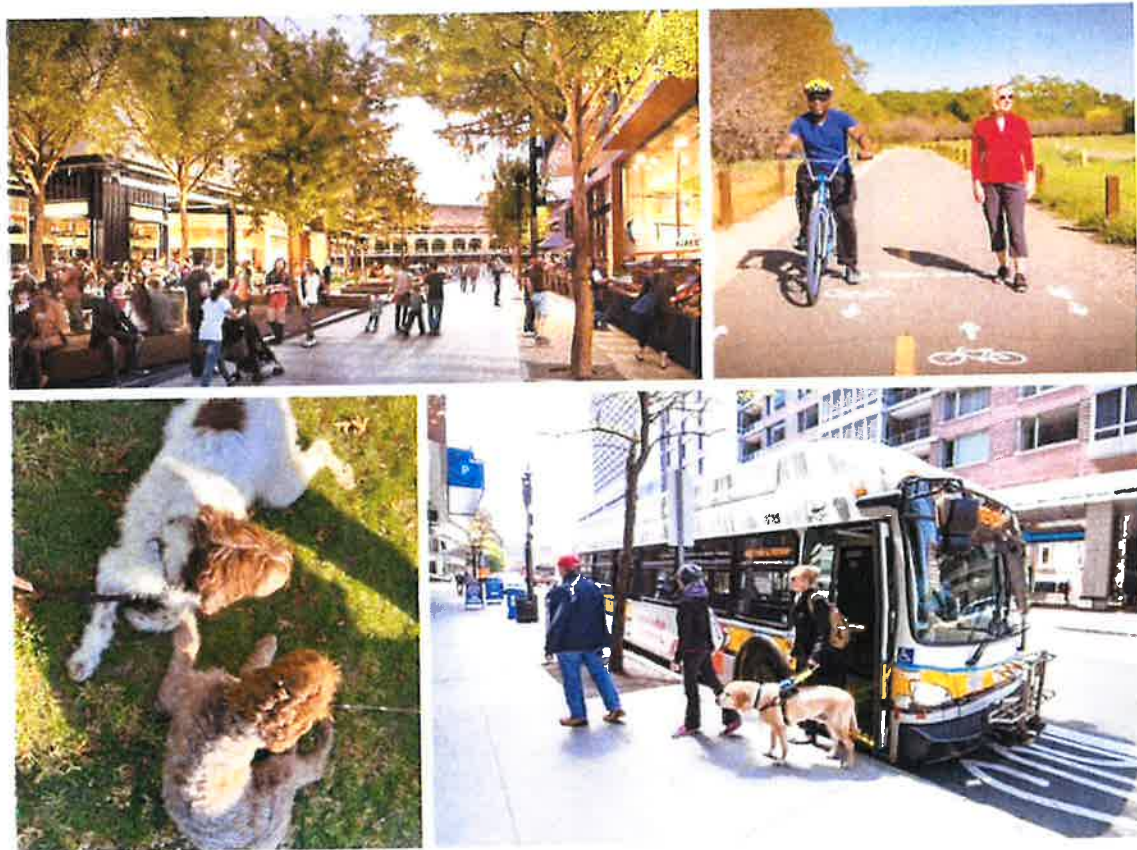
**D2.2** | Trails and sidewalks should be user-friendly, and to promote walking, bicycling, and dog walking for daily needs and exercise.

**D2.3** | Public transportation should be integrated, convenient, and accessible, and should provide opportunity for access to healthy food and community services.

**D2.4** | Roadway networks should utilize grid, modified grid, and/or circular patterns to promote wayfinding and disperse traffic concentrations.

**D2.5** | Roadways should be tree-lined to provide shady walking paths and designed to facilitate auto traffic while promoting pedestrian and bicycle safety and convenience.

**D2.6** | Wayfinding should be planned along primary transportation corridors and road crossings should be designed to protect pedestrians and minimize crossing distances.



*"Mobility and Transportation play a fundamental role in helping people maintain many of the important factors in healthy living, including civic and social participation, accessing health services, employment, etc."*

**DOMAIN THREE | Social Participation and Cultural Contribution**  
*Better Living Through Meaningful Engagement*

**GUIDING PRINCIPLES**

**D3.1** | Land uses should be sited to invite engagement, connection, and a sense of belonging.

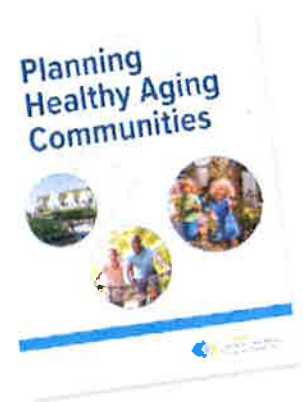
**D3.2** | Open areas and front yards of FIRST PLACES should be designed to promote opportunities to be neighborly and encourage socialization.

**D3.3** | Opportunity for THIRD PLACES should be located in the community to promote Arts and Culture in the community.

**D3.4** | Public and semi-public spaces should be designed to promote social interaction, information gathering, and cultural awareness.

**D3.5** | Land use adjacency should consider opportunities to contribute to the community through volunteering.

**D3.6** | District and neighborhood design should employ artistic and cultural expressions in landscape and architectural design, wayfinding and place making.



*"Social connection is vital to healthy aging and is enriched by the meaning associated with cultural relevance - people who come together with common interests and pursue creative outlets have greater well-being across the lifespan."*



# COMMUNITY for HEALTH and INDEPENDENCE

## DOMAIN FOUR | Respect + Inclusion *Living Better for an Ability-Diverse Population*

### GUIDING PRINCIPLES

- D4.1** | Housing should be designed to accommodate opportunities for secondary units to house multi-generational families, special needs adult children, and lower-income families.
- D4.2** | Housing should be designed to promote accessibility, maximize safety, and allow healthy aging in the home.
- D4.3** | Neighborhoods should include opportunities for supportive care, goods, and services.
- D4.4** | Neighborhoods should include integrated housing and support services that promote interaction, helpfulness, understanding, and tolerance.
- D4.5** | Neighborhoods should include spaces that are accessible to a diverse population and designed in ways that promote a neuro-diverse community.
- D4.6** | Neighborhoods should be designed to support mixed-use neighborhoods which allow for a person's needs to be met conveniently.

### Planning Healthy Aging Communities



*"We stand at a societal frontier where people are living longer than ever before in contexts that are increasingly influenced through digital means. Through respectful human-centered design, we can create inclusive communities that are both socially and digitally innovative to promote optimal livability."*

**DOMAIN FIVE | Open Space + Buildings**

*Better Sense of Community Through Design of Spaces*

**GUIDING PRINCIPLES**

**D5.1** | Neighborhoods should include distinctive THIRD PLACES that will promote a sense of place, foster a sense of community, bolster mental and physical wellness, and allow for community bonding.

**D5.2** | Neighborhoods should include both natural and developed open spaces and parks to promote a variety of passive and active uses that support a healthy community.

**D5.3** | Neighborhoods should be designed to embrace the natural and built environment equally to promote a holistic community.

**D5.4** | Neighborhoods should include THIRD PLACES of varying sizes and development intensities like pocket parks, plazas, and comfort stations to bolster the community fabric.

**D5.5** | Public areas should be designed to be easily identifiable and navigable, promote wayfinding and safety, and encourage programmed and unprogrammed community gathering.

**D5.6** | Neighborhoods should be designed to offer safe routes to school, and schools should be located to support community meetings and volunteering synergies.

**Planning  
Healthy Aging  
Communities**



*"Inclusive communities that support healthy aging will require a variety of housing types, designed with accessibility in mind, and invite a range of household sizes, individual needs, and income levels. Key design elements of communities that promote healthy aging include walkable streets, including protective shade canopies, and proximity to retail spaces and recreation areas."*



**DOMAIN SIX | Technology + Resilience**  
*Better Intelligence + Environmental Sustainability*

**GUIDING PRINCIPLES**

- D6.1** | Neighborhoods should be designed to promote human resiliency by providing the opportunity for integrating technology and communications infrastructure.
- D6.2** | Neighborhoods should be designed to promote Environmental Sustainability through use of energy- and water-efficient practices.
- D6.3** | Neighborhoods should be designed to promote Climate Resiliency by optimizing the opportunities to plan for climate change within the community.
- D6.4** | Neighborhoods should provide the opportunity to accommodate technology and communications infrastructure to help people remain engaged in their community.
- D6.5** | Neighborhoods should be designed to accommodate modern technological services, like community-based goods delivery, which will help support independence.
- D6.6** | Neighborhoods should be designed to include a variety of SECOND and THIRD PLACES that provide access and allow for active and passive participation in Places such as community gardens .



*"Technology will play an increasingly important role in helping people manage their health and wellness as they (and their loved ones) age in the community. Creating an environment where technology is easily accessible and resilient to disruption will be a key feature of future healthy communities."*

**DOMAIN SEVEN | Health + Community Support**  
*Better Access, Affordability + Equality*

**GUIDING PRINCIPLES**

**D7.1** | Neighborhoods should be designed to encourage healthy living which can prevent chronic disease, lower health costs, and promote community contribution.

**D7.2** | Neighborhoods should be designed to offer land use synergies and place healthcare services in proximity to neighborhoods to provide better access to healthcare.

**D7.3** | Neighborhoods should be designed to incorporate mixed-use with flexible development regulations to allow for emerging healthcare and housing trends and maximize equality in access to care systems including accommodating residential care facilities and skilled nursing care.

**D7.4** | Neighborhoods should be designed to be integrated and promote a sense of inclusion, cooperation, equality, and support.

**D7.5** | Areas within neighborhoods, open spaces, and trail/landscape corridors should provide opportunities, where appropriate, to have community gardens to grow and access healthy and inexpensive food sources.

**D7.6** | Parks and open spaces should provide opportunities to exercise, read, meditate, pray, etc. to promote holistic wellness and synergy between physical and mental well-being.



*The setting in which one lives has a clear impact on health and mental well-being. Intentionally planning a community and architecting the living spaces in such a way that it incorporates evidence-based best practices, that also includes the facilitation of assistive technologies, can optimize health and independence, and add "life to ones later years".*



# COMMUNITY for HEALTH and INDEPENDENCE

## DOMAIN EIGHT | Civic Participation + Employment *Better Service + Work Opportunities*

### GUIDING PRINCIPLES

**D8.1** | Neighborhoods should offer employment opportunities such that residents can live and work in the same community and cultivate community engagement.

**D8.2** | Neighborhoods should be designed to optimize land use synergies that promote opportunities to volunteer in the community and contribute to the community at large.

**D8.3** | SECOND PLACES should offer employment opportunities attractive to a range of skill and education levels offering a range of incomes.

**D8.4** | THIRD PLACES should offer a variety of recreation, education, volunteerism, and stewardship opportunities to promote learning, wellness, and sustainability.

**D8.5** | Civic and employment environments should include walkable spaces with proximity to commercial services, business, and transportation; green spaces and shade; and THIRD PLACES associated with positive health attributes.

**D8.6** | Civic and employment environments should promote community inclusion by including wayfinding and information gathering methods to guide and inform residents and visitors.



*For people with disabilities, employment opportunities are often limited in number and poorly matched to their individual interests and talents. Designing a community to ensure it provides a range of employment, volunteer, and learning opportunities is critical to addressing this problem, and allowing people with disabilities to live their best lives.*





# | PART THREE |

## PROJECT POSITIONING



**LOCATION** | The COMMUNITY FOR HEALTH AND INDEPENDENCE is strategically located adjacent to two highly recommended places to live in California. Both the City of Folsom and the community of El Dorado Hills have matured into destinations for high quality of life, tremendous community services, safety, and sound governance.

THE COMMUNITY straddles the Sacramento County/El Dorado County line just south of the City of Folsom and El Dorado Hills. Regional access to the Plan Area is from Highway 50, and primary local access to the Plan Area is from White Rock Road. THE COMMUNITY is located adjacent to existing and planned development to the north (Folsom Plan Area Specific Plan) and to the east (Carson Creek Specific Plan).

The physical aspects of the site provide no significant risks from earthquakes, flooding, or wildfire, and provide no loss of prime farmland to the region. The site has rolling terrain allowing for local vistas, interesting road and multi-use trail design, and creeks that provide recreational opportunities.

**COMMUNITY LOCATION AND REGIONAL DEMOGRAPHICS** | The Project anticipates a variety of homes and residences (including units in mixed-use designations) as well as retail and service uses. Ambulatory healthcare, parks, open space, transit, and community support services will be embedded in the development.

Our population continues to age in California and the Sacramento region. The adult population aged 60 years and older in the Sacramento region is projected to increase 78% by 2030 (588,000 to 1,045,000). Those turning 65 years between 2015 and 2019 are expected to live an average of 23.6 years with 4.5 years spent with one or more limitations. There are thousands of adults with intellectual and/or developmental disabilities that live in Sacramento County of which 56% have an intellectual disability and 35% have an Autism spectrum disorder.

Seventy-three percent of adults with intellectual/ developmental disabilities have mild or moderate intellectual deficits and may be able to live independently. About 75% of young adults with intellectual/developmental disabilities live with their parent/guardian, however, as they and their parent's age, only 25% (aged 51-62 years) remain in their parent/guardian home.

The proportion of the U.S. aged population is growing significantly; between 2021 and 2050 the number of Californians aged 55+ years is expected to increase by 70%. Californians in this age group will experience increasing rates of age-related disabilities and chronic health conditions that are associated with longer lifespans.

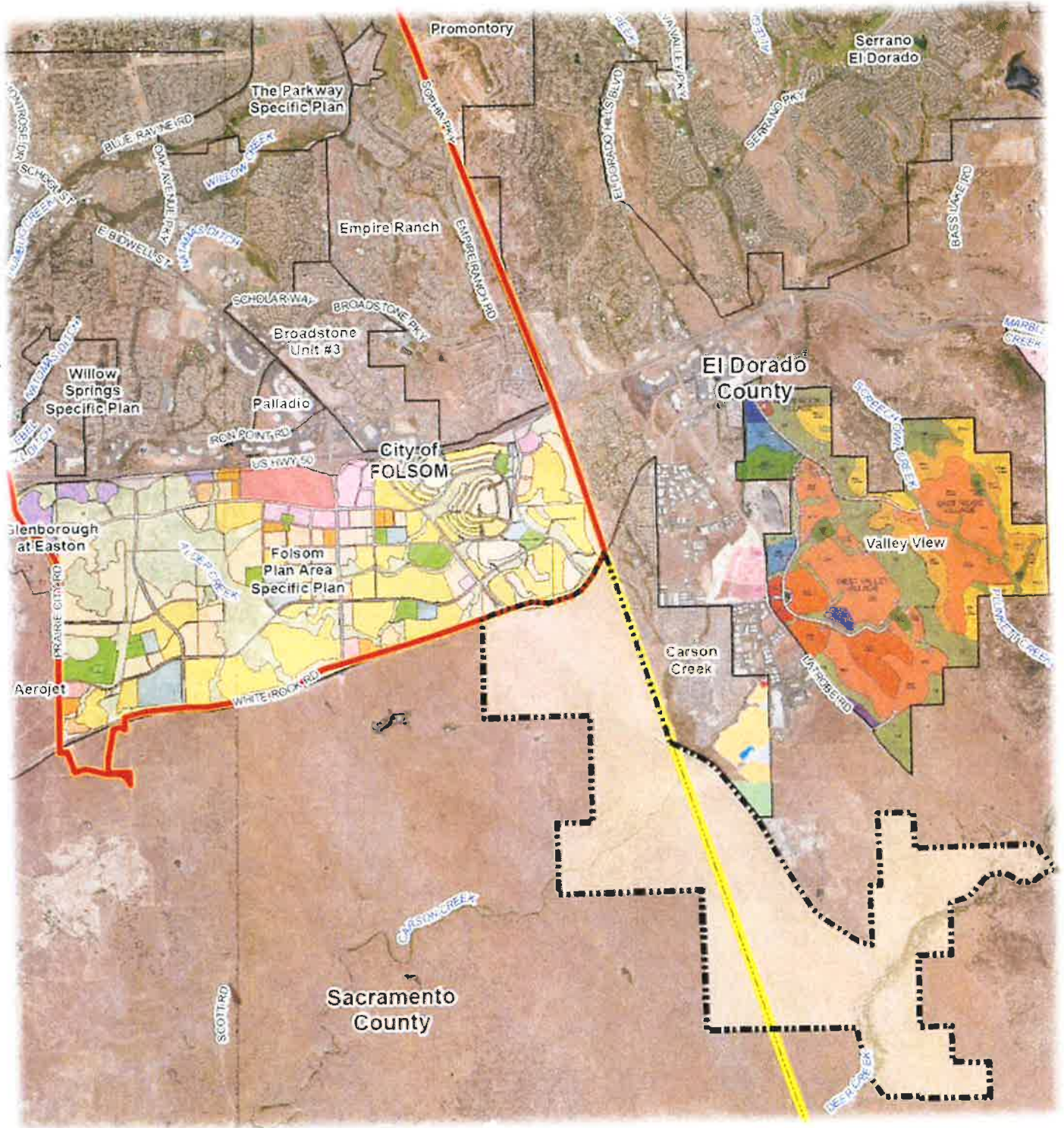
Adults overwhelmingly express interest in aging in place, which has strong implications for supply and demand in relation to California's housing shortage. There is also increasing interest in and demand among adults with intellectual/developmental disabilities and their families for more affordable independent living and supportive housing choices.

These trends represent major opportunities for innovative design and development of community projects that encourage healthy aging and prolong independent living.





**LOCAL LAND USE CONTEXT** | The COMMUNITY FOR HEALTH AND INDEPENDENCE is located adjacent to the existing and planned communities of Folsom and El Dorado Hills.





| PART FOUR |  
LAND USE MASTER PLAN



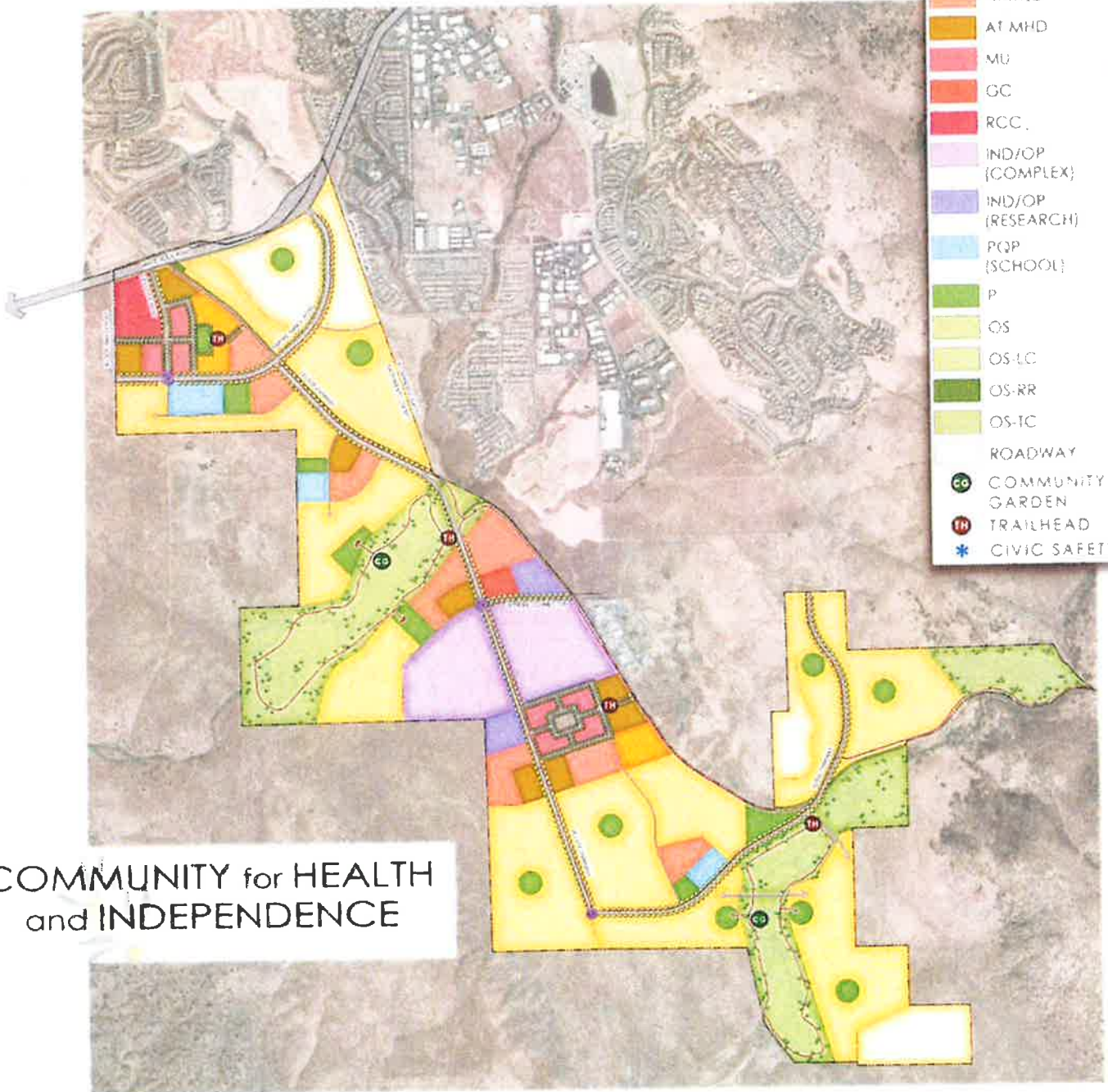


**LAND USE REGULATION** | Discussed here is the COMMUNITY FOR HEALTH AND INDEPENDENCE MASTER PLAN for the entire planned community. For land use details specific to the Folsom and El Dorado County portions of the MASTER PLAN, please refer to PART SEVEN of this document.

The MASTER PLAN land use designations mirror those used in the Folsom Plan Area Specific Plan and are described herein.

**THE COMMUNITY FOR HEALTH AND INDEPENDENCE MASTER PLAN**

Legend	
[White]	SF
[Light Yellow]	SFHD
[Light Orange]	MLD
[Yellow]	MMD
[Orange]	MHD
[Light Yellow]	AT-SFHD
[Light Orange]	AT-MLD
[Orange]	AT-MHD
[Pink]	MU
[Red]	GC
[Red]	RCC
[Light Purple]	IND/OP (COMPLEX)
[Dark Purple]	IND/OP (RESEARCH)
[Light Blue]	PCP (SCHOOL)
[Green]	P
[Light Green]	OS
[Light Green]	OS-LC
[Dark Green]	OS-RR
[Light Green]	OS-IC
[Dashed Line]	ROADWAY
[Green Circle]	COMMUNITY GARDEN
[Red Circle]	TRAILHEAD
[Blue Star]	CIVIC SAFETY



COMMUNITY for HEALTH and INDEPENDENCE

## COMMUNITY for HEALTH and INDEPENDENCE

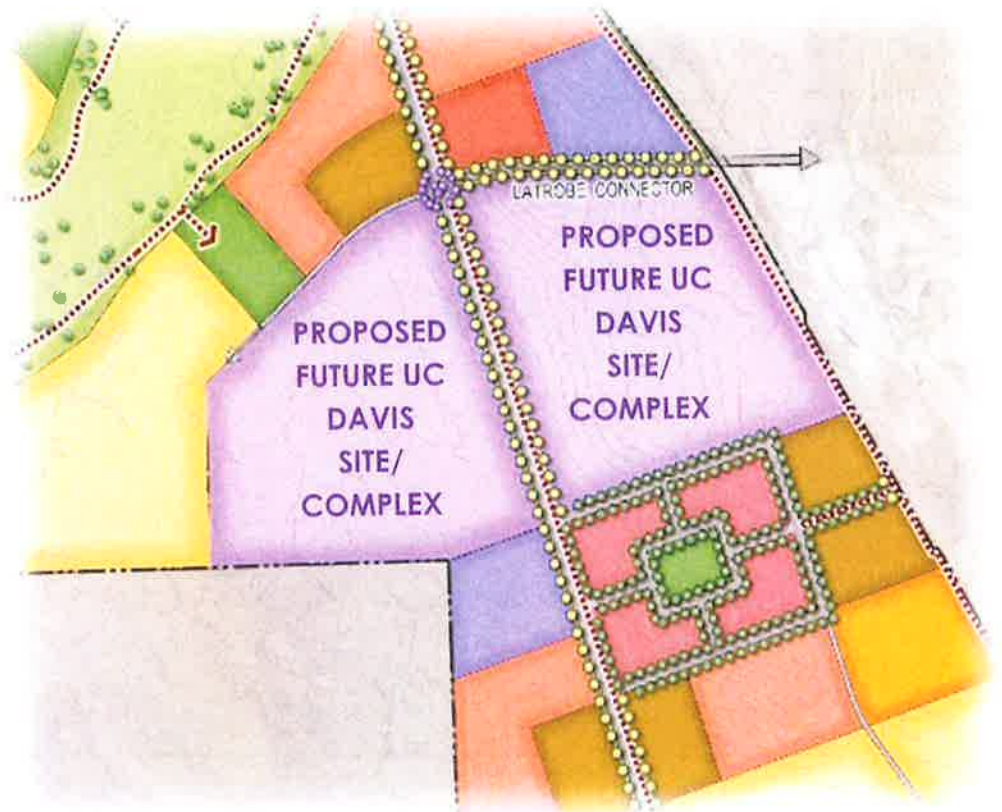
**A COLLECTION OF PLACES** | As introduced in the Plan's Vision, the Plan is conceived as a well-connected collection of PLACES. These Places, together, account for the locations that support the social and economic habits of the diverse residents within the community at large. The COMMUNITY FOR HEALTH AND INDEPENDENCE is designed to include FIRST PLACES, SECOND PLACES, and THIRD PLACES which together form a complete community. Additionally, and unique to THE COMMUNITY, the Plan includes EXCEPTIONAL PLACES,

### EXCEPTIONAL PLACES | *Places We Research, Discover, Cultivate, Adapt, Support*

Exceptional Places refers to the 200-acre UC Davis Teaching, Research, and Health Complex located at the heart of the MASTER PLAN. The UC Davis Site/Complex is proposed to facilitate learning (for researchers, students, and residents) and provide opportunities to conduct lifestyle and health research that will expand knowledge about effective community design and promote healthy aging and longevity.

The UC Davis Site/Complex is anticipated to include many components, which may include but are not limited to the following. Details on the facilities and services to be provided are in the early stages of planning and yet to be determined by the University.

- Research/Learning Facilities
- Healthcare Facilities
- Clinical Space
- Performing Arts Opportunities
- Specialty Care Housing & Skilled Nursing Care
- Mobile Laboratory/Urgent Care Services
- Community Outreach, Education, & Support Services (including At-Home Care-Giver Training)
- Research Gardens/Community Gardens
- Community Center
- Innovative Transit Options





**FIRST PLACES** | Places We Live, Thrive, Grow | FIRST PLACES refers to our homes; this is where we begin and end each day, our 'home base'. FIRST PLACES are the residential areas of the Plan that provide safe refuge and spaces in which to nurture, care for, and grow us and our families. Multi-generational, age-targeted and neuro-diverse development are allowed in all residential land uses. "AT" labeled sites are specifically-designated for Age-Targeted development.



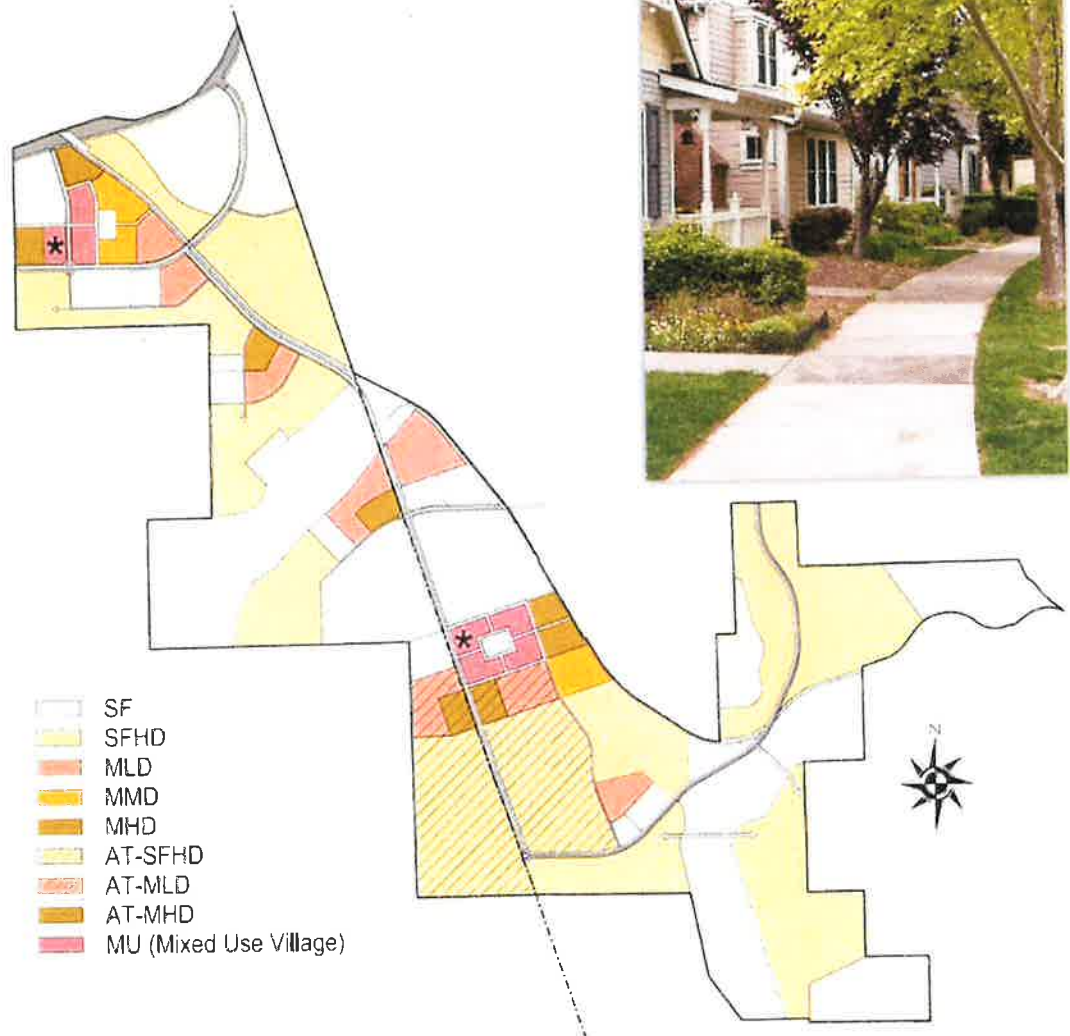
**Low Density Residential** | Low density residential includes designations for Single Family (**SF 1-4du/ac**) and Single-Family High Density (**SFHD 4-7du/ac**).

**Medium Density Residential** | Medium density residential includes designations for Multi-Family Low Density (**MLD 7-12du/ac**) and Multi-Family Medium Density Residential (**MMD 12-20du/ac**).

**High Density Residential** | High density residential includes a designation for Multi Family High Density (**MHD 20-30du/ac**).

High density residential is intended for multi-family attached units offered as market-rate or affordable housing.

**Village Mixed Use** | Mixed-use (**MU**) designated sites include retail, office, services (**0.5 FAR**), and residential uses (**9-30du/ac**) in a supportive urban setting to promote walkability and independence. Block lengths are short, and sites are laid out in a grid pattern to promote walkability and wayfinding. Age-targeted and physical/neuro-diverse development are allowed in mixed-use areas.





# COMMUNITY for HEALTH and INDEPENDENCE

**SECOND PLACES | Places We Work, Do Business, Shop |** SECOND PLACES refers to our workplaces and places of commerce; this is where we go when we leave our homes to earn a living and provide for ourselves and our families. Second Places are the employment, shopping, and service areas of the Plan that provide the economic engine of the community which, in turn, provides the financial means to promote living.

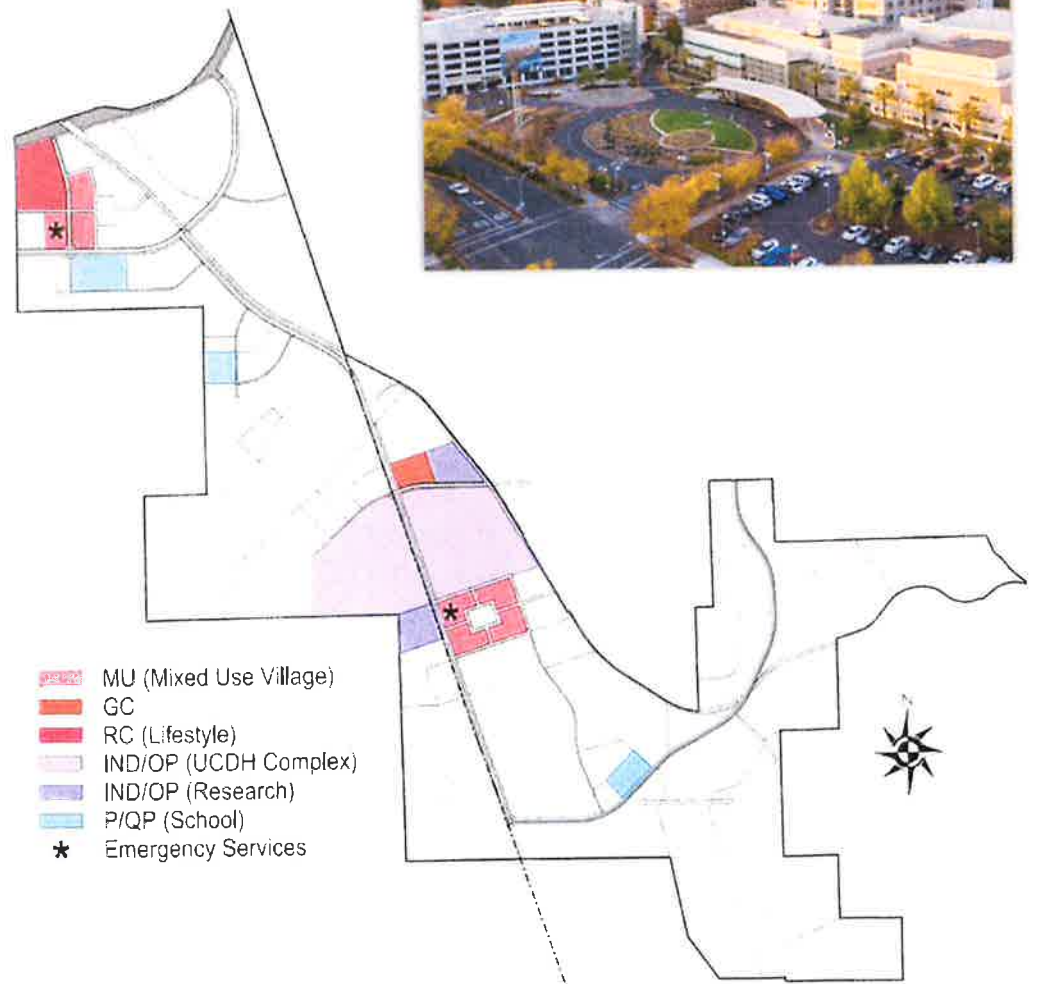
**Village Mixed Use |** Mixed-use (**MU**) designated sites include retail, office, services (**0.5 FAR**), and residential uses (**9-30du/ac**) in a supportive urban setting to promote walkability and independence. Block lengths are short, and sites are laid out in a grid pattern to promote walkability and wayfinding. Village core areas with adjacent parks will be designed to create synergies between land uses, such as locating coffee shops with outdoor seating near parks.

**Commercial + Research |** The Plan includes General Commercial (**GC**) and Regional Commercial (**RC**) areas for neighborhood retail and a Lifestyle Center, as well as Industrial/Office Park (**IND/OP**) areas intended for Research and Development.

**UC Davis Site/Complex |** The Plan includes a large complex for UC Davis (**IND/OP**) that is proposed to serve as a center for the study of aging and longevity. This complex may also provide outreach and support services to the community.

**Schools |** Elementary schools and a middle school (**PQP**) are sited within neighborhoods and will provide an employment opportunity within the community.

**Civic Safety |** Law enforcement and fire protection services are planned in the MU Village area and provide additional employment opportunities in the Plan Area.



**THIRD PLACES | Places We Play, Explore, Learn |** THIRD PLACES refers to our places of recreation, education, and social interaction; this is where we go when we leave our homes and workplaces to gain enrichment of our minds, bodies, and souls. Third Places are the parks, open spaces, schools, and community gathering areas of the Plan that provide the health, well-being, and education means to promote respect and inclusion in the community.

**Parks + Open Space |** Parks (**P**) are located throughout the Plan Area and provide places for passive activity and active programming. Open space (**OS**) areas are provided to preserve natural areas for flood control and species conservation, as well as for detention and retention basins. Note: parks that are shown as 'circles' are placeholders in the MASTER PLAN; actual park size and shape will be determined at time of small lot tentative map for the surrounding neighborhood. Park features and playgrounds will be designed to meet the universal needs of an age, physically, and neurologically diverse population. Parks, open spaces, and landscape corridors should provide opportunities, where appropriate, for inclusion of edible landscape plants to offer easy accessibility to healthy foods.

**Schools |** Elementary schools and a middle school (**PQP**) are sited within neighborhoods to serve the educational needs of K-8 students. High school students are envisioned to attend existing and planned high schools in the local school districts. Further coordination with the school districts is necessary to address the needs of the community.



**Places of Worship |** Places of worship are proposed to be permitted throughout the Plan Area in residential and commercial uses with a Conditional Use Permit.





| PART FIVE |  
MOBILITY PLAN

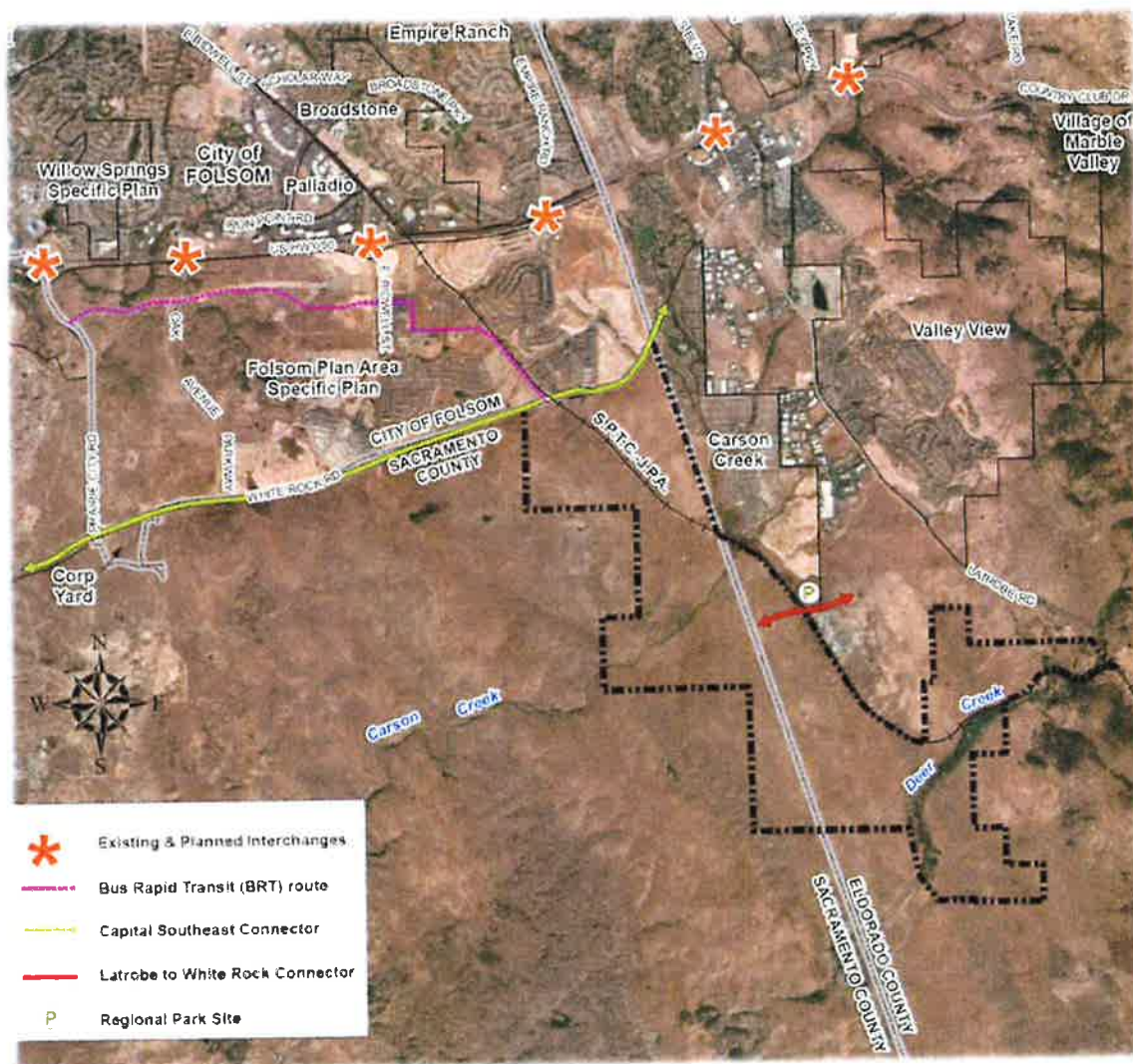


**TRANSPORTATION SETTING** | Key to the Plan is the development of an integrated approach to mobility and circulation such that provided transportation routes are direct, efficient, logical, and practical. Healthy mobility offers alternatives to driving for daily goods and services and promotes walking and biking as a way of life.

**HIGHWAY 50 INTERCHANGE ACCESS** | Access to the COMMUNITY FOR HEALTH AND INDEPENDENCE from Highway 50 is provided from multiple highway interchanges including Prairie City Road, Oak Avenue Parkway (planned), Bidwell Street, Empire Ranch Road (planned), Latrobe Road, and Silva Valley Parkway.

**CAPITAL SOUTHEAST CONNECTOR** | White Rock Road is located along the northern boundary of THE COMMUNITY.

The Capital Southeast Connector is planned to extend from Highway 99 in Elk Grove to Latrobe Road in El Dorado County. This expressway features traditional signal-controlled intersections and grade-separated urban interchanges intended to facilitate efficient traffic movements.



The Project Proponent is coordinating with the SE Connector JPA and local agencies regarding project access details.

**LATROBE ROAD TO WHITE ROCK ROAD CONNECTOR** | Regional transportation planning efforts identified the potential for a Latrobe Road to White Rock Road connector that would facilitate east-west access and ultimately improve access to Highway 50, through THE COMMUNITY. Design of the Plan Area accommodates the Latrobe Road to White Rock Road connector by linking Plan Area roadways at the heart of the Plan Area to an approved off-site irrevocable offer of dedication (IOD) for a roadway at the south side of the proposed regional park site in the approved Carson Creek project.

**BUS RAPID TRANSIT (BRT)** | A Bus Rapid Transit (BRT) route is provided in the Folsom Plan Area Specific Plan that extends from Prairie City Road to White Rock Road. This BRT route is also shown extending south of White Rock Road in THE COMMUNITY along the Sacramento Placerville Transportation Corridor (SPTC rail corridor) to an undetermined location within the Plan Area. Details of a potential future extension of BRT will be defined in the future.





**PLANNED MOBILITY SYSTEM** | The mobility plan for the COMMUNITY FOR HEALTH AND INDEPENDENCE incorporates multiple opportunities for travel routes for autos, pedestrians, bicyclists, and other motorized personal vehicles.

**COMMUNITY MICRO-TRANSIT** | An on-demand ride system is anticipated in THE COMMUNITY which will provide transportation options that allow residents to continue to be mobile and active in the community which will help to prevent isolation and help allow residents to remain independently in their homes longer.

**ROADWAYS** | Primary access to THE COMMUNITY is from White Rock Road on the north, and Latrobe Road on the East. The Empire Ranch Road intersection at White Rock Road will be initially constructed as a signalized at-grade intersection; however, it is planned to accommodate a future grade-separated urban interchange. Additional access to the Plan Area is planned at White Rock Road between Wilson Ranch Road and the SPTC railroad crossing as well as via a future Latrobe Road Connector.

**Autonomous Vehicles** | Autonomous vehicle technology will continue to be developed and may be accommodated within the Plan Area roadway network.

**On-Street Bike Lanes** | Class IV buffered on-street bike lanes are provided on major arterial and collector roads. Additionally, Class II bike lanes are provided on minor collector and primary residential streets. Class III bike routes are provided on all local residential and urban streets.

**NEV Lanes** | Neighborhood Electric Vehicles (NEVs) may be part of the Plan Area and may be allowed on all Plan Area roadways. Where roadway speeds are 35mph or greater, the Class IV buffered bike lanes will also serve as shared neighborhood electric vehicle (NEV) lanes. Where travel speeds are less than 35mph, NEVs will share the travel lanes with auto traffic.



**TRAILS + BIKEWAYS** | Trails and bikeways play a major role in the health of the COMMUNITY FOR HEALTH AND INDEPENDENCE and they are proposed to be located within the Open Spaces found in this plan. Walking is reported as the number one form of exercise in the United States and promotes both physical and mental wellness. Creating places in which to walk and ensuring comfortable and efficient travel encourages people to walk or bike to work and to get their daily goods and services.

Benefits from daily walking include improved cardiovascular fitness, lower blood pressure, stronger muscles, and bones (built up by walking regularly), decreased stress, improved social connectivity, and increased community involvement.





**Landscape Corridors with Class 1 Trails** | A 30'-50' landscape corridor is provided along the major roadways and will incorporate a wide sidewalk on one side (within the 30' landscape corridor) and a Class I trail on the other side (within the 50' landscape corridor). The Class I trails are an extension of the Class I trails provided in the Folsom Plan Area on Savannah Parkway, Empire Ranch Road, and White Rock Road.



**Railroad Trail Corridor** | A 30'-50' Class I trail corridor is provided along one side of the majority of the Sacramento Placerville Transportation Corridor (SPTC) railroad corridor. This trail corridor will offer opportunities for recreation and social gathering, as well as community gardens.



**Mixed-Use Village Sidewalk Plazas** | Within mixed-use areas, traditional streetside sidewalks will give way to wide 'sidewalk plazas' with tree wells which will create spaces for outdoor dining and informal gathering with bench seating and other outdoor furniture. Village streets are intended to activate lively storefronts and create passive gathering spaces for walkers, shoppers, and residents.



**Urban Street Sidewalks** | Urban streets are in the MU Village areas where block lengths are short, and streets are narrow and walkable. These streets feature attached wide sidewalks with tree wells, planters, and fixed seating.



**Safe Routes to School** | The Plan provides street-adjacent sidewalks and neighborhoods will be designed to create street layouts that lead to schools and parks. Additionally, Class III shared bike routes will be provided on all residential streets where Class II and Class IV on-street bike lanes are not designated.







| PART SIX |  
UTILITY PLAN



**UTILITIES + SERVICES SETTING** | Key to the Plan is the development of an integrated approach to utility infrastructure and public services such that buildout of the COMMUNITY FOR HEALTH AND INDEPENDENCE may be accomplished sustainably.

**WATER** | With the proposed annexation of the Sacramento County portion of THE COMMUNITY to the City of Folsom, the Project Proponent will work closely with the City to provide water for its portion of the Plan Area (WEST PLAN AREA). Water demands needed to serve the West Plan Area will have no adverse impact to The City's existing surface water rights.

To serve water to the El Dorado County portion of THE COMMUNITY, the eastern portion of the project (EAST PLAN AREA) is proposed to annex to EID through a LAFCO process and approval of the EID Board.



Additional water service options for THE COMMUNITY are also being investigated, including utilizing the region's larger water supply system through one or more cooperative programs by and between the local water purveyors. If feasible, a cooperative water service program could allow for more creative and efficient provision of water service to the Plan Area.

To reduce potable water demands within the Plan Area, it is envisioned that THE COMMUNITY would include facilities to allow recycled water use within the Plan Area. A "purple pipe" system could be installed in the Plan Area to deliver recycled water to irrigated areas within the project.

**WASTEWATER** | Wastewater and recycled water service options for THE COMMUNITY are being studied. Adjacent wastewater purveyors (including City of Folsom, Sacramento Regional Sanitation District, and El Dorado Irrigation District) are potential service providers that will be appropriately analyzed. In addition, a cooperative wastewater and recycled water service program, by and between the local wastewater purveyors, could allow for more creative and efficient provision of wastewater service to the Plan Area.





## COMMUNITY for HEALTH and INDEPENDENCE

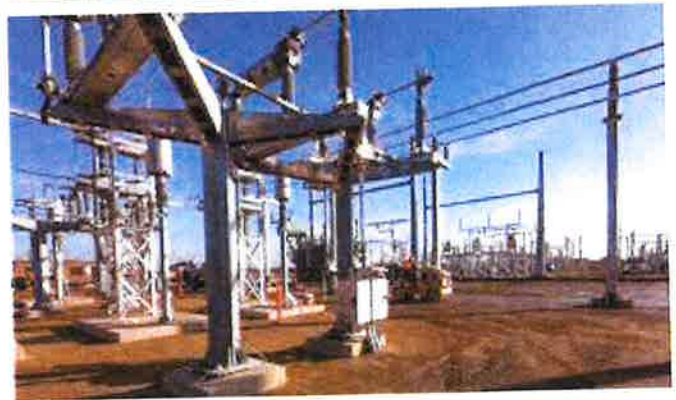
**ELECTRICITY** | SMUD is the electricity provider for the Sacramento County/City of Folsom portion of THE COMMUNITY and PG&E is the electricity provider for the El Dorado County portion of the Plan Area. The Project Proponent will coordinate with SMUD and PG&E on innovative ways to serve the Plan Area.

**NATURAL GAS** | Natural gas services, if provided to the Plan Area, would be provided by PG&E. Provision of natural gas services to the Plan Area is to be determined.

**PHONE, CABLE, BROADBAND, + INTERNET** | In addition to providing high-speed internet, traditional phone, cable, and broadband services will be provided to THE COMMUNITY. Easy and accessible access to the internet, and other technologies, are key to the success of THE COMMUNITY daily way of life. The Project Proponent is working with UC Davis and their Partners, in collaboration with local internet service providers, to identify reliable and redundant sources for internet and technology services.

**CIVIC SAFETY** | Law enforcement, fire, and ambulance emergency response services will be provided to the Plan Area. Opportunities exist for collaboration with and between various law enforcement agencies, fire districts, and other urgent responders. Conceptual locations for safety service response are shown on the LAND USE MASTER PLAN in the Mixed-Use areas of the Plan in both the West and East areas of the Plan; details of which will be determined during the development of the Plan through coordination with the appropriate agencies.

**DRAINAGE** | Drainage will generally be managed through a series of onsite drainage infrastructure (e.g., drainpipes, water quality basins, detention, and retention basins, etc.) such that the Project adheres to federal, state, and local regulations. Locations and size needs of drainage facilities are being studied and are not yet shown on the LAND USE Master Plan.





# | PART SEVEN |

## IMPLEMENTATION DETAILS





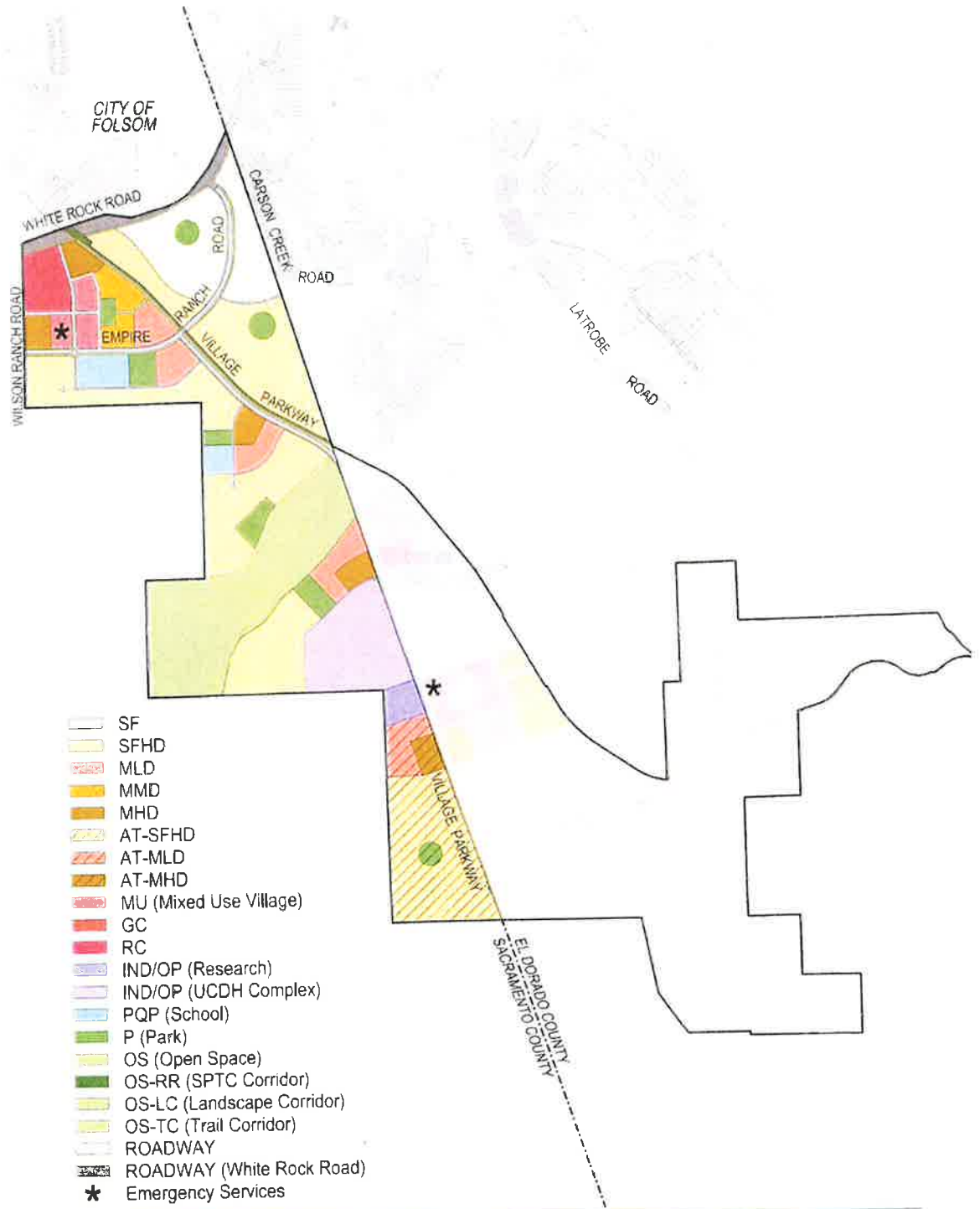
The lands of the COMMUNITY FOR HEALTH AND INDEPENDENCE are in both the County of Sacramento (WEST PLAN AREA) and El Dorado County (EAST PLAN AREA), described separately below.

**THE WEST PLAN AREA**

**THE COMMUNITY FOR HEALTH AND INDEPENDENCE**

**WEST PLAN AREA** | THE WEST PLAN AREA is proposed in the City of Folsom.

**THE WEST PLAN AREA Land Use Plan**



**THE WEST PLAN AREA**

**ENTITLEMENTS + ENVIRONMENTAL REVIEW |** Project entitlements will be sought in the City of Folsom and are

anticipated to include the following.

- General Plan Amendments
- Prezone/Rezone
- Specific Plan
- Project-Level Environmental Impact Report
- Annexation /Sphere of Influence Amendment (Lands)
- Annexations/Detachments from Special District

**GENERAL PLAN |** At the time of initial project application, the portion of the Plan Area in Sacramento County was designated General Agriculture (80ac.) as shown on the County Assessors records. This area is proposed to be annexed to the City of Folsom and receive land use designations as determined by the City.

**ZONING |** At the time of initial narrative submittal, the portion of the Plan Area in the County of Sacramento was zoned General Agriculture (80ac.) as shown on the County Assessors records. This area is proposed to be annexed to the City of Folsom and receive zoning designations consistent with the City of Folsom Municipal Code, Specific Plan District.

**THE WEST PLAN AREA Land Use Summary Table**

WEST PLAN AREA		
Land Use	Gross Area (Acres)	Dwelling Units
<b>Residential</b>		
SF (1-4du/ac) Single Family	131.9	369
SFHD (4-7du/ac) Single Family High Density	379.3	1669
MLD (7-12du/ac) Multi-Family Low Density	66.9	481
MMD (13-20du/ac) Multi-Family Medium Density	25.9	311
MHD (20-30du/ac) Multi-Family High Density	40.7	351
<b>Subtotal Traditional Residential</b>	<b>644.7</b>	<b>3,481</b>
<b>Age-Targeted Residential</b>		
AT-SFHD (4-7du/ac) Age-Targeted Single Family High Density	136.3	600
AT-MLD (7-12 du/ac) Age-Targeted Multi-Family Low Density	22.4	161
AT-MHD (20-30du/ac) Age-Targeted Multi-Family High Density	100.0	160
<b>Subtotal Age-Targeted Residential</b>	<b>168.7</b>	<b>921</b>
<b>Mixed-Use</b>		
MU (9-30du/ac & 0.5 FAR) Mixed-Use Village <i>(Assumes 25% Residential /75% Commercial)</i>	24.1	108
<b>Subtotal Mixed-Use Village Residential</b>	<b>24.1</b>	<b>108</b>
<b>Commercial, Employment &amp; Civic</b>		
RC (0.5 FAR) Regional Commercial Lifestyle Center	30.1	
IND/OP Complex (1.0 FAR) Industrial/Office Park UCDH Complex	100.0	
IND/OP Research (0.5 FAR) Industrial/Office Park Research	15.0	
PQP (0.5 FAR) Public/Quasi-Public Public Schools	30.0	
<b>Subtotal Commercial &amp; Employment</b>	<b>175.1</b>	
<b>Parks &amp; Open Space</b>		
P Parks	56.6	
OS Open Space	235.2	
OS-RR Open Space Rail Road Parcels	13.0	
OS Open Space Landscape/Trail Corridor	36.8	
<b>Subtotal Parks &amp; Open Space</b>	<b>339.6</b>	
<b>Circulation</b>		
Major Circulation	41.8	
SEC R.O.W. (White Rock Road)	22.5	
<b>Subtotal Circulation &amp; Misc</b>	<b>64.2</b>	
<b>WEST PLAN AREA TOTAL</b>	<b>1,416.32</b>	<b>4,511</b>
<b>Land Use Designations and Park &amp; Population Generation Factors are based on the Folsom Plan Area Specific Plan.</b>		

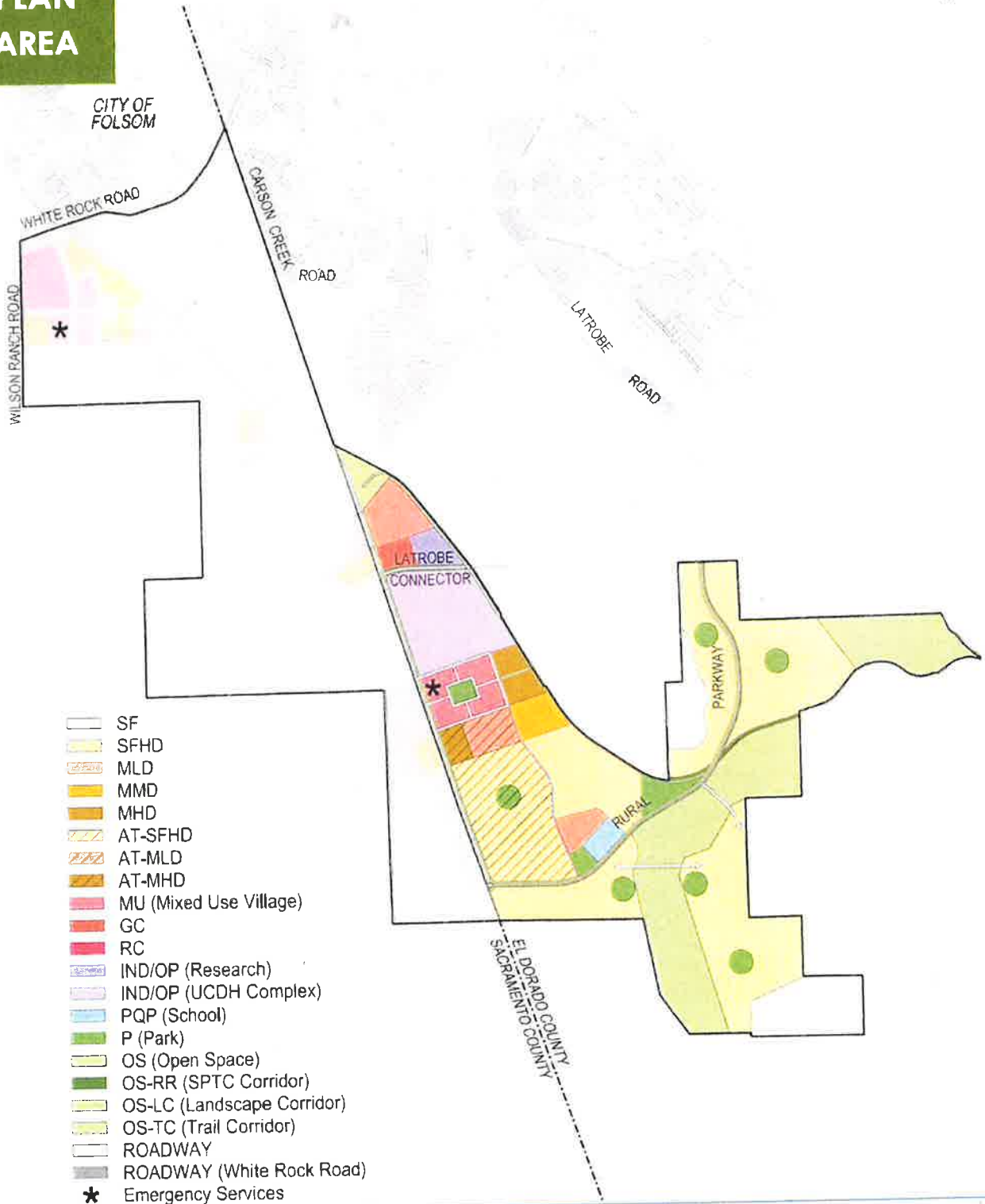
**LAFCo |** LAFCo actions will be required to amend the County of Sacramento boundary and City of Folsom Sphere of Influence such that the lands within the County of Sacramento may be annexed into the City of Folsom. Additional LAFCo actions will also be required for attachment/detachment to/from various special districts.

**THE EAST PLAN AREA**

**THE COMMUNITY FOR HEALTH AND INDEPENDENCE EAST PLAN AREA**

THE EAST PLAN AREA is proposed in El Dorado County.

*THE EAST PLAN AREA Land Use Plan*



- SF
- SFHD
- MLD
- MMD
- MHD
- AT-SFHD
- AT-MLD
- AT-MHD
- MU (Mixed Use Village)
- GC
- RC
- IND/OP (Research)
- IND/OP (UCDH Complex)
- PQP (School)
- P (Park)
- OS (Open Space)
- OS-RR (SPTC Corridor)
- OS-LC (Landscape Corridor)
- OS-TC (Trail Corridor)
- ROADWAY
- ROADWAY (White Rock Road)
- \* Emergency Services



**THE EAST PLAN AREA**

**ENTITLEMENTS + ENVIRONMENTAL REVIEW**

Project entitlements will be sought in El Dorado County and are

anticipated to include, but are not limited to, the following.

- General Plan Amendments
- Rezone
- Specific Plan
- Project-Level Environmental Impact Report
- Annexations/Detachments from Special Districts

**GENERAL PLAN** | The El Dorado County General Plan sets forth the general guidelines for orderly growth and development within the County of El Dorado. At the time of narrative submittal application, the portion of the Plan Area in El Dorado County was designated Agricultural Lands and Rural Residential on the El Dorado County General Plan Land Use Diagram. The Proposed General Plan designation for the Plan Area is anticipated to be "Adopted Plan" which defers land use guidance and governance to a Specific Plan regulation.

**ZONING** | The El Dorado County Zoning Ordinance (Title 130 El Dorado County Code) includes all the regulatory ordinances and certain administrative ordinances of El Dorado County and establishes the standards for the enforcement of various code articles. The El Dorado County Land Development Manual (LDM) provides design standards and information regarding the development of land in the County. At the time of narrative submittal application, the portion of the Plan Area in El Dorado County is zoned Agricultural Grazing (40ac.), Rural Land (40ac.), and Rural Land (80ac.) as shown on the County Assessors records. The Proposed zoning regulation for the Plan Area is anticipated to defer land use guidance and governance to Specific Plan regulation.

**THE EAST PLAN AREA Land Use Summary Table**

EAST PLAN AREA		
Land Use	Gross Area (Acres)	Dwelling Units
<b>Residential</b>		
SF (1-4du/ac) Single Family	105.3	295
SFHD (4-7du/ac) Single Family High Density	490.2	2157
MLD (7-12du/ac) Multi-Family Low Density	46.8	337
MMD (13-20du/ac) Multi-Family Medium Density	19.3	232
MHD (20-30du/ac) Multi-Family High Density	19.5	311
<b>Subtotal Traditional Residential</b>	<b>681.1</b>	<b>3,332</b>
<b>Age-Targeted Residential</b>		
AT-SFHD (4-7 du/ac) Age-Targeted Single Family High Density	119.5	526
AT-MLD (7-12 du/ac) Age-Targeted Multi-Family Low Density	20.0	144
AT-MHD (20-30du/ac) Age-Targeted Multi-Family High Density	10.0	160
<b>Subtotal Age-Targeted Residential</b>	<b>149.5</b>	<b>830</b>
<b>Mixed-Use</b>		
MU (9-30du/ac & 0.5 FAR) Mixed-Use Village <i>(Assumes 25% Residential / 75% Commercial)</i>	32.0	144
<b>Subtotal Mixed-Use</b>	<b>32.0</b>	<b>144</b>
<b>Commercial, Employment &amp; Civic</b>		
GC (0.5 FAR) General Commercial	10.0	
IND/OP Complex (1.0 FAR) Industrial/Office Park, UCDIR Complex	100.0	
IND/OP Research (0.5 FAR) Industrial/Office Park Research	15.0	
PQP (0.5 FAR) Public/Quasi-Public Public Schools	10.0	
<b>Subtotal Commercial &amp; Employment</b>	<b>135.1</b>	
<b>Parks &amp; Open Space</b>		
P Parks	58.4	
OS Open Space	306.6	
OS-RR Open Space Rail Road Parcels	4.5	
OS Open Space Landscape/Trail Corridor	51.4	
<b>Subtotal Parks &amp; Open Space</b>	<b>416.0</b>	
<b>Circulation</b>		
Major Circulation	46.2	
<b>Subtotal Circulation &amp; Misc</b>	<b>46.2</b>	
<b>EAST PLAN AREA TOTAL</b>	<b>1,459.9</b>	<b>4,306</b>
<b>Land Use Designations and Park &amp; Population Generation Factors are based on the El Dorado County General Plan.</b>		

**NEXT STEPS** | The Community for Health and Independence will implement an integrated Master Plan with Specific Plans in each jurisdiction. Specific Plans are anticipated to be prepared and processed within their respective areas of jurisdiction. The land area within Sacramento County (WEST PLAN AREA) is proposed to be processed through the City of Folsom (annexed to Folsom) and will comply with City of Folsom requirements and related LAFCo process. The land area within El Dorado County (EAST PLAN AREA) will be processed by El Dorado County and will comply with El Dorado County requirements. While advancing an integrated master planned community, the West Plan Area Specific Plan and the East Plan Area Specific Plan will be designed to advance the General Plan, ordinances, and objectives of each jurisdiction. To ensure a comprehensive environmental review that considers the whole of the integrated master planned community, it is anticipated that the City of Folsom and El Dorado County will coordinate and prepare a single environmental impact report.

**PRELIMINARY REVIEW + PROJECT FEEDBACK** | The PROJECT NARRATIVE is intended to provide an overview of the project vision and the research underlying its comprehensive and innovative design and project objectives. Preliminary review applications will be submitted with each jurisdiction and include initial project exhibits and information. After incorporating feedback received from each jurisdiction and the public during the preliminary review process, subsequent applications as required by each jurisdiction will be submitted.

**PUBLIC OUTREACH PLAN + COMMUNITY INVOLVEMENT** | Agency and community feedback on the development plan will be sought throughout the application process. The preliminary application will include community outreach plans to ensure early, meaningful, and transparent public outreach throughout the application process in collaboration with the City of Folsom and El Dorado County. In addition to public hearings with the respective jurisdictions, the project will also offer informal informational meetings with surrounding communities.

**HOUSING DIVERSITY + REGIONAL HOUSING NEEDS ALLOCATION (RHNA)** | One of the project's core goals is to promote a holistically-designed community that will accommodate seniors and individuals with disabilities, empower more independent living, foster inclusivity, and integrate healthcare and services for residents. The project proposes a diverse and vibrant mix of housing and will fill critical housing needs within both jurisdictions, including housing for seniors and individuals with special needs and physical and/or developmental disabilities. The project will also address the significant need for affordable housing in each jurisdiction and is committed to including affordable housing for all income levels. Housing opportunities attractive to working families, multi-generational families, and first-time homebuyers are also planned within the project.

**FISCAL BENEFITS** | With a balanced and unique land use plan, the project applicant is committed to ensuring that the project provides a net fiscal benefit to the City of Folsom and El Dorado County. The commercial and mixed-use components of the project will provide a new, significant, diversified, and sustainable retail tax and sales tax base for the City of Folsom and El Dorado County and advance local retail development policies and objectives. In addition, strategically placed industrial/office park opportunities are planned near the 200-acre UC Davis research complex that will attract additional business integration. With design and amenities focused on wellness, the project will attract retail offerings and provide a unique experience distinct from and complimentary to the existing communities and regional retail options.

## COMMUNITY for HEALTH and INDEPENDENCE

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The project applicant will provide the necessary improvements and funding mechanisms to ensure that the infrastructure, facilities, and services for the project are provided without a negative fiscal impact to the City of Folsom, County of El Dorado, or their existing residents. These commitments include providing privately owned and maintained facilities within certain residential communities and establishing Community Facilities Districts and other funding mechanisms to ensure adequate maintenance and services at no cost to the City of Folsom, El Dorado County, or their residents.

**JOB OPPORTUNITIES + COMMUNITY BENEFIT |** The UC Davis research complex is envisioned to become a world-class center for the study of healthy aging that will also create diverse employment opportunities, including professional, medical, clinical, and research opportunities and supporting nursing and administrative positions, as well as employment opportunities outside the medical field with complimentary commercial uses. The employment-generating land uses are anticipated to provide an approximately 1.5:1 jobs-to-housing ratio.

Beyond revenue and job opportunities, the Community will become a center for wellness and healthy living that will allow residents throughout the City of Folsom and El Dorado County to obtain state-of-the-art medical facilities closer to home and enjoy public parks and gathering places, interconnected trails, and green spaces, farmers markets, and unique commercial and cultural offerings.





**EXPERT CONTRIBUTORS** | Alphabetized by last name.

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*"I want this Project to give people the chance to live longer and healthier lives, in their own homes, and in their own communities."*





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## ATTACHMENT 2

### Local Agency Formation Commission Annexation Process and Folsom Annexation History

Local Agency Formation Commission (LAFCO) is a countywide commission, required in each California county. Sacramento County LAFCO has authority over any Sphere of Influence Amendments or Annexations in Sacramento County.

The broad goals of the Commission's directive are to ensure the orderly formation of local governmental agencies, to preserve agricultural and open space lands, and to discourage urban sprawl. Commissions must, by law, create Municipal Service Reviews and Update Spheres of Influence for each independent local governmental jurisdiction within their countywide jurisdiction.

### **Relevant Definitions and Acronyms**

- **Municipal Service Review (MSR).** Municipal Service Review is a study conducted by the commission documenting and analyzing the services in a particular geographic region or jurisdictional area pursuant to the requirements of Government Code Section 56430 and Sacramento LAFCO's adopted local policy as permitted pursuant to subsection (a)(7) of section 56430.
- **Sphere of Influence (SOI).** Sphere of Influence is a plan for the probable ultimate physical boundaries and service area of a local agency, as determined by the commission consistent with Government Code Section 56425.
- **Pre-zoning.** Prezoning is the adoption of an anticipated zoning category prior to annexation to be effective subsequent to annexation.
- **Annexation.** Annexation is the inclusion, attachment, or addition of territory to a city or district which is Governed by Government Code Section 65668.

### **Process/Logistics for a City to Request Sphere of Influence Amendment/Annexation**

A city, a landowner, and/or registered voters can request a modification to a Sphere of Influence (SOI). Landowners can initiate this on their own without the city but at some point the city has to state whether they are in favor of the Sphere of Influence change or not.

Municipal Service Review(s) are required before a city can change/update a Sphere of Influence, one or to analyze ability to provide services now and in the future. The Municipal Service Review would accompany the Sphere of Influence application but can also be done in advance of a Sphere of Influence application. Sacramento County LAFCO has a policy that the Sphere of Influence is heard at a different meeting than the Municipal Service Review.

Sphere of Influence Amendments and Annexation are subject to the California Environmental Quality Act (CEQA).

In any Sphere of Influence Amendment, the city and county have to meet and confer. Before LAFCO can adopt a Sphere of Influence amendment, there has to be agreement/resolution between the city and the county.

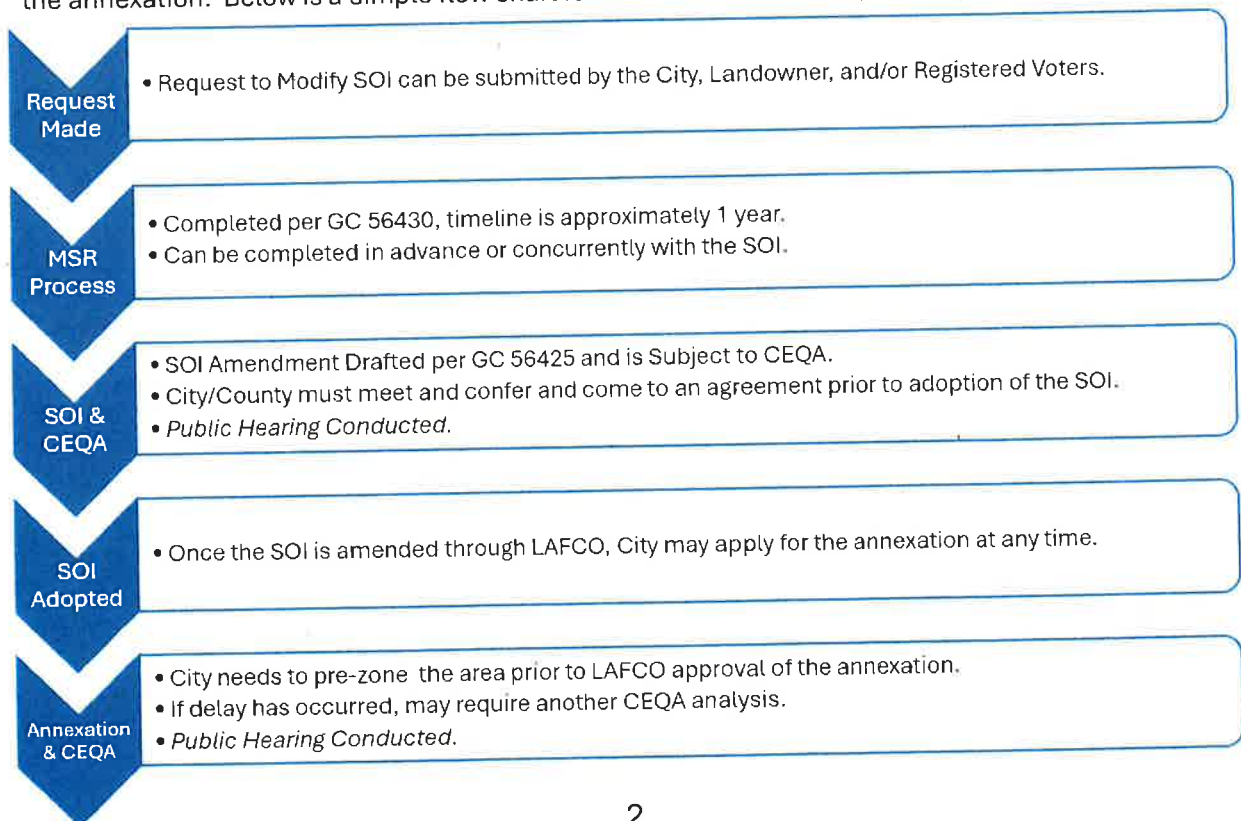
A public hearing with LAFCO is required for both Sphere of Influence requests as well as Annexation requests.

## LAFCO Annexation Process Overview

LAFCO must consider the following factors in determining the Sphere of Influence of each governmental agency:

1. The maximum possible service area of the agency is based upon present and possible service capabilities of the agency.
2. The range of services the agency is providing or could provide.
3. The projected future population growth of the area.
4. The type of development occurring or planned for the area, including, but not limited to, residential, commercial, and industrial development.
5. The present and probable future service needs of the area.
6. Local governmental agencies presently providing services to such area and the present level, range and adequacy of services provided by such existing local governmental agencies.
7. The existence of social and economic interdependence and interaction between the areas within the boundaries of a local governmental agency and the area which surrounds it and which could be considered within the agency's sphere of influence.
8. The existence of agricultural preserves in the area which could be considered within the agency's sphere of influence and the effect on maintaining the physical and economic integrity of such preserves in the event that such preserves are within a sphere of influence of a local governmental agency.

LAFCO Commission may put policy conditions onto Sphere of Influence amendment that could affect annexation. Once a Sphere of Influence is amended through LAFCO, the city can apply for the Annexation at any time. The city would need to pre-zone the area prior to LAFCO's approval of the annexation. Below is a simple flow chart for the above-described process:



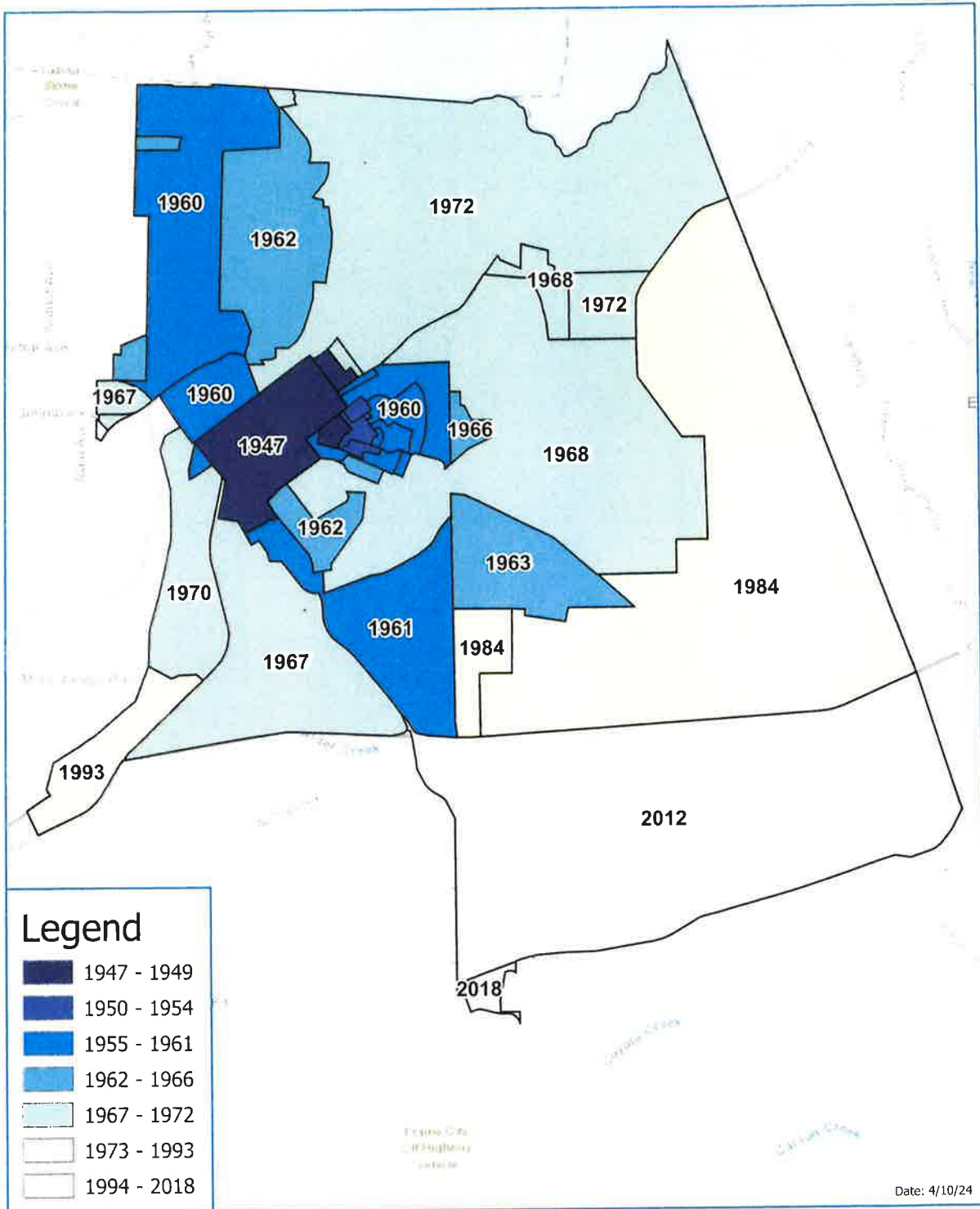


## Folsom Annexation History

When Folsom incorporated in 1946, development was largely restricted to the Historic District. By 1980, 35 years later, development had expanded east and north of the Historic District on both sides of the American River and the city limits had expanded south to Highway 50. When the last General Plan was adopted in 1988, Folsom had gone through a massive expansion; the city grew from a population of 5,800 in 1970 to 23,000 in 1988 – quadrupling in size in less than 20 years. The previous 1988 General Plan guided Folsom’s continued growth for 30 years.

In 2018 with a population over 77,000 residents and city limits largely developed north of Highway 50, City Council adopted Folsom General Plan 2035 creating a blueprint for the City’s growth and development over the next 20 years. That current General Plan incorporated 3,585 acres south of Highway 50 that were annexed in 2012 in conjunction with the adoption of the Folsom Plan Area Specific Plan (after more than a decade of study, planning, analysis, and agreements). See the City’s annexation history map on the following page and the chronology for the most recent annexation south of Highway 50.

Folsom Annexation Process to Expand the Sphere of Influence South of Highway 50	
1999	City Growth and Annexation Consideration. Growth area designated in SACOG Blueprint. Discussion about whether the City or County should plan it.
2001	Sacramento LAFCO approved the City’s application to expand it’s Sphere of Influence (SOI) with the condition for a comprehensive planning process to ensure the area is efficiently served, its valuable natural resources protected, and that “piecemeal” development is avoided
2004	Measure W passed by Folsom voters with 3 primary stipulations: <ul style="list-style-type: none"> <li>• The city must secure a new water supply for the area</li> <li>• Current residents not be required to pay fees for construction of new infrastructure, including schools and roads, in the new community</li> <li>• 30% of the gross land area be maintained as natural open space for the preservation of oak woodlands and sensitive habitat</li> </ul>
2005	Vision/Land Planning Process Commenced (multi-year process)
2011	Folsom Plan Area Specific Plan Adopted and EIR Certified, Development Agreement Adopted
2012	Rezoning and Annexation Approved
2013	Specific Plan Refinements, Open Space Management Plan, Public facilities and Financing Plan, Design Guidelines, Specific Plan Amendments, Tentative Subdivision Maps
2015	Construction of Phase 1 Backbone Infrastructure \$250M investment in water, sewer and roadway infrastructure and improvements
2017	First residential building permits issued
2018	First residential home occupied



**Legend**

	1947 - 1949
	1950 - 1954
	1955 - 1961
	1962 - 1966
	1967 - 1972
	1973 - 1993
	1994 - 2018



# Annexation Boundaries

## City of Folsom 1947 - 2018



## ATTACHMENT 3

Staff Analysis of Project Narrative Relative to Folsom Adopted Plans and Policies



<b>FOLSOM 2035 GENERAL PLAN</b>	
<b>Guiding Principles</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<b>Guiding Principle #3:</b> Promote town centers as social gathering places	<u>Insufficient Information.</u> There is not a lot of information in the proposal regarding the mixed-use village. Unlike the Folsom Town Center, which is located in the center of Folsom Ranch, the mixed-use village is located at the north end of the land use plan away from the research complex and residential development in the south. However, there is a proposed mixed-use village proposed in El Dorado County adjacent to the research complex and near the southern residential area.
<b>Guiding Principles #6:</b> Enhance gateways into Folsom	<u>Insufficient Information.</u> It is not clear from the proposal how this project would enhance the gateways into Folsom.
<b>Guiding Principle #9:</b> Provide all residents with opportunities to live an active, healthy, and green lifestyle	<u>Insufficient Information.</u> The proposal provides a great deal of information on “Blue Zones” and healthy communities. However, there is insufficient information on how this type of development would be achieved. There is much discussion this topic but few concrete details other than the land use plan.
<b>Guiding Principle #10:</b> Provide for a range of attractive and viable transportation options, such as bicycling, walking, rail, and transit	<u>Inconsistent/Insufficient Information.</u> A variety of transportation modes are discussed and trails and streets with bike lanes are identified. However, there is no detailed information in the proposal about how this area would be served by transit. It is outside of Sacramento Regional Transit’s current service area and based on recent discussions with RT staff the proposed BRT line for the Folsom Plan Area (FPA) is unlikely to happen any time in the near future given the lower density development in the eastern half of the FPA and the lower density development that makes up the majority of the development in this proposal.
<b>Guiding Principle #11:</b> Provide a range of housing choices for all generations	<u>Consistent.</u> As discussed later in this analysis, the proposed land use plan has a variety of land use designations for different housing types. Approximately 47% of the land is zoned for single-family housing. While this is higher than in the Folsom Plan Area (36%), the proposed plan has more land for multi-family development (12%) compared to the Folsom Plan Area (10%). It also proposes to have a much higher level of acreage associated with age-restricted development (12%) compared to the Folsom Plan Area (5%).

<b>FOLSOM 2035 GENERAL PLAN</b>	
<b>Guiding Principle #13:</b> Foster economic growth and diversity to become recognized as one of the smartest cities in the region	<u>Consistent/Insufficient Information.</u> The proposal includes a total of 200 acres split across the two counties to be owned by UC Davis for a research complex. If fully developed with research facilities, this could become a regional draw and support economic growth in Folsom.
<b>Guiding Principle #14:</b> Commit to high-quality design	<u>Insufficient Information.</u> The design of the homes and buildings is not known at this time. The land use plan itself is similar to that of the Folsom Plan Area and other master planned communities.
<b>Guiding Principle #15:</b> Foster a sustainable community for the next generation's benefit	<u>Inconsistent/Insufficient Information.</u> The proposal identifies many potential development features that could benefit existing elderly residents and future generations, particularly those that have special needs. However, the proposed plan does not have many details about how it would be sustainable particularly given its location, lack of easy access to public transit, and the amount of lower-density single-family housing.
<b>Chapter 2. Land Use Element</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<b>Goal LU1.1</b> Retain and Enhance Folsom's quality of life, unique identity, and sense of community while continuing to grow and change.	<u>Insufficient Information.</u> The "Blue Zone" concept presented in the proposal is innovative and much needed in the region given the aging population. It has the potential to enhance the quality of life for Folsom's seniors and other residents with cognitive or neurological challenges. However, it is unclear how this conceptual annexation proposal will achieve this unique identity.
<b>Policy LU1.1.3 Annexation and Services.</b> Require applicants applying for annexation of lands to demonstrate the financial benefit to the City.	<u>Insufficient Information.</u> Requires detailed financial analysis to demonstrate benefit. If UC Davis owns the industrial/office park site, will it create any property tax revenue for the City? What will be the tax-sharing arrangement with Sacramento County upon annexation? Without a financial analysis it is unclear whether the project would be revenue neutral or revenue positive for the City. Regardless, the project applicant understands that no annexation will be approved that results in a loss of revenue to the City.
<b>Policy LU1.1.5 Specific Plans.</b> Require the adoption of specific plans for new growth areas.	<u>Consistent.</u> The applicant understands that a Specific Plan would be required

<b>FOLSOM 2035 GENERAL PLAN</b>	
<p><b>Policy LU1.1.10 Network of Open Spaces.</b> Ensure designated open space is connected whenever feasible with the larger community and regional network of natural systems, recreational assets, and viewsheds.</p>	<p><u>Consistent/Insufficient Information.</u> The proposed project has connected trails and open space, much of it centered around Carson Creek and Deer Creek. It has a trail connection to White Rock Road/ Capital Southeast Connector and presumably to the Folsom Plan Area trail network, but it is unclear how that connection would be made given the width of the roadway there. The trails do connect to the open space in the part of the proposed development in El Dorado County.</p>
<p><b>Policy LU1.1.15 SACOG Blueprint Principles.</b> Strive to adhere to the Sacramento Regional Blueprint Principles.</p>	<p><u>Inconsistent.</u> The Regional Blueprint Growth Principles include:</p> <ul style="list-style-type: none"> <li>• Transportation Choices</li> <li>• Mixed-Use Developments</li> <li>• Compact Development</li> <li>• Housing Choice and Diversity</li> <li>• Use of Existing Assets</li> <li>• Quality Design</li> <li>• Natural Resources Conservation</li> </ul> <p>While the proposed project has the potential to be consistent with many of the principles, there is insufficient information in the proposal about how it will ensure it achieves these principles. However, since many of the principles focus on the reduction of auto trips, this project is inconsistent with several of the principles given that it is outside the urban services boundary of Sacramento County, not served by public transit, and is not identified as a growth area in the Blueprint or the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy. In addition, the southern portion of the area below Carson Creek is still under the Williamson Act (Contract # 69-AP-016), according to the Sacramento County Assessor. That means those parcels are currently being used for agricultural or grazing purposes and have not yet begun the lengthy non-renewal process. Finally, the area is included in the County's South Sacramento Habitat Conservation Plan.</p>



<b>FOLSOM 2035 GENERAL PLAN</b>	
<p><b>Goal LU 6.1</b> Allow a variety of housing types and mix of uses that provide choices for Folsom residents, create complete and livable neighborhoods, and encourage walking and biking.</p>	<p><u>Inconsistent/Insufficient Information.</u> As noted above, the proposal includes a variety of land uses that would support different housing types; however, there is a large area in the northeast area of the plan that is exclusively designated for single-family (SF) and Single-Family High Density (SFHD) with no other land uses within that area apart from two neighborhood parks. The trails system, parks and open space may encourage walking and biking within the development including the portion of the proposal that is in El Dorado County. However, outside of the project area most residents would be dependent on automobiles as this area is closest to the Capital Southeast Connector and the future “Road to the West” that would connect to Latrobe Road in El Dorado County.</p>
<p><b>Policy LU 6.1.1 Complete Neighborhoods.</b> Encourage the establishment of “complete neighborhoods” that integrate schools, childcare centers, parks, shopping and employment centers, and other amenities.</p>	<p><u>Inconsistent.</u> While most of the proposed land use plan show complete neighborhoods including land for single-family, multi-family, commercial, office, mixed-use development, and parks and open space, there is a large area east of Payen Rd. (Village Parkway) and west of the Sacramento County boundary that is exclusively single-family and single-family high density without any other land uses except for two parks unlike the rest of the land use plan.</p>
<p><b>Policy LU 6.1.6 Senior and Convalescent Housing.</b> Encourage the development of independent living, assisted living, and convalescent housing facilities that provide health care for seniors. Proposed facilities shall be evaluated based on the location and impacts on services and neighboring properties, and not on a density basis. Independent living facilities should be located in walkable environments to improve the health and access of residents.</p>	<p><u>Consistent/Insufficient Information.</u> The proposal is organized around the concept of “Blue Zone Communities” with community design, housing and services are organized around the needs of seniors and persons with disabilities including neuro-diverse individuals. Apart from the 168.7 acres of age-restricted development, the land use plan is similar to that of the Folsom Plan Area and other larger master plans in our region. Apart from the vision and guiding principles, the proposal lacks detailed information about how it would satisfy this City policy.</p>
<p><b>Policy LU 6.1.7 Residential densities in Area Plans and Specific Plans.</b> Allow residential densities within an area plan or specific plan to vary, provided that the overall dwelling unit buildout within the plan area shall not exceed that authorized by the General Plan.</p>	<p><u>Consistent.</u> The proposed densities in the land use plan for the area are consistent with those currently allowed in the City’s 2035 General Plan.</p>

<b>FOLSOM 2035 GENERAL PLAN</b>	
<p><b>Goal LU 8.1</b> Encourage, facilitate, and support the location of office, creative industry, technology, and industrial uses and retention of existing industry in appropriate locations.</p>	<p><u>Insufficient Information.</u> The proposal includes land for medical research facilities as well as sites for other commercial and office uses. What is not clear is how this would affect the retention of existing medical, office and retail use in Folsom, particularly in the Folsom Plan Area. It has the potential to complement those uses and provide additional land for expansion of existing businesses or new businesses. However, it is also possible that it could reduce or slow the development of subsequent phases of UC Davis’ Folsom Center for Health on East Bidwell in the Folsom Plan Area in favor of the 200-acre location to the southeast.</p>
<p><b>Policy LU 8.1.1 Industrial Expansion.</b> Promote and assist in the maintenance and expansion of Folsom’s employment sector in areas where services are readily available, including: adequate water, wastewater, and storm drainage facilities as well as easy access to multiple modes of transportation.</p>	<p><u>Inconsistent.</u> While the proposal would help potentially expand Folsom’s employment sector, it does not do so in an area where services are readily available or where there is easy access to multiple modes of transportation.</p>
<p><b>Policy LU 8.1.3 Clusters.</b> Encourage complementary businesses and businesses from the same industry to locate in Folsom. These business clusters will benefit from shared resources, a pool of skilled employees, secondary support industries, and concentrated marketing efforts.</p>	<p><u>Consistent.</u> The proposal identifies approximately 100 acres in the project on the Sacramento County side and an additional 100 acres on the El Dorado County side that would be owned by UC Davis for a medical research complex. This would add to the increasing concentration of health care facilities in Folsom.</p>
<p><b>Policy LU 8.1.5 Transit.</b> Encourage new employment uses to locate where they can be easily served by public transit. Transit centers should be incorporated into the project, when appropriate.</p>	<p><u>Inconsistent.</u> The proposed project is located outside of Sacramento Regional Transit’s service area. Given the limited amount of development surrounding the area and the lower densities of the proposed development, it anticipated that most workers would commute by automobile.</p>
<p><b>Goal LU 9.1</b> Encourage community design that results in a distinctive, high-quality built environment with a character that creates memorable places and enriches the quality of life of Folsom’s residents.</p>	<p><u>Consistent/Insufficient Information.</u> If the Blue Zone concept is realized as proposed in the land use plan, then this could result in a community that enriches the quality of life for future Folsom residents. However, since no development partner is identified in the proposal it is not clear how the Blue Zone concept will be achieved given that the applicant is not a housing developer.</p>

<b>FOLSOM 2035 GENERAL PLAN</b>	
<b>Policy LU 9.1.10 Renewable and Alternative Energy Generation Systems.</b> Require the use of solar, wind, or other on-site renewable energy generation systems as part of the design of new planned developments.	<u>Consistent/Insufficient Information.</u> Since the California Building Code and Green Building Code require rooftop solar for new single-family homes, it is anticipated that many of the homes will be able to generate power to offset energy use. Additional opportunities for alternative energy generation may be possible but would be dependent on what individual developers propose.
<b>Chapter 3. Mobility</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<b>Goal M 1.1</b> Provide a comprehensive, integrated, and connected network of transportation facilities and services for all modes of travel that also incorporates emerging transportation technologies and services to increase transportation system efficiency.	<u>Inconsistent.</u> The project depicts major arterial street connections to Empire Ranch Road and to Savannah Parkway. Savannah Parkway is intended to be a limited-access (right turns only) intersection at the Capital Southeast Connector in order to meet the Connector’s intent of being a limited access, high speed expressway. Both Savannah Parkway and Empire Ranch Road were planned and designed to meet the needs of the Folsom Plan Area and did not envision regional connections such as this.  The project also shows a major east-west facility that appears to extend past the project’s western boundary but does not specify where that roadway goes or where it connects to.  These impacts would need to be assessed in a traffic study and environmental impact report. Refer to the policy consistency analysis below.
<b>Policy M 1.1.1 Complete Streets.</b> Develop its streets to serve the needs of all users, including bicyclists, public transit users, children, seniors, persons with disabilities, pedestrians, motorists, and movers of commercial goods.	<u>Insufficient Information.</u> The proposal discusses complete streets, which would include sidewalks and bike lanes and it includes example street cross sections. However, more detailed information would be needed to ensure that complete streets are designed and built through the area.
<b>Policy M 1.1.3 Accessibility.</b> Strive to ensure that all streets are safe and accessible to people with limited mobility and other disabilities. New and reconstructed facilities shall meet the requirements of the Americans with Disabilities Act.	<u>Insufficient Information.</u> A critical part of the “Blue Zone” concept is for projects that serve the mobility needs of seniors and persons with disabilities. The proposal discusses this, but additional details would be needed to understand how it will achieve the policy objective here particularly if public transit is not easily available.
<b>M 1.1.5 Connected Neighborhoods.</b> Require the continuation of the street network between adjacent development projects to promote walkability and allow easier access for emergency vehicles.	<u>Insufficient Information.</u> Would need to review proposed subdivision plans to assess connectivity, and/or have a policy statement in a Specific Plan.



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<p><b>M 1.1.6 Intermodal Connections.</b> Provide connections between modes, including bicycle and pedestrian connections to transit stops, buses that can accommodate bicycles, and park-and-ride lots.</p>	<p><u>Inconsistent/Insufficient Information.</u> While the proposal discusses multiple transportation modes, as discussed elsewhere in this analysis, there are no details about how public transit would be provided to this area or where park-and-ride lots would be located. The plan discusses that an extension of bus rapid transit (BRT) would be defined in the future, but no time frame is provided. The proposal does include information on bike lanes and a helpful cross section should Class IV and Class I bike trails.</p>
<p><b>M 1.1.11 Historic Southern Pacific Rail Right-of-way</b> Facilitate use of the Southern Pacific Rail right-of-way for multi-modal transportation</p>	<p><u>Inconsistent.</u> City Council recently directed staff to renew an excursion rail license agreement with the Placerville &amp; Sacramento Valley Railroad (PSVRR), on a portion of the Sacramento Placerville Transportation Corridor (SPTC), which runs directly through the middle of the proposed project. The proposed development is incompatible with the rail operation, and the developer should be required to install at-grade rail crossing equipment on all public street crossings of the SPTC and contribute towards the cost of a rail grade crossing or grade separation at the Capital Southeast Connector.</p>
<p><b>Goal M 2.1</b> Maintain and expand facilities and programs that encourage people to walk and bike in safety and comfort and support the lifestyle and amenities that Folsom residents value.</p>	<p><u>Insufficient Information.</u> Refer to the policy consistency analysis below.</p>
<p><b>Policy M'2.1.1 Pedestrian Master Plan.</b> Maintain and implement a pedestrian master plan that guides the development of a network that links residential developments with employment centers, public open spaces, parks, schools, shopping districts, and other major destinations.</p>	<p><u>Inconsistent.</u> The Active Transportation Plan would need to be updated to incorporate this development.</p>
<p><b>Policy M 2.1.2 New Sidewalks.</b> Sidewalks shall be built along all new arterial, collector, and local roads when ultimate street improvements are installed.</p>	<p><u>Insufficient information.</u> Would need to review proposed roadway cross sections for arterial and collector streets.</p>

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<p><b>Policy M 2.1.3 Pedestrian and Bicycle Linkages in New Development.</b> Require developers to provide a system of sidewalks, trails, and bikeways that link all land uses, provide accessibility to parks and schools, and connect to all existing or planned external street and trail facilities.</p>	<p><u>Consistent/Insufficient information.</u> The proposal includes sidewalks, a trail system and bikeways that connect to the development on the El Dorado County side of the area as well as to the mixed-use village and proposed school sites. The proposal lacks information on how it would connect to the trail system in the Folsom Plan Area and through subsequent subdivision and Specific Plan policy.</p>
<p><b>Policy M 2.1.5 Bikeway Master Plan</b> Maintain and implement a bikeway master plan that guides the development of a network that links residential developments with employment centers, public open spaces, parks, schools, shopping districts, and other major destinations.</p>	<p><u>Inconsistent.</u> The Active Transportation Plan would need to be updated to incorporate this development.</p>
<p><b>Policy M 2.1.6 Bicycle Facility Classifications</b> Maintain the following classification of bicycle facilities consisting of the following:</p> <ol style="list-style-type: none"> <li>1. Class I bikeways: separated bicycle paths. These will be the preferred bikeway, whenever feasible.</li> <li>2. Class II bikeways: bike lanes. These will be required in areas where on-street parking is likely to occur and, in all collector, and arterial streets where feasible. Such areas would be in the vicinity of apartment complexes and condominium complexes.</li> <li>3. Class III bikeways: bike routes. These will be required in low-traffic areas where it is safe for bicycles to share the lane with autos and a class 1 or class 2 facility is not feasible.</li> <li>4. Class IV bikeways: bicycle-only paths, or "cycle tracks." These are a version of separated bicycle paths that are designed for and limited to bicycle use only and include a separation between bikeway and through traffic lanes. These will only be installed in special cases where right-of-way is constricted, or there is other significant need to provide a separate facility for bicycle use.</li> </ol>	<p><u>Insufficient information.</u> Would need to review proposed roadway cross sections for arterial and collector streets.</p>

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<b>Policy M 2.1.10 Bicycle Parking.</b> Require adequate short- and long-term bicycle parking for all land uses, except for single family and single-family high density residential uses	<u>Insufficient Information.</u>
<b>Policy M 2.1.12 Trail Network.</b> Develop a continuous, interconnected system of trails and bikeways.	<u>Insufficient information.</u>
<b>Policy M 2.1.14 Intersections.</b> Ensure new intersections are designed to safely accommodate pedestrians and bicyclists, along with all other transportation modes.	<u>Insufficient information.</u>
<b>Policy M 2.1.16 Safe Routes to School.</b> Encourage the construction of facilities and provision of programs that ensure Folsom children can walk or bike to school safely through coordination with school administration and parent organizations and participation in State and Federal grant programs.	<u>Insufficient information.</u>
<b>Policy M 2.1.17 Pedestrian and Bicycle Overpasses.</b> Pursue the development of pedestrian and bicycle overpasses in areas with limited connectivity, particularly to connect development north and south of Highway 50.	Not applicable to proposed development. However, the project may need to assess the need for, and potentially contribute to the cost of, a bicycle/pedestrian overcrossing of the Capital Southeast Connector.
<b>Goal M 3.1</b> Support and maintain a comprehensive, safe, and integrated transit system that responds to the needs of all residents and allow frequent and convenient travel throughout the city and region.	<u>Inconsistent/Insufficient Information.</u> The proposal mentions community micro-transit and a future extension of a planned BRT line from the Folsom Plan Area. Since this area is outside of Sacramento Regional Transit's current service area it is not clear whether RT has the capacity to serve this area with its SmarT Ride micro-transit service. In addition, as mentioned elsewhere in this analysis, RT staff have indicated that bus rapid transit or BRT is unlikely to be provided in the Folsom Plan Area particularly in the southeastern part of the route due to the low densities in the area. As a result, future extension of BRT to serve this area is unlikely. The applicant would need to prepare a transit master plan to identify transit needs and infrastructure, and connectivity to adjacent transit providers including El Dorado Transit, Sacramento Regional Transit and Paratransit.
<b>Policy M 3.1.1 Access to Public Transit.</b> Strive to ensure that all residents have access to safe and convenient public transit options.	<u>Insufficient information.</u>



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<b>Policy M 3.1.2 Transit for Elderly and Persons with Disabilities.</b> Continue to provide accessible, on-demand transit for the elderly and persons with disabilities.	<u>Insufficient information.</u>
<b>Policy M 3.1.3 Regional Transit Connectivity.</b> Coordinate with Sacramento Regional Transit and neighboring jurisdictions on fixed route connectivity and transfers to improve the transit system.	<u>Insufficient information.</u>
<b>Policy M 3.1.6 “Hi-Bus” Transit Corridors.</b> Require sufficient right-of-way for designated Hi-Bus transit corridors that connect to light rail stations, including the planned facility on Easton Valley Parkway, south of Highway 50. The City shall also evaluate the feasibility of Hi-Bus transit in designated “study corridors” and shall give priority to transit uses within the available right-of-way in those study corridors. The City shall coordinate with Regional Transit to provide services in the Hi-Bus corridors.	<u>Insufficient information.</u>
<b>Policy M 3.1.7 Transit to Key Locations.</b> Provide Folsom Stage Line transit stops and associated amenities at key destinations in Folsom	<u>Inconsistent.</u> Would need to prepare a transit master plan to identify transit needs and infrastructure, and connectivity to adjacent transit providers including El Dorado Transit, Sacramento Regional Transit and Paratransit.
<b>Goal M 4.1</b> Ensure a safe and efficient network of streets for cars and trucks, as well as provide an adequate supply of vehicle parking.	<u>Insufficient Information.</u>

**M 4.1.1 Road Network Hierarchy.** Establish a hierarchy of roads consisting of the following:

1. **Freeways or limited access highways.** Such roads shall be grade separated at each intersection with another road. The major purpose of such roads is to route traffic around Folsom, with as few interruptions to the surface street system as possible. Highway 50 currently meets the definition of a freeway.
2. **Expressways.** Allow for moderate- to high-speed travel within the city. The purpose of an expressway is to carry cross-town traffic from other communities or between neighborhoods within the city. An expressway may contain some grade-separated intersections, but this type of road would mainly be a surface street. Expressways should be located to allow for controlled intersections spaced at one-half mile intervals or more. Only arterial and collector roads should intersect with an expressway.
3. **Arterial roads (or major streets).** Serve to connect neighborhoods within the city and the city with surrounding communities. Movement of people and goods, also known as “mobility,” rather than access to adjacent land uses, is the primary function of an arterial street. Arterials would normally define the boundaries of neighborhoods, not provide internal access to a neighborhood. The city has two types: 1) “major arterials”, which are typically divided four or six-lane roadways, and 2) “minor arterials,” which are typically undivided four-lane roadways.
4. **Collector (or secondary) roads.** Serve to route traffic from local streets within a residential neighborhood or a commercial area to an arterial road. Collector streets would not normally serve as “through” roads for more than one area, but would typically carry higher traffic volumes than local streets. The City has two types: 1) “major collectors,” which are typically two-lane

Inconsistent/Insufficient Information. Project includes a major road intersecting with Capital Southeast Connector at Savannah Parkway, which is designed and intended as a limited access (right turn only) intersection. Savannah Parkway is designed as a minor arterial to serve adjacent residential land uses and not to carry sub-regional traffic.

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roadways with center turn lanes, and 2) “minor collectors,” which are typically two-lane roadways without center turn lanes.

5. Local (or tertiary) roads. Serve a portion of a neighborhood only and, together with other local roads in a neighborhood, route traffic to a collector street.

**Policy M 4.1.2 Roadway Maintenance.** Maintain roadways according to industry standards to provide for the safe travel for all users, including pedestrians, bicyclists, drivers, and transit vehicles. The City shall implement a pavement management plan that considers warmer temperatures, heat waves, and urban heat island effects in material selection, and emphasize preventative maintenance to reduce costs associated with frequent road surface replacement.

**Policy M 4.1.3 Level of Service.** Strive to achieve at least a traffic Level of Service “D” (or better) for local streets and roadways throughout the City. In designing transportation improvements, the City will prioritize use of smart technologies and innovative solutions that maximize efficiencies and safety while minimizing the physical footprint. During the course of Plan buildout, it may occur that temporarily higher Levels of Service result where roadway improvements have not been adequately phased as development proceeds. However, this situation will be minimized based on annual traffic studies and monitoring programs. Staff will report to the City Council at regular intervals via the Capital Improvement Program process for the Council to prioritize projects integral to achieving Level of Service D or better.

Not applicable to proposed development. However, the project would add miles of new roads, trails, and sidewalk facilities that would require on-going maintenance. City does not currently have staff, budget or resources to take on this additional maintenance burden.

Insufficient Information. Pending a detailed traffic impact analysis of key intersections. It should be noted that the City has adopted a Roundabout Policy that should be applied here.



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<b>Policy M 4.1.4 Capital Southeast Connector.</b> Support the planning and construction of the Capital Southeast Connector	<u>Inconsistent.</u> Project includes a major road intersecting with Capital Southeast Connector at Savannah Parkway, which is designed and intended as a limited access (right turn only) intersection. Project may need to be conditioned to contribute to cost of Connector project and possibly to build some of the D3b segment as a frontage improvement.
<b>Policy M 4.1.5 Interchange Improvements.</b> Coordinate with Caltrans in planning for and funding freeway interchange improvements and additional interchanges along Highway 50.	<u>Insufficient Information.</u> A detailed traffic analysis of the project would need to be conducted and include an assessment of traffic impacts to the Empire Ranch, and East Bidwell interchanges. It is likely that the development would have considerable impacts to both, and the developer should be assessed an impact fee to help fund improvements to both.
<b>Policy M 4.1.7 Landscape Maintenance Assessment Agreements.</b> Require the establishment of homeowner’s associations or landscaping and lighting districts for new developments adjacent to arterial roads to ensure that planting strips are constructed and properly maintained.	<u>Insufficient Information.</u>
<b>Policy M 4.1.8 Energy Efficiency.</b> Use the most energy-efficient light fixtures and technology for all traffic signals, streetlights, roads, intersections, and bicycle and pedestrian signals.	<u>Insufficient Information.</u>
<b>Policy M 4.1.10 Traffic Calming.</b> Continue to implement traffic calming measures in residential neighborhoods, as appropriate and in ways that accommodate emergency access vehicles.	<u>Insufficient Information.</u>
<b>Goal M 7.1</b> Provide sufficient funding to construct, maintain, and operate transportation facilities and services needed to achieve the City’s mobility goals.	<u>Refer</u> to policy consistency analysis below.
<b>Policy M 7.1.1 New Development.</b> Require new development to contribute towards the construction of offsite facilities and provision of services to achieve the City’s mobility goals.	<u>Insufficient Information.</u> The applicant understands that any development in this area would be required to contribute to off-site facilities and construct backbone infrastructure to meet the City’s mobility goals, mitigate traffic impacts, and pay fair share towards projects in the City CIP.

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<b>Policy M 7.1.2 Fair Share for Transportation Infrastructure Improvements.</b> Require all new development to dedicate rights-of-way, construct facilities, or pay its fair share for needed transportation infrastructure improvements that support all travel modes, including pedestrian, bicycle, and transit facilities, roadway improvements, and ITS and transportation demand management (TDM) programs and services.	<u>Insufficient Information.</u> The applicant understands that any development in this area would be required to dedicate ROW, construct facilities, or contribute to backbone infrastructure improvements. For example, this could include contributions to construction of the Empire Ranch interchange at US Highway 50, mitigate traffic impacts, and pay fair share towards projects in City CIP the City CIP.
<b>Chapter 4. Economic Prosperity</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<b>Goal EP 2.1</b> Support efforts to increase employment in Folsom by encouraging the retention, attraction, and expansion of private sector businesses.	<u>Consistent.</u> Refer to the policy consistency analysis below.
<b>Policy EP 2.1.1 New Employment.</b> Encourage professional, research and development, industrial, and office employers to locate in Folsom to provide more job opportunities for Folsom residents.	<u>Consistent.</u> The proposal includes 115 acres of land, of which 100 acres would be owned by UC Davis, for a medical research complex and office parks. Given the large amount of land dedicated to these uses, it is anticipated that this would provide a significant number of job opportunities to Folsom residents as well as those elsewhere in Sacramento and El Dorado County.
<b>Goal EP 3.2</b> Provide opportunities for expansion of businesses by ensuring the availability of suitable sites, appropriate zoning, and access to infrastructure and amenities.	<u>Consistent.</u> Refer to the policy consistency analysis below.
<b>Policy EP 3.2.1 Land Supply Inventory.</b> Maintain an adequate land supply and facilitate preparation of buildable, ready-to-develop sites to meet projected employment and retail land demand. This shall include identifying a large site for the development of corporate headquarters.	<u>Consistent.</u> This would increase Folsom’s supply of land available for both major employers and shopping. As noted above, the proposal includes 115 acres of land designated for medical research and office park uses as well as 30 acres for a lifestyle center with shopping, restaurants, and other retail.
<b>Chapter 5. Housing</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<b>Goal H-1</b> To provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.

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<b>Policy H-1.1 Sufficient Land for Housing.</b> The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City’s regional share of housing.	<u>Inconsistent/Insufficient Information.</u> The project does provide additional land for housing development. However, there are two issues of concern: First, any annexation will likely lead to an additional increase in the City’s share of the Regional Housing Need Allocation (RHNA). Second, to satisfy the RHNA, the City needs more multi-family zoned land and less single-family zoned land. This land use plan does not do that.
<b>Policy H-1.3 Multi-family Housing Densities.</b> The City shall encourage home builders to develop their projects on multi-family-designated land at the high end of the applicable density range.	<u>Insufficient Information.</u> The City will continue to encourage this; however, it is worth noting that the City is working with the landowners in the Folsom Plan Area to increase densities in the Town Center area beyond 30 du/ac. This proposal has a maximum density for multi-family development at 30 du/ac.
<b>Goal H-3</b> To facilitate affordable housing opportunities to serve the needs of people at all income levels who live and work in the community.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.
<b>Policy H-3.2 Inclusionary Housing.</b> The City shall continue to require inclusionary housing on all new for-sale units. The City may also consider inclusionary housing as a community benefit for non-City-initiated General Plan and/or Specific Plan amendments that result in rental housing.	<u>Insufficient Information.</u> While the project will be subject to the City’s inclusionary housing ordinance and related development agreements, it is not clear whether this housing will be built or whether developers will pay in-lieu fees to the City as most developers have done in the Folsom Plan Area.
<b>Policy H-3.8 Development Agreements.</b> Where appropriate, the City shall use development agreements to assist housing developers in complying with City affordable housing goals.	<u>Consistent.</u> The applicant understands that they will be subject to development agreements related to inclusionary housing.
<b>Goal H-5</b> To provide a range of housing services for Folsom residents with special needs, including seniors, persons with disabilities, single parents, large families, the homeless, and residents with extremely low incomes.	<u>Consistent/Insufficient Information.</u> Refer to the policy consistency analysis below.
<b>Policy H-5.1 Affordable Housing for Seniors and Persons with Disabilities.</b> The City shall strive to ensure adequate and affordable housing for seniors and persons with disabilities, particularly in areas near public transportation, shopping, medical, and other essential services and facilities.	<u>Insufficient Information.</u> No affordable housing plan was included with the proposal. The proposal would be subject to the City’s inclusionary housing ordinance, but it is not clear whether developers would pay in-lieu fees or build affordable units.



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<b>Policy H-5.2 Support Service for Seniors.</b> The City shall encourage community service and support activities that increase the ability of seniors to remain in their homes.	<u>Consistent/Insufficient Information.</u> The proposal is focused development that would allow seniors to remain in their homes rather than have to move out to special care facilities. More details are needed to understand how this will be accomplished.
<b>Policy H-5.3 Accessibility for Persons with Disabilities.</b> The City shall encourage private efforts to remove physical barriers and improve accessibility for housing units and residential neighborhoods to meet the needs of persons with disabilities.	<u>Consistent/Insufficient Information.</u> The proposal is focused on development to serve the needs of seniors and persons with disabilities. More details are needed to understand how this will be accomplished.
<b>Goal H-6</b> To ensure equal housing opportunities for all Folsom residents regardless race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.
<b>Policy H-6.3 Balance of Housing Types.</b> The City shall encourage residential projects affordable to a mix of household incomes and disperse affordable housing projects throughout the city, including the Folsom Plan Area, to achieve a balance of housing in all neighborhoods and communities.	<u>Insufficient Information.</u> There is no detailed information about housing affordability levels. Housing prices and rents will be determined by the market. The plan does not include any sites for deed-restricted affordable housing though there is acreage set aside for age-restricted development.
<b>Goal H-7</b> To reduce greenhouse gas emissions and promote energy conservation in residential development.	<u>Inconsistent/Insufficient Information.</u> Refer to the policy consistency analysis below.
<b>Policy H-7.2 Smart Growth.</b> The City shall encourage “smart growth” that accommodates higher density residential uses near transit, bicycle-, and pedestrian-friendly areas of the city that encourage and facilitate the conservation of resources by reducing the need for automobile use.	<u>Inconsistent.</u> The project is likely to lead to greater automobile use given its location at the edge of Sacramento County and the predominance of lower density development proposed near White Rock Road.
<b>Chapter 6. Natural And Cultural Resources</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<b>Goal NCR 3.2</b> Improve the sustainability of the community through continued local efforts to reduce GHG emissions.	<u>Inconsistent.</u> Refer to the policy consistency analysis below.

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<b>NCR 3.1.3 Reduce Vehicle Miles Traveled.</b> Encourage efforts to reduce the amount of vehicle miles traveled (VMT). These efforts could include encouraging mixed-use development promoting a jobs/housing balance, and encouraging alternative transportation such as walking, cycling, and public transit.	<u>Inconsistent.</u> Given the proposal's location at the eastern edge of Sacramento County and its distance from existing shopping centers, services and jobs in Folsom and El Dorado Hills, it is unlikely that the project will reduce VMT. Based on previous analyses from SACOG, the further projects are from established areas, the higher the VMT.
<b>NCR 3.2.3 Greenhouse Gas Reduction in New Development.</b> Reduce greenhouse gas emissions from new development by encouraging development that lowers vehicle miles traveled (VMT), and discouraging auto-dependent sprawl and dependence on the private automobile; promoting development that is compact, mixed-use, pedestrian friendly, and transit oriented; promoting energy-efficient building design and site planning; improving the jobs/housing ratio; and other methods of reducing emissions while maintaining the balance of housing types Folsom is known for.	<u>Inconsistent.</u> Though the proposal includes a variety of land uses, the location and distance from existing public transit make it very likely that residents and employees in the new area will be dependent on private automobile use. As a result, the project is likely to increase greenhouse gas emissions.
<b>Chapter 7. Public Facilities And Services</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<b>Goal PFS 2.1</b> Provide for the educational and literacy needs of Folsom residents.	<u>Consistent/Insufficient Information.</u> Refer to the policy consistency analysis below.
<b>Policy PFS 2.1.2 School Capacity and Development.</b> If a new development will not contain a school site, the City shall require applicants of new development to show that a school site has been dedicated, a school site will be dedicated, or a school already exists with capacity to serve the project.	Consistent/Insufficient Information. The proposal includes sites for an elementary school and middle school, which would be dedicated to the school district. However, it is unclear whether the high school planned for the Folsom Ranch (aka Folsom Plan Area) would have sufficient capacity to accommodate high school students from this area. Additional analysis would be required.
<b>Goal PFS 3.1</b> Maintain the City's water system to meet the needs of existing and future development while improving water system efficiency.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.
<b>Policy PFS 3.1.7 Water Supply.</b> Provide an adequate supply of water for all users in Folsom now and in the future.	<u>Insufficient Information.</u> The proposal does not identify a source of water for the development. Additional information is required.
<b>Goal PFS 5.1</b> Ensure adequate flood control and stormwater drainage.	<u>Insufficient Information.</u> Developer would need to prepare a drainage study of the site for City review.

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<b>Policy PFS 5.1.1 Maintain Adequate Storm Drainage.</b> Develop and maintain an adequate storm drainage system.	
<b>Policy PFS 5.1.3 Urban Runoff.</b> Strive to reduce the amount of urban runoff and seek to capture and treat runoff before it enters streams, lakes, and rivers, applicable only to new development.	<u>Insufficient Information.</u>
<b>Policy PFS 5.1.4 Green Stormwater Infrastructure.</b> Encourage “green infrastructure” design and Low Impact Development (LID) techniques for stormwater facilities (i.e., using vegetation and soil to manage stormwater) to preserve and create open space and improve runoff water quality.	<u>Insufficient Information.</u>
<b>Goal PFS 6.1</b> Maintain a high level of police service as new development occurs to protect residents, visitors, and property.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.
<b>Policy PFS 6.1.1 Adequate Facilities.</b> Strive to provide law enforcement facilities, equipment and vehicles, and services to adequately meet the needs of existing and future development.	<u>Insufficient Information.</u> The proposal identifies the location for emergency services in the mixed-use village, but there is no information on how this would be provided and funded. The area is currently served by the Sacramento County Sheriff and would need to be brought into the City’s police services area.
<b>Goal PFS 7.1</b> Prevent loss of life, injury, and property due to wildland and structural fires, while ensuring an adequate level of fire protection service is maintained for all.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.
<b>Policy PFS 7.1.1 Adequate Facilities and Services.</b> Strive to provide fire department facilities, equipment and vehicles, and services to adequately meet the needs of existing and future development.	<u>Insufficient Information.</u> The proposal identifies the location for emergency services in the mixed-use village, but there is no information on how this would be provided or funded. It is important to note that this area would need to be annexed into the City of Folsom’s fire service area as it is currently in Metro Fire’s jurisdiction.
<b>Policy PFS 7.1.8 New Development.</b> Require that new development provides all necessary water service, fire hydrants, and roads consistent with Fire Department standards.	<u>Consistent.</u> The applicant understands that any development in this area would be required to meet City Fire Department standards.
<b>Goal PFS 9.1:</b> Reduce the amount of waste entering regional landfills through an effective waste management program.	<u>Inconsistent.</u> Project would generate additional waste and recyclables that will increase burden on regional landfill.



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<b>Policy PFS 9.1.2 Waste Reduction.</b> Support efforts to reduce the amount of waste disposed of in landfills through reusing, reducing, and recycling solid waste; and using conversion technology if appropriate.	<u>Insufficient Information.</u> Refer to the policy consistency analysis below.
<b>Policy PFS 9.1.3 Recycling Target.</b> Support efforts to achieve a citywide disposal rate of 1.5 pounds per person per day, exceeding statewide target of 2.7 pounds per person per day by 2035.	<u>Insufficient Information.</u>
<b>Policy PFS 9.1.4 Composting.</b> Provide green waste collection and offer compost education to divert organic material from local landfills.	<u>Insufficient Information.</u> Project would burden existing city services and as such should be assessed the cost of new collection vehicles, drivers, and operational costs. Cross-jurisdictional service agreement will also be required due to project crossing County line.
<b>Chapter 8. Parks And Recreation</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<b>Goal PR 1.1</b> Develop and maintain quality parks that support the diverse needs of the community.	<u>Consistent/Insufficient Information.</u> While the proposal discusses parks to serve the needs of seniors and those with special needs, the proposal lacks details on the type of parks and amenities that would be provided in each park.
<b>Policy PR1.1.1 Parks and Recreation Master Plan -</b> Maintain and continue to implement a Parks and Recreation Master Plan to carry out the goals and policies of this General Plan.	<u>Inconsistent.</u> The project is not identified in the Parks and Recreation Master Plan.
<b>Policy PR 1.1.4 Park Acreage Service Level Goal.</b> Strive to develop and maintain a minimum of five acres of neighborhood and community parks and other recreational facilities/sites per 1,000 population.	<u>Consistent.</u> The 56.6 acres of parkland proposed in the land use plan is generally consistent with the City service level goal of 5 acres per thousand residents based on the persons per household calculations used in the Folsom Plan Area Specific Plan (FPASP, Table 9-3 on p. 9-9).
<b>Policy PR 1.1.5 Bicycle and Pedestrian Plan Consistency</b> Require parks and recreation facilities be consistent with Folsom’s Bikeway Master Plan and Pedestrian Master Plan and connect to the bikeway system whenever possible.	<u>Inconsistent.</u> The project is not identified in the Active Transportation Plan.

<b>FOLSOM 2035 GENERAL PLAN</b>	
<b>Policy PR 1.1.7 Universal Access.</b> Require new parks and open spaces be easily accessible to the public, including providing disabled access.	<u>Consistent/Insufficient Information.</u> The focus of the proposal is about providing accessible development, parks and open spaces to seniors and persons with disabilities. The proposal mentions that “Park features and playgrounds will be designed to meet the universal needs of an age, physically, a neurologically diverse population.” However, more information is needed on how these parks would be paid for, how they would be maintained, and whether all or just a few parks will serve the needs of the population described above.
<b>Policy PR 1.1.12 Neighborhood Parks.</b> Strive to ensure all neighborhoods, new and established, have parks that serve as community focal points.	<u>Consistent/Insufficient Information.</u> There are multiple parks in the land use plans including 3 neighborhood parks and 5 other larger parks. However, parks do not appear to be equally dispersed throughout the plan area. Additional information is needed on the location, size, and funding sources for the parks.
<b>Policy PR 1.1.14 Parkways.</b> Encourage the development of parkways and greenbelts to connect the citywide parks system.	<u>Inconsistent/Insufficient Information.</u> The land use plan includes landscape and trail corridors that connect to the open space area within the area. Though these parkways and corridors connect to open space and trail in the adjacent development in El Dorado County it is not clear how these will connect to those in the Folsom Plan Area and the project is lacking parkways in the north-south direction.
<b>Policy PR 1.1.15 Repair and Maintenance</b> Maintain all facilities and equipment to ensure that State and industry safety standards and guidelines are met. The City shall monitor, repair, and replace facilities and equipment as needed.	<u>Insufficient Information.</u> No information is provided about park maintenance responsibility. Responsibility, standards for maintenance, and funding would need to be identified.
<b>Policy PR 1.1.16 Alternative Funding Sources</b> Develop programs to identify and attain alternative sources of funding for the acquisition, development, and renovation of parklands and financing of recreation programs.	No information is provided about park plans or development responsibility. Responsibility, standards, and funding would need to be identified.
<b>Goal PR 2.1</b> Develop, maintain, and implement quality recreation activities that meet the diverse needs of the community.	Recreation programming is not identified.

<b>FOLSOM 2035 GENERAL PLAN</b>	
<b>Policy PR 2.1.1 Diversity of Users</b> Provide recreation programming, special events and venues, and educational opportunities that honor, interpret, and celebrate the diversity, history, cultural heritage, and traditions of Folsom.	<u>Insufficient Information</u> . Project has insufficient details to determine if “universal needs of an age, physically, and neurologically diverse population” are met here.
<b>Goal PR 3.1</b> Encourage community members and organizations to participate in the planning, development, and maintenance of recreation facilities and programs.	<u>Insufficient Information</u> . Project does not identify any community engagement for the planning and development of park and recreation facilities.
<b>Policy PR 4.1.2 School Cooperation</b> Strive to maintain a joint use arrangement of park and school facilities with the Folsom Cordova Unified School District.	<u>Inconsistent/Insufficient Information</u> . Project does not identify any cooperation between the City and the school district in planning of park facilities.
<b>Policy PR 4.1.4 Connections</b> Coordinate with Sacramento Regional Transit and the State Department of Parks and Recreation on establishing trail linkages from light rail stations in Folsom to Lake Natoma, Folsom Lake, and the American River Parkway.	<u>Inconsistent</u> . Regional trail connections are not considered in the project.
<b>Chapter 9. Safety And Noise</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<b>Goal SN 4.1</b> Minimize the adverse impacts resulting from wildfires.	<u>Consistent/Insufficient Information</u> . The area proposed for annexation is within a Moderate Fire Hazard Severity Zone according to CAL FIRE (June 2023). While the project will be required to meet all City Fire Department standards, few details are mentioned regarding fire protection from wildfires. More information will be required.
<b>Goal SN 6.1</b> Protect the citizens of Folsom from the harmful effects of exposure to excessive noise and to protect the economic base of Folsom by preventing the encroachment of incompatible land uses within areas affected by existing noise-producing uses.	<u>Consistent/Insufficient Information</u> . The land use plan includes compatible land uses. The two major sources of noise in the area include the Capital Southeast Connector (White Rock Road) when completed and the railroad tracks where the Placerville-Sacramento Valley Railroad Operates excursion rail on occasional weekends and holidays. Development adjacent to those noise sources may be required to mitigate the effects of that noise.

<p><b>MEASURE W</b> Folsom voters overwhelmingly approved Measure W in 2004, approving the city’s annexation of the Folsom Plan Area and detailing conditions for development. This new community adheres to Measure W requirements that stipulated:</p>	<p><b>Consistent/Inconsistent/Insufficient Information</b></p>
<p><b>Water Supply.</b> Identify and secure the source of water supply(ies) to serve the Area. This new water supply shall not cause a reduction in the water supplies designated to serve existing water users north of Highway 50 and the new water supply shall not be paid for by Folsom residents north of Highway 50.</p>	<p><u>Insufficient Information.</u> The applicant has not yet identified water source(s) for their project. The area is currently outside of the City of Folsom’s water service area boundary and has not been evaluated. Based on the City’s 2020 Urban Water Management Plan, the City anticipates water use to be approximately 25,520 acre-feet annually at build-out (assumed to occur by year 2045). Total surface water supplies available to the City under existing contracts total 34,000 acre-feet annually. The results in approximately 8,480 acre-feet of unused surface water supplies available to the water users north of Highway 50 under Measure W. Staff is not aware of whether the El Dorado Irrigation District (EID) or other water purveyors have sufficient supplies to serve the project.</p>
<p><b>Transportation.</b> An infrastructure funding and phasing plan for the construction of roadways and transportation improvements that are necessary to mitigate traffic impacts caused by any development of the Area. The infrastructure funding and phasing plan shall identify the timing for construction of all transportation improvements, including any required improvements along the Highway 50 corridor, and the timing of the construction of those improvements shall be tied to the anticipated rate of growth and associated traffic impacts. Folsom residents north of Highway 50 shall not be required to pay fees for the construction of any new transportation improvements required to serve the Area.</p>	<p><u>Insufficient Information.</u> The proposal identifies the use of existing and planned Highway 50 interchanges and the use of the White Rock Road/Capital Southeast Connector as well as the development of new streets, trails, transit, and intersection traffic controls. However, no infrastructure financing plan has been prepared at this point.</p>
<p><b>Open Space.</b> Measure W required 30 percent of the area to be maintained as natural open space to preserve oak woodlands and sensitive habitat areas. Natural open space shall not include active parks sites, residential yard areas, golf courses, parking lots, and their associated landscaping.</p>	<p><u>Inconsistent.</u> The proposal includes approximately 20 percent open space (283 acres of open space out of a total development area of 1,416.32 acres).</p>



<p><b>MEASURE W</b>                  Folsom voters overwhelmingly approved Measure W in 2004, approving the city's annexation of the Folsom Plan Area and detailing conditions for development. This new community adheres to Measure W requirements that stipulated:</p>	<p><b>Consistent/Inconsistent/Insufficient Information</b></p>
<p><b>Schools.</b> Submission of a plan to the Folsom Cordova Unified School District providing for the funding and construction of all necessary school facilities for the Area, so that Folsom residents north of Highway 50 are not required to pay for the construction of new school facilities serving the Area and existing schools are not overcrowded by development in the Area.</p>	<p><u>Insufficient Information.</u> The plan identifies locations for an elementary school and a middle school, but no additional information is provided. There is no plan for a high school. Further coordination with Folsom Cordova Unified School District would be required.</p>
<p><b>Development Plan.</b> Adoption of a General Plan Amendment by the City Council to serve as the blueprint for development in the Area. The General Plan Amendment for this Area shall only be adopted after the completion and certification of an Environmental Impact Report. The environmental review shall include an evaluation of cultural, archaeological, and prehistoric resources.</p>	

<p><b>FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Planning Principles</b>                      On June 28, 2011, the City Council adopted the Folsom Plan Area Specific Plan (FPASP), which included six key planning principles along with goals and objectives for each chapter. This analysis evaluates the proposed project for consistency with the FPASP Planning Principles.</p>	<p><b>Consistent/Inconsistent/Insufficient Information</b></p>
<p><b>Planning Principle 1 – Comprehensively Planned Community</b>                      Create a well-integrated, comprehensively planned community.</p>	<p><u>Consistent.</u> The proposed land use plan includes a variety of land uses at different densities and intensities. It also includes land for a major job center as well as areas age-restricted restricted housing.</p>
<p><b>Planning Principle 2 – Enhancing the Natural Environment</b>                      Preserve and protect the natural habitat within open space areas that also provides opportunities for recreation and enjoyment.</p>	<p><u>Inconsistent.</u> The area proposed for annexation and future development is within the County’s South Sacramento Habitat Conservation Plan Area (See attached map of the South Sacramento Habitat Conservation Plan Area). This area is meant for habitat conservation. While the proposed land use plan includes approximately 57 acres of parks and 283 acres of open space including trails oriented around Carson Creek and the Placerville-Sacramento Valley Railroad Rail Corridor, it conflicts with the County’s habitat conservation plan for the area.</p>
<p><b>Planning Principle 3 - Mix of Compatible Land Uses:</b>                      Provide a variety of residential and commercial land uses, public facilities, parks and open spaces</p>	<p><u>Consistent.</u> As proposed the project includes a variety of land uses all of which are compatible with each other.</p>

<p><b>FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Planning Principles</b>                  On June 28, 2011, the City Council adopted the Folsom Plan Area Specific Plan (FPASP), which included six key planning principles along with goals and objectives for each chapter. This analysis evaluates the proposed project for consistency with the FPASP Planning Principles.</p>	<p><b>Consistent/Inconsistent/Insufficient Information</b></p>
<p><b>Planning Principle 4 - Transportation Options:</b>                  Provide a public transportation system; a network of “Complete Streets” with bike lanes, sidewalks, and transit stops; and a Comprehensive system of Class I bike paths, sidewalks and pedestrian paths.</p>	<p><u>Inconsistent/Insufficient Information.</u> There is very little information about public transit service for this area. While the Folsom Plan Area Specific Plan (FPASP) identifies a Bus Rapid Transit (BRT) line that would go down Payen Road (refer to Figure 7.29 – Transit Corridor Plan in the (FPASP) to the project area, recent discussions with Sacramento Regional Transit staff indicate that there is no funding source and no timeline for the BRT line. Furthermore, RT staff have indicated that the low-density development in the southeast part of the Folsom Plan Area would likely make a BRT line uncompetitive for federal funding. The proposal includes Guiding Principle D2.3 about how public transportation should be integrated, convenient and accessible, but there is no information in the plan that shows how that principal will be achieved.</p> <p>The proposed plan does include Class I bike lanes along with pedestrian trails and sidewalks along with Class II, III and IV bike lanes. Neighborhood electric vehicles (NEVs), autonomous vehicles, and micro-transit are also discussed, but few details are provided regarding locations, funding, and service providers.</p> <p>The lack of detailed information on transit and the project’s location at the edge of the county have raised concerns by SACOG and others that the project could result in an increase in Vehicle Miles Traveled (VMT).</p>

**Planning Principle 5 - Compact Development:**

Provide compact walkable neighborhood development form, with vibrant, pedestrian-oriented centers and gathering places that are consistent with Smart Growth principles.

Inconsistent/Insufficient Information. The proposed land use plan identifies Mixed-Use Village south of White Rock Road and east of Payen Road with approximately 24 acres. The density range is 9 to 30 du/ac similar to that of the Folsom Plan Area's Town Center. However, unlike the Town Center, the proposed Mixed-Use Village is located at the northeastern edge of the project far from the major employment center unlike the FPA Town Center, which is in the center of the project area and close to the major employment centers.

With regard to the proposed project's compatibility with Smart Growth principles, the Environmental Protection Agency (EPA) lists 10 key principles of smart growth. These include:

1. Mix of land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable communities
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development toward existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair and cost-effective
10. Encourage community and stakeholder collaboration in development decisions

The proposed land use plan addresses many of these principles; however, since it directs growth into previously undeveloped areas south of White Rock Road, the project is not consistent with smart growth principle #7. The area is also within the County's South Sacramento Habitat Conservation Plan boundary, which means the project may be in conflict with principle #6. It is also outside of Sacramento Regional Transit's service area for public transit, which may compromise the project's ability to meet principle #8.



<p><b>FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Planning Principles</b>                  On June 28, 2011, the City Council adopted the Folsom Plan Area Specific Plan (FPASP), which included six key planning principles along with goals and objectives for each chapter. This analysis evaluates the proposed project for consistency with the FPASP Planning Principles.</p>	<p><b>Consistent/Inconsistent/Insufficient Information</b></p>
<p><b>Planning Principle 6 - Sustainable Design:</b>                  Make use of sustainable design practices intended to reduce greenhouse gas emissions, reduce water consumption, and energy use, and preserve valuable natural resources.</p>	<p><u>Inconsistent/Insufficient Information.</u> While there is insufficient information to do a comprehensive evaluation of this principle, the relatively low densities of the project coupled with its remote location at the edge of Sacramento County as well as the amount of single-family development proposed, it is unlikely that the project would be able to reduce greenhouse gas emissions or water consumption compared to a higher density project closer to existing transit and services.</p>

FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation	Consistent/Inconsistent/Insufficient Information
<b>CIRCULATION OBJECTIVES AND POLICIES</b>	
<b>Objective 7.1:</b> Consistent with the California Completed Streets Act of 2008 and the Sustainable Communities and Climate Protection Act (SB 375), create a safe and efficient circulation system for all modes of travel.	Insufficient information: need to see typical street sections to assess consistency. The Village Parkway 2 cross section shown on page 45 of the Project Narrative is consistent with the Complete Streets Act but the remaining street types need to be assessed as well.
<b>Objective 7.2:</b> Provide parallel vehicular capacity to Highway 50.	Not applicable to this project, although the project will impact the Capital Southeast Connector, which is the parallel capacity for Highway 50, and as such will likely need to pay a fair share contribution towards that facility.
<b>Objective 7.3:</b> Encourage non-vehicular travel options by providing sidewalks, trails and bikeway connectivity between neighborhoods and destination points.	Insufficient information. The Village Parkway 2 and Class I Railroad Trail cross sections shown in the project narrative feature sidewalks and trails, but the remaining street types also need to be assessed for consistency.
<b>Objective 7.4:</b> Consistent with the California Global Warming Solutions Act of 2006 (AB 32) and the FPASP Operation Air Quality Plan, improve Plan Area air quality by reducing vehicle miles traveled (VMT) through innovative site design and the inclusion of a regional transit corridor.	Consistent; the project appears to feature a mix of residential and non-residential land uses designed to minimize long-distance vehicular travel, and is geared towards an older residential population, which tends to have lower vehicle utilization overall.
<b>Policy 7.1:</b> The roadway network in the Plan Area shall be organized in a grid-like pattern of streets and blocks, except where topography and natural features make it infeasible, for the majority of the Plan Area in order to create neighborhoods that encourage walking, biking, public transit and other alternative modes of transportation.	Consistent. The project narrative depicts grid-like street patterns in the mixed-use areas of the development. Guiding Principle D2.4 on Page 24 of the Project Narrative states that the roadway network should utilize a grid-like pattern.
<b>Policy 7.2:</b> Circulation within the Plan Area shall be ADA accessible and minimize barriers to access by pedestrians, the disabled, seniors and bicyclists. Physical barriers such as walls, berms, and landscaping that separate residential and nonresidential uses and impede bicycle or pedestrian access or circulation shall be minimized.	Consistent. Guiding Principle D4.2 on Page 26 of the Project Narrative states that the project will be designed to promote accessibility. Guiding Principle D2.3 on page 24 of the Project Narrative also states that public transportation should be accessible.
<b>Policy 7.3:</b> The Plan Area shall apply for permanent membership in the 50 Corridor TMA. Funding to be provided by a Community Facilities District or other non-revocable funding mechanism.	Insufficient information.

<b>FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<b>Policy 7.4:</b> Submit a General Plan Amendment to the city to modify General Plan Policy 17.17 regarding Traffic Level of Service 'C'. This level of service may not be achieved throughout the entire Plan Area at buildout.	Not applicable.
<b>ROADWAY CLASSIFICATION OBJECTIVES AND POLICIES</b>	
<b>Objective 7.5:</b> Provide multiple and direct street routing based on a traditional rectilinear both macro- and micro-level grid patterns of street in the town center, mixed use neighborhood centers, multi-family residential neighborhoods and single-family high density residential neighborhoods.	Consistent. The project narrative depicts grid-like street patterns in the mixed-use areas of the development. Guiding Principle D2.4 on Page 24 of the Project Narrative states that the roadway network should utilize a grid-like pattern.
<b>Objective 7.6:</b> Limit street widths to the minimum required by the FMC and avoid backing homes on to low traffic volume collector streets.	Insufficient information.
<b>Objective 7.7:</b> Minimize the need for soundwalls by locating arterial and collector streets adjacent to open space, public facilities, and commercial uses where feasible	Insufficient information/Inconsistent. Preliminary site plan shows residential areas adjacent to arterial and collector streets but lacks sufficient detail to determine if soundwalls will be necessary.
<b>Policy 7.5:</b> A framework of arterial and collector roadways shall be developed that accommodate Plan Area traffic while accommodating through-traffic demands to be adjoining city areas.	Consistent.
<b>Policy 7.6:</b> Major and minor arterials, collectors, and minor collectors shall be provided with sidewalks that safely separate pedestrians from vehicular traffic and class II bicycle lanes that encourage transportation choices within the Plan Area.	Insufficient information: need to see typical street sections to assess consistency. The Village Parkway 2 cross section shown on page 45 of the Project Narrative depicts sidewalks but the remaining streets types need to be assessed as well.
<b>Policy 7.7:</b> Traffic calming measures shall be utilized, where appropriate, to minimize neighborhood cut-through traffic and excessive speeds in residential neighborhoods. Roundabouts and traffic circles shall be considered on low volume neighborhood streets as an alternative to four-way stops or where traffic signals will be required at project build-out. Traffic calming features included in the City of Folsom's Neighborhood Traffic Management Program Guidelines (NTMP) may also be utilized in the Plan Area.	Insufficient information. The Project Narrative does not identify intersections that are anticipated to have traffic controls, and does not mention if traffic controls will be consistent with City roundabout policies.

<b>FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<p><b>Policy 7.8:</b> Roadway improvements shall be constructed to coincide with the demands of new development, as required to satisfy city minimum level of service standards.</p>	<p>Insufficient information. A detailed traffic analysis is necessary to determine potential traffic impacts and level of service issues.</p>
<p><b>Policy 7.8A:</b> Concurrent with development of the SP-RC and SP-CC parcels located at the intersection of East Bidwell Street and Alder Creek Parkway, the following roadway improvements will be constructed:</p> <ul style="list-style-type: none"> <li>• Alder Creek Pkwy from Prairie City Rd to East Bidwell St.</li> <li>• E. Bidwell Street from White Rock Road to U.S. Highway 50.</li> <li>• Rowberry Dr (including the overcrossing of U.S. Highway 50).</li> </ul> <p>The timing, extent of improvements and interim improvements shall be predicated on the extent and type of development proposed for the above referenced parcels</p>	<p>Not applicable.</p>
<b>PUBLIC TRANSIT OBJECTIVES AND POLICIES</b>	
<p><b>Objective 7.8:</b> Promote the use of public transit in the Plan Area by providing a safe, secure, and cost-effective transit system that provides frequent and convenient transit service to local and regional destinations.</p>	<p>Consistent. The Project Narrative describes incorporation of, or access to transit opportunities such as Bus Rapid Transit (BRT) and community micro-transit. Guiding Principle D2.3 on page 24 of the Project Narrative states that public transportation should be integrated, convenient and accessible.</p>
<p><b>Objective 7.9:</b> Plan transit-oriented development (TOD) projects that generate high potential transit use including a mix of commercial, mixed-use, office, and residential developments along the regional transit corridor.</p>	<p>Inconsistent/Insufficient information. Project does not appear to be planned as a TOD.</p>



<b>FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<p><b>Policy 7.9:</b> Public transportation opportunities to, from, and within the Plan Area shall be coordinated with the City of Folsom Public Works Transit Division and the Sacramento Regional Transit District (RT). Regional and local fixed and circulator bus routes through the Plan Area shall be an integral part of the overall circulation network to guarantee public transportation service to major destinations for employment, shopping, public institutions, multi-family housing and other land uses likely to attract public transit use.</p>	<p>Insufficient information. The Project Narrative does not specify whether or not the applicant intends to coordinate with Sacramento Regional Transit (City of Folsom no longer is a transit agency).</p>
<p><b>Policy 7.10:</b> Consistent with the most recent update of the RT master plan and the Plan Area Master Transit Plan, a transit corridor shall be provided through the Plan Area for future regional 'Hi-Bus' service (refer to Figure 7.29 and the FPASP Transit Master Plan). Sufficient right-of-way shall be dedicated for the transit corridor as described in Section 7.3 and Figures 7.2, 7.3, 7.14 &amp; 7.15.</p>	<p>Not applicable. Project is not subject to the FPASP Transit Master Plan but likely will require its own transit master plan.</p>
<p><b>Policy 7.11:</b> Future transit bus stops and associated amenities shall be placed at key locations in the Plan Area according to the recommendation of the FPASP Transit Master Plan.</p>	<p>Not applicable. Project is not subject to the FPASP Transit Master Plan but likely will require its own transit master plan.</p>
<p><b>Policy 7.12:</b> Provide interim park-and-ride facilities for public transit use as shown in the FPASP Transit Master Plan.</p>	<p>Not applicable. Project is not subject to the FPASP Transit Master Plan but likely will require its own transit master plan.</p>
<p><b>Policy 7.13:</b> The City of Folsom shall participate with the El Dorado County Transportation Commission in an update of the "Folsom El Dorado Corridor Transit Strategy Final Report dated December 2005. The update shall include the Plan Area and Sacramento County.</p>	<p>Insufficient information. Project Narrative does not specify whether or not applicant will coordinate with the jurisdictions but given that the project is proposed in both jurisdictions it will likely be required.</p>
<p><b>Policy 7.14:</b> The City of Folsom shall participate with the Sacramento Area Council of Government in a revision of the City of Folsom Short-Range Transit Plan Update Final Report, dated September 2005. The update shall include the Plan Area.</p>	<p>Insufficient information.</p>
<p><b>Policy 7.15:</b> The Sacramento Regional Transit District (RT) "A Guide to Transit Oriented Development (TOD)" shall be used as a design guideline for subsequent project level approvals for all projects along the Plan Area transit corridor.</p>	<p>Insufficient information.</p>

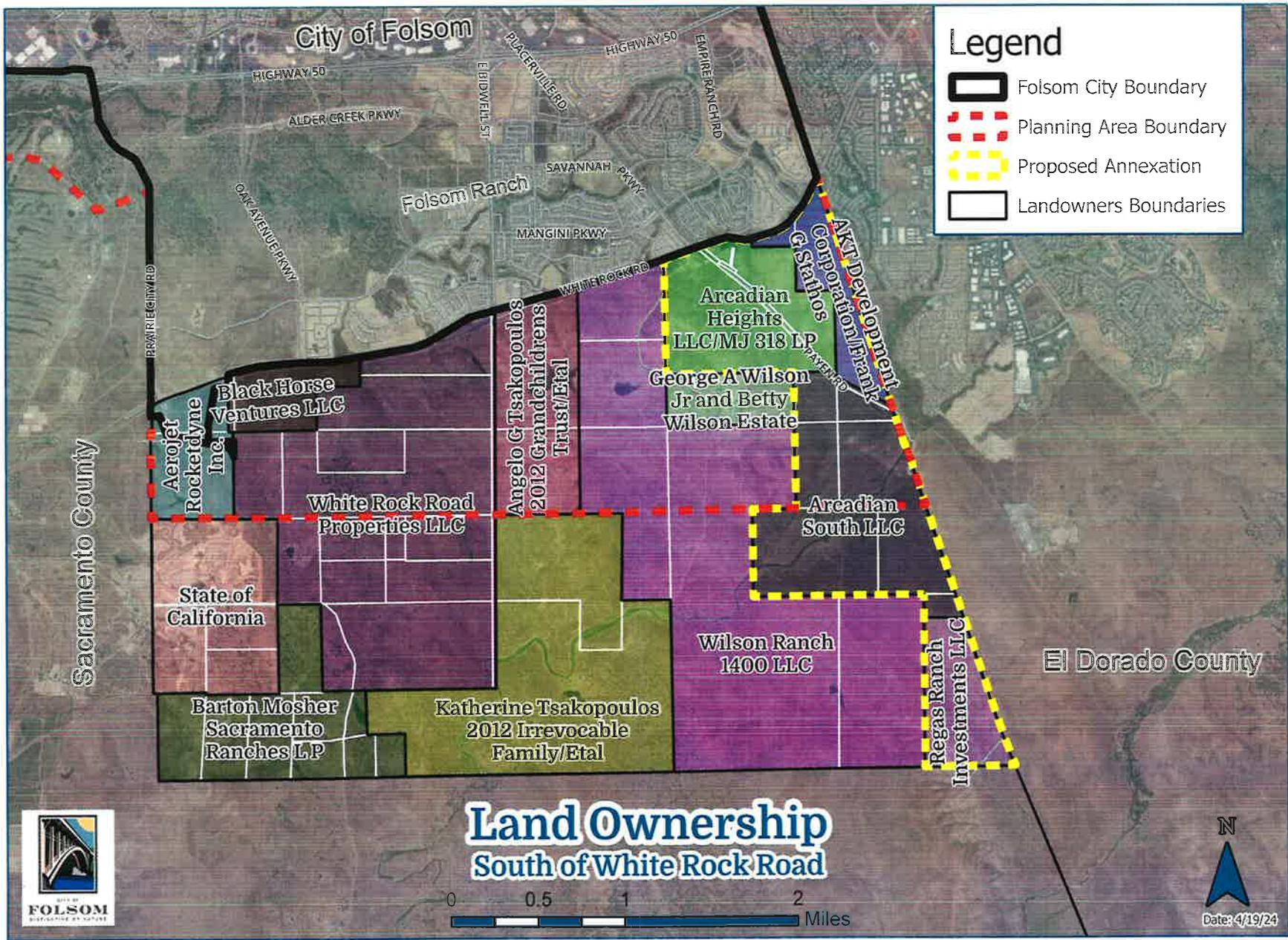
FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation	Consistent/Inconsistent/Insufficient Information
<b>SIDEWALKS, TRAILS AND BIKEWAYS OBJECTIVES AND POLICIES</b>	
<b>Objective 7.10:</b> Provide a continuous interconnected network of sidewalks, trails and bikeways throughout the Plan Area ranging from internal neighborhood connections to regional trail networks.	Insufficient information. The Project Narrative depicts several trails and contains guiding principles that describe a safe and interconnected trail and sidewalk system but lacks sufficient detail to determine consistency.
<b>Policy 7.16:</b> A system of sidewalks, trails, and bikeways shall internally link all land uses and connect to all existing or planned external street and trail facilities contiguous with the Plan Area to provide safe routes of travel for pedestrians and bicyclists as depicted in Figure 7.32 and as indicated on the applicable roadway sections. Pedestrian and bicycle facilities shall be designed in accordance with city design standards, including the latest version of the Bikeway Master Plan, the FPASP and the FPASP Community Design Guidelines.	Insufficient information. The Project Narrative depicts several trails and contains guiding principles that describe a safe and interconnected trail and sidewalks system but lacks sufficient detail to determine consistency.
<b>Policy 7.17:</b> Public accessibility to open space and scenic areas within the Plan Area shall be provided via roadway, sidewalks, trail, and bikeway connections, where appropriate.	Insufficient information. The Project Narrative depicts several trails and contains guiding principles that describe a safe and interconnected trail and sidewalks system but lacks sufficient detail to determine consistency.
<b>Policy 7.18:</b> Traffic calming measures and signage shall be used to enhance the safety of sidewalk, trail, and bikeway crossings of arterial and collector streets.	Insufficient information.
<b>Policy 7.19:</b> Class I bike path and trail crossings of Alder Creek and intermittent drainages channels shall be minimized and located and designed to cause the least amount of disturbance to the creek environment.	Not applicable.
<b>Policy 7.20:</b> Per state and federal programs, safe routes to schools shall be identified and signed	Consistent. The Project Narrative includes several guiding principles related to safe and accessible pedestrian facilities, including Guiding Principle D5.6, which specifies that neighborhoods shall be designed to offer safe routes to school.
<b>Policy 7.21:</b> All Plan Area land uses shall be located within approximately 1/2 mile of a Class I bike path or a Class II bike lane.	Insufficient information.

<b>FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) – Ch. 7: Circulation</b>	<b>Consistent/Inconsistent/Insufficient Information</b>
<p><b>Policy 7.22:</b> Site design and building placement shall minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping, and slopes between residential and non-residential land uses that unnecessarily impede bicycle or pedestrian circulation shall be minimized. Clearly marked shaded paths shall be provided through commercial and mixed-use parking lots.</p>	<p>Insufficient information. Project Narrative contains numerous guiding principles related to user-friendly, safe and accessible pedestrian facilities but lacks sufficient detail to determine consistency with this policy.</p>
<p><b>Policy 7.23:</b> Adequate short- and long-term bicycle parking shall be provided for all Plan Area land uses (except for single-family and single-family high density residential uses) as specified in Table A.14.</p>	<p>Insufficient information.</p>

FOLSOM STRATEGIC PLAN FY23-24 – FY27-28	Consistent/Inconsistent/Insufficient Information
<p><b>Vision:</b> The City of Folsom serves as a role model and regional leader that blends its rich historical roots and diverse cultural, recreational, and business resources into a great community.</p>	
<p><b>Mission:</b> The City of Folsom provides a safe, healthy, and vibrant community through innovative, responsive, and effective delivery of public services to maintain and enhance the quality of life of our residents.</p>	
<p><b>Values</b>                      Integrity: Demonstrating honesty and strong ethical principles in all actions and decisions.                      Professionalism: Delivering high-quality services based on the skills and competence of trained employees, and best industry practices.                      Financial stability: Planning for the long term and making decisions in the short term to ensure the necessary resources are available to deliver City services and achieve goals established by the Council.</p>	
<p><b>Goal A: Financial Stability and Sustainability (relevant strategies)</b></p>	
<p>Strategy 6. Develop new funding sources and strategies to build new facilities or expand and enhance existing facilities to meet the demands of a growing population.</p>	<p>Will their proposed facilities be city facilities or private? If they are city facilities, we will need a nexus study and develop a fee program.</p> <p>If city, we will need a funding source for maintaining the facilities.</p>
<p>Strategy 7. Develop additional revenue sources for consideration to provide sufficient revenues to deliver services to the community.</p>	<p>The proposal claims this project would provide a net fiscal benefit to the city. This would need to be examined. I have concerns about the city's ability to provide services to serve the proposed project without adverse impact to existing or approved development.</p> <p>A tax sharing agreement with the County will need to be developed – the results of this agreement will have an impact on the proposal's claim that this project would provide a net fiscal benefit.</p>
<p><b>Goal B: Public Safety and Infrastructure</b></p>	
<p>Strategy 2. Develop a plan to meet future fire department needs including review of need for additional stations, apparatus, and administrative and training facilities.</p>	<p>Inconsistent. The project area lacks Fire/EMS services within its boundaries. Establishing such services would necessitate fulfilling several fundamental requirements:</p> <ul style="list-style-type: none"> <li>• A centrally located fire station within the proposed community.</li> <li>• Essential apparatus including Type 1 and Type 3 fire engines, along with an ambulance.</li> <li>• Staffing comprising 15 personnel trained in fire and emergency medical response.</li> </ul>

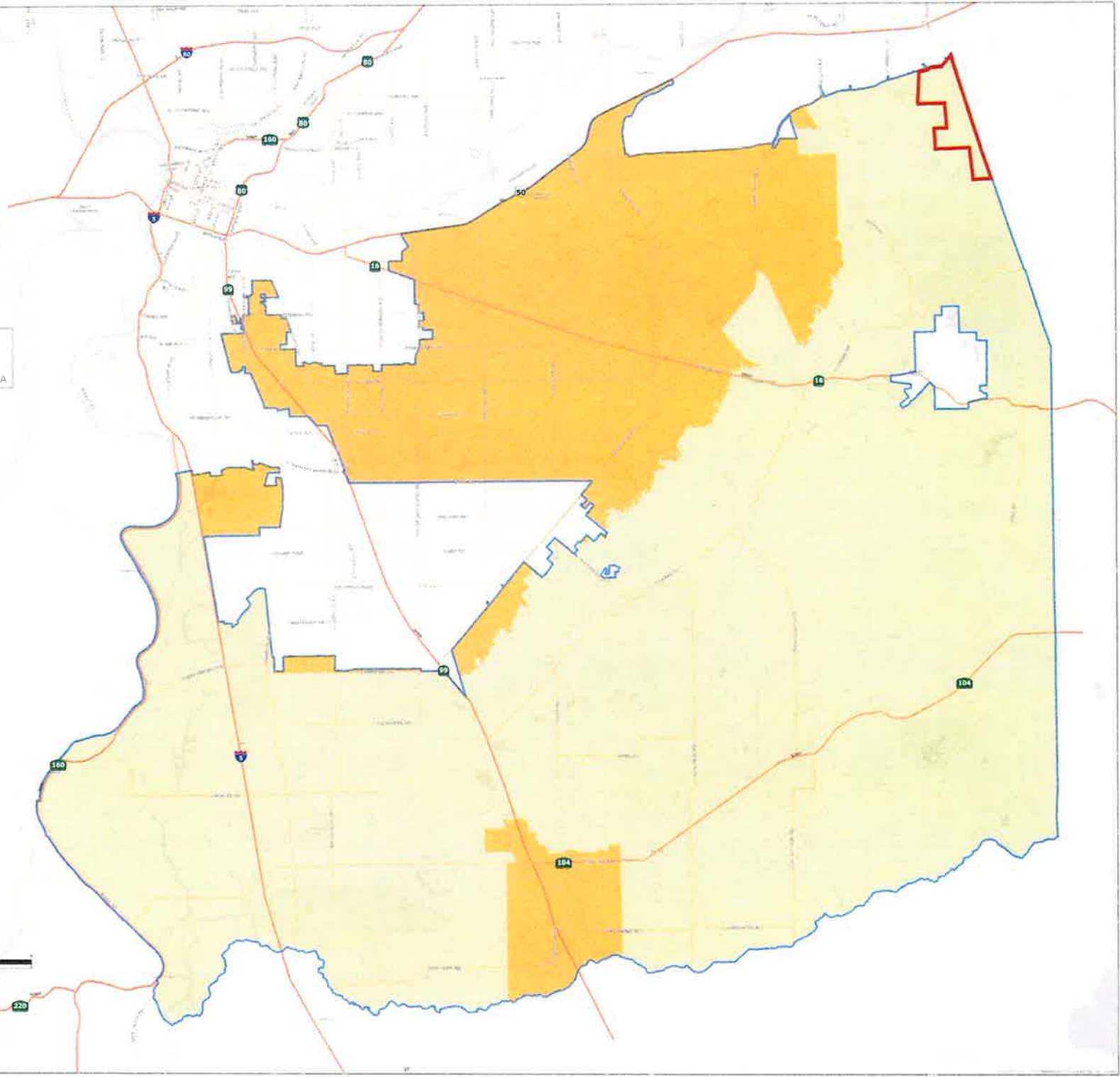


	<p>These prerequisites primarily raise concerns regarding budget allocation and the sources for covering additional expenditures. Another vital aspect to address is the possible absence of adequate radio coverage, which currently may be outside the scope of the Sacramento Regional Fire/EMS Communication Center. Addressing this issue may require the installation of a radio tower/antenna or a communications repeater.</p>
<p>Strategy 3. Identify a funding plan to expand police department facilities to meet department needs.</p>	<p>Inconsistent. No plan for police services or facilities has been provided and the area is currently outside Folsom PD service boundaries.</p>
<p>Strategy 4. Identify funding to increase police department staffing to meet community needs.</p>	<p>Inconsistent. No plan for police services or facilities has been provided and the area is currently outside Folsom PD service boundaries.</p>
<p><b>Goal C: Economic and Community Development</b></p>	
<p>Strategy 4. Evaluate market opportunities in Folsom to create opportunities to leverage existing high tech, healthcare, and other significant local industries.</p>	





# SOUTH SACRAMENTO HABITAT CONSERVATION PLAN



ATTACHMENT 4

Public Comments





P.O. Box 1526, Sacramento, CA 95812-1526  
(916) 444-0022  
office@ecosacramento.net  
www.ecosacramento.net

March 29, 2024

Mike Kozlowski, Mayor  
[mkozlowski@folsom.ca.us](mailto:mkozlowski@folsom.ca.us)

Sarah Aquino, Vice-Mayor  
Vice Mayor  
[saquino@folsom.ca.us](mailto:saquino@folsom.ca.us)

YK Chalamcherla, Councilmember  
[ykc@folsom.ca.us](mailto:ykc@folsom.ca.us)

Rosario Rodriguez, Councilmember  
[rrodriguez@folsom.ca.us](mailto:rrodriguez@folsom.ca.us)

Anna Rohrbough, Councilmember  
[annar@folsom.ca.us](mailto:annar@folsom.ca.us)

Dear City Council representatives,

Habitat 2020, a coalition of Sacramento area environmental organizations, under the umbrella of the Environmental Council of Sacramento (ECOS), understand that your Council has received a request from AKT development to initiate hearings before Sacramento LAFCO to approve sphere of influence designation for a substantial area of land south of the city's current city limits (and extending well into El Dorado County), and that this request would likely be followed by an effort on the part of the City to proceed with the annexation of the portion of land currently within the boundaries of Sacramento County. We also understand that City staff are preparing a report for your consideration as to whether or not to proceed with the request.

As you well know, initiation of this process has significant implications for City residents as well as county, regional and state policies and programs. Of particular interest is how a supply of water to accommodate the proposed development might be made available. Place of use restrictions on Folsom's water rights will limit the availability of surface water use in the proposed development area. Folsom previously used conservation savings to justify water availability development south of Highway 50, an option not available for the AKT project. Availability of water from El Dorado Irrigation District and the impacts of delivering any water to within Sacramento County are unknown. The City has previously experienced water delivery reductions during recent drought years. Climate assessments demonstrate that the region will face dryer atmospheric conditions and more frequent and severe droughts in the coming years. As a Water Forum member, the City has committed to help protect the Lower American River, including further restrictions on the availability of water under specified conditions.

We also have concerns regarding the project's traffic impacts and increases in emissions resulting from the project's buildout. Under California state law the Sacramento Region must meet mandated targets for

greenhouse gas reduction and air quality by 2030. The approval of a very large greenfield most certainly does not advance the long-term ability to meet these targets.

**Given the very significant challenges associated with this proposed development, we strongly urge you to consider this matter in unhurried fashion with full and open forums for public input and discussion prior to your recommendation, and with time for subsequent analysis and response to issues raised. The issues are too important to leave to the end of the LAFCO hearing process, when the analysis of environmental impacts and of public service availability will be released just a few weeks before a final decision.**

We would further strongly encourage your consideration of conducting this public discussion in joint meetings with the El Dorado County Board of Supervisors.

Sincerely,



Susan Herre, Board President, ECOS



Robert Burness, Cochair, Habitat 2020



Barbara Leary, Executive Committee Chair, Sacramento Group Sierra Club



David Zelinsky, Executive Committee Chair, Madrone Group Sierra Club



Sean Wirth, Conservation Chair, Mother Lode Chapter Sierra Club

- c: Elaine Anderson, City Manager, [eandersen@folsom.ca.us](mailto:eandersen@folsom.ca.us)
- Pam Johns, Community Development Director, [pjohns@folsom.ca.us](mailto:pjohns@folsom.ca.us)
- Desmond Parrington, Planning Director, [dparrington@folsom.ca.us](mailto:dparrington@folsom.ca.us)
- Marcus Yatsutake, Environmental and Water Resources Director, [myatsutake@folsom.ca.us](mailto:myatsutake@folsom.ca.us)



March 20<sup>th</sup>, 2024

Mayor Mike Kozlowski and Members of the Folsom City Council,  
c/o Pam Johns, Community Development Director  
50 Natoma Street  
Folsom, CA 95630

RE: "Community for Health and Independence" proposal

Dear Mayor Mike Kozlowski and Members of the City Council,

Intel Corporation has been a long-term member of the Folsom community since opening the campus on Prairie City Road in 1984, and currently employs more than 6000 people in Folsom. We are committed to helping our community be a great place to live, and to developing and applying technology to make lives better.

We are pleased to indicate our support for further study of the "Community for Health and Independence", as proposed by AKT, and for the proposed collaboration with UC Davis Health.

From Intel's perspective, this project will provide a valuable housing resource to Intel employees, dependents, and retirees, and will provide an exceptionally valuable opportunity for research in the use of technology to improve the lives of individuals with special needs.

This project presents a very exciting opportunity for our community and our region. Further, with so many headlines about our senior population growing, the time for an idea like this is now. We encourage the city to initiate studies on this proposal.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandra Colner". The signature is fluid and cursive, written in a professional style.

Sandra Colner  
GM/Director of Health & Life Sciences Center of Excellence  
Intel Corporation

April 5, 2024

Folsom City Council  
c/o Pam Johns, Community Development Director  
50 Natoma Street  
Folsom, CA 95630

**RE: "Community for Health and Independence" proposal**

Dear Mayor Mike Kozlowski and Members of the City Council:

Blue Shield of California is a non-profit health plan, with nearly 3,000 employees in Rancho Cordova and El Dorado Hills and the surrounding Sacramento region. Our mission is to create a health care system worthy of our family and friends and sustainably affordable. Realizing this mission manifests in our willingness to take on the status quo, to advance transformative public policy and invest in technology. It is with this perspective that we are pleased to indicate our support for further study of the "Community for Health and Independence" proposed by ATK, and collaboration with UC Davis Health.

Ordinarily, Blue Shield of California does not typically weigh in on local land use decisions, but the Community for Health and Independence proposal envisions a public health benefit that belies the typical development proposal. The concept of a community that addresses the needs of individuals with intellectual disabilities, and the needs of seniors, in a diverse community setting is a novel concept and appropriate to address the aging of our communities.

The exciting aspect of the proposal is the creation of a UC Davis Health research center. For a health plan dedicated to transforming our health care system, we believe this proposal offers a unique opportunity to perform long term, systemic research into methods of serving those with special needs and has the potential to make our area a national center of excellence and one that benefits our members, our community and beyond.

We believe the proposed project offers important benefits to the local community, to California, and to seniors and individuals with special needs. We encourage the city to initiate studies on this proposal.





Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'AK', with a long horizontal stroke extending to the right.

Andrew Kiefer  
Vice President, State Government Affairs



4/2/24

Council Members – Folsom City Council  
50 Natoma Street  
Folsom, CA 95630  
ATTN: Christa Freemantle – City Clerk ([cfreemantle@folsom.ca.us](mailto:cfreemantle@folsom.ca.us))

Dear Council Members,

On behalf of Social Vocational Services (SVS), I am writing in support of initiating studies for the proposed "Community for Health and Independence" as presented by AKT in collaboration with UC Davis (scheduled for hearing on April 23).

Social Vocational Services has been providing services to adults with intellectual and developmental disabilities since its inception in 1977. Today SVS offers a wide range of quality, individualized programs for adults with Intellectual/Developmental Disabilities. These services include Adult Day Services, Career Exploration, Supported Employment, Supported / Independent Living and Residential Services. We look forward to providing services in the city of Folsom and its surrounding communities.

As a service provider with more than 80 locations across the state of California, we can tell you first-hand that there is a tremendous need for the kinds of housing, community, employment, and health care approaches that are envisioned by the AKT project, especially as people with intellectual and developmental disabilities and their family's age.

We would welcome the opportunity to participate with you as you explore this proposal, and provide our expertise on how the community, if ultimately approved, could best serve the population we serve.

We hope you will move forward with studying the proposal and we welcome the opportunity to work with you.

Thank you for your attention.

Best Regards,

*Edward Dawson*

Edward T Dawson, Ph D  
Executive Director  
Social Vocational Service, Inc.

# MERISTEM

April 8, 2024

Folsom City Council  
c/o Pam Johns, Community Development Director  
50 Natoma Street  
Folsom, CA 95630

## RE: "Community for Health and Independence" Proposal

Dear Folsom City Council,

I am writing to express Meristem's enthusiastic support for the "Community for Health & Independence (CHI)" proposal offered by AKT and UC Davis Health and encourage the City of Folsom to proceed with the relevant studies to evaluate the proposed project.

As a program dedicated to preparing neurodiverse young adults for greater independence and fulfillment, we recognize the value of creating inclusive and intentional living communities that cater to the diverse needs of both our students and the aging population in the region.

1 in 36 young people are now diagnosed with autism, and an estimated 70,000 graduate from high school each year. Now more than ever, it is critical that we have communities that can offer supported, affordable living for this growing population.

Located near Sacramento, on a 13-acre campus in Fair Oaks, Meristem serves young adults between the ages of 18-28 who demonstrate the potential for increased independence and self-sufficiency. Our students often have aspirations for careers and/or college and are committed to discovering and working towards their passions and goals. We believe that the proposed program aligns perfectly with hope that participants in our program would be able to find meaningful work, independent housing, and community once they leave our program.

Projects like this can bridge the gap between our students' aspirations and the available support services, ultimately leading to more fulfilling and independent lives for our graduates. We believe that the CHI project is an interesting concept that merits the utmost consideration and that your staff will begin a prompt evaluation of this forward-thinking project.

We are enthusiastic about the potential impact of this program on the lives of neurodiverse young adults in our community and beyond. Thanks in advance for your consideration.

Sincerely,



Eric Schirm  
Executive Director  
Meristem

CC: Christa Freemantle, City Clerk



**GREATER SACRAMENTO**  
ECONOMIC COUNCIL

April 3, 2024

Members of the Folsom City Council  
c/o Christa Freemantle, City Clerk  
50 Natoma Street  
Folsom, CA 95630

Dear members of the Folsom City Council:

**RE: "Community for Health and Independence" proposal – Scheduled for April 23, 2024 Meeting Agenda**

The Greater Sacramento Economic Partnership (GSEC) was established in 2015 to catalyze growth, prosperity, sustainability and equity by shifting the region one cohesive regional economic development strategy.

With this focus in mind, we are pleased to inform you of our support for further study of the "Community for Health and Independence" proposed by AKT Investments, Inc, in collaboration with UC Davis Health. This proposed community, which is envisioned to become a world-class center for the study of healthy aging in a digital world, is poised to be a magnet for local investment in healthcare, technology, construction and jobs.

As you know, our region's 60 and older population, is projected to increase by 78% by 2030.<sup>1</sup> That said, El Dorado and Placer counties are projected to experience higher rates of growth among this age group (109% and 104%, respectively)<sup>2</sup>, and by 2060, Sacramento County's "Over 60" population is expected to increase 186% from 2010 levels, while El Dorado County's same population will increase by 88%.<sup>3</sup>

These facts present both a challenge and an opportunity. A challenge in that we cannot afford to overlook the needs of this population and an exciting opportunity to cement our region on the world stage by attracting the research, technology and skilled jobs to meet them.

We look forward to participating in any further discussions on this proposal and encourage the Council to begin studies on this proposal.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Barry Broome".

Barry Broome  
President & CEO

<sup>1</sup> California Department of Aging, ["California State Plan on Aging 2017-2021,"](#) (2018)

<sup>2</sup> California Department of Aging, ["California State Plan on Aging 2017-2021,"](#) (2018)

<sup>3</sup> CA Dept. of Aging, ["Facts About California's Elderly"](#)





April 16, 2024

Mayor Mike Kozlowski and Members of the Folsom City Council,  
c/o Pam Johns, Community Development Director  
50 Natoma Street  
Folsom, CA 95630

RE: "Community for Health and Independence" proposal

Dear Members of the Folsom City Council,

Eskaton, the largest regional nonprofit aging services provider, has been dedicated to enhancing the lives of older adults throughout Northern California for over 50 years. Eskaton seeks to better serve our community by offering diverse choices and integrating technological advancements into daily living. With a national reputation for innovation, Eskaton remains focused on creating a culture of purposeful living and being a catalyst for change.

With this focus in mind, we support and request you move ahead with further study of the "Community for Health and Independence" proposed by AKT, in collaboration with UC Davis Health.

From Eskaton's perspective this project fulfills several critical gaps in our region offering extraordinary opportunities for Folsom and El Dorado County, specifically:

1. The region's aging population is rapidly growing and new opportunities to live healthier, integrated and supported lives is imperative with well-designed age-friendly communities that incorporate
  - ✓ Staying active, connected and engaged
  - ✓ Neighborhoods and housing with access to services
  - ✓ Transportation and mobility
  - ✓ Access to healthy activities, education and support.
2. Children and adults living with special needs, along with their parent caregivers are seeking opportunities to live, learn, work and serve in integrated communities.
3. With the proposed "hub" of research, education and technological advances, this project could position Folsom and El Dorado County as a national innovative model exemplifying health and independence.

We ask that you support further studies of the proposed "Community for Health and Independence", representing an exciting opportunity to bring forth a multi-generational community model with a hub of healthy living excellence.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Sheri Peifer".

Sheri Peifer, President & Chief Executive Officer

## Karen Sanabria

---

**From:** kimberlyannebuss@gmail.com  
**Sent:** Friday, April 12, 2024 4:50 PM  
**To:** Pam Johns  
**Cc:** City Clerk Dept  
**Subject:** Community for Health and Independence

Some people who received this message don't often get email from kimberlyannebuss@gmail.com. [Learn why this is important](#)

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

Folsom City Council  
c/o Pam Johns, Community Development Director  
50 Natoma Street  
Folsom, CA 95630

Dear Ms. Johns and the Folsom City Council,

I am the mother of Eli Frankel, a young adult with an intellectual and developmental disability. I am asking you to please study the proposed Community for Health and Independence that will be presented to your meeting on April 23rd.

My family and I are long-standing members of the greater Sacramento Valley Community and plan to stay here. I have been a family physician with Sutter Health for my entire career. My 25-year-old son Eli is sweet, funny, and loving. As he enters adulthood, he needs a safe community in our greater region that is designed to support his independence and wellbeing. If he is able find a place to live, work, socialize and grow - close to our family so that we are able to be there to support him - he will thrive and continue to be a wonderful blessing to our whole community.

This potential new development is a fabulous opportunity for our region. We urge you to study the proposal for the Community for Health and Independence and to do so on behalf of people like my son Eli.

Thank you for your consideration.

Kim

**Kimberly Buss, MD, MPH**  
916-397-2759 | Mobile  
[Kimberlyannebuss@gmail.com](mailto:Kimberlyannebuss@gmail.com)

Physician Research Collaborator  
Center for Health System Research, Sutter Health  
[Kimberly.Buss3@sutterhealth.org](mailto:Kimberly.Buss3@sutterhealth.org)

## Karen Sanabria

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**From:** david hanson <hanson114@gmail.com>  
**Sent:** Thursday, April 11, 2024 2:15 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[Some people who received this message don't often get email from hanson114@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

David Hanson  
119 Hopfield Drive,  
Folsom

## Karen Sanabria

---

**From:** Rosie Gonzales-Reiff <rgonzalesreiff@yahoo.com>  
**Sent:** Thursday, April 11, 2024 1:53 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from rgonzalesreiff@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Rosie Gonzales-Reiff  
916-738-9104

Sent from my iPhone



## Karen Sanabria

---

**From:** Rich Zehring <rzehring@comcast.net>  
**Sent:** Thursday, April 11, 2024 12:33 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from rzehring@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

I am the parent of a 24 year old daughter with developmental disabilities. We worry all the time about where our daughter will live should something happen to us and as we age. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Sent from my iPhone

## Karen Sanabria

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**From:** Deborah Goldsmith <deborah.goldsmith@icloud.com>  
**Sent:** Thursday, April 11, 2024 10:19 AM  
**To:** Mike Kozłowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from deborah.goldsmith@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Gratefully,  
Deb Goldsmith

Sent from my iPhone

## Karen Sanabria

---

**From:** Janet Winger <janetwinger@hotmail.com>  
**Sent:** Wednesday, April 10, 2024 1:19 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

Some people who received this message don't often get email from janetwinger@hotmail.com. [Learn why this is important](#)

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

I am the parent/caregiver/conservator of a person with developmental disabilities and severe autism who is 30 years old. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities.

It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

We are presently searching for a new living situation for our beloved son since we are nearly 70 and have no close family living in the area. This has been a daunting task since options for people like our son are severely limited.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration!  
Janet Winger

Get [Outlook for iOS](#)

## Karen Sanabria

---

**From:** Sally Dermenjian <sdermenjian@gmail.com>  
**Sent:** Tuesday, April 9, 2024 9:14 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

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

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Sally Teel Dermenjian



## Karen Sanabria

---

**From:** Jaime Krueger <jaime\_811@yahoo.com>  
**Sent:** Tuesday, April 9, 2024 8:42 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from jaime\_811@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Sent from my iPhone

## Karen Sanabria

---

**From:** suesamuel4 <suesamuel4@aol.com>  
**Sent:** Tuesday, April 9, 2024 8:38 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from suesamuel4@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

My name is Dylan and I live in Granite Bay and we go to church at Trinity Folsom. My mom is a BCBA who helps kids in all counties. I am an ALTA regional center client. I want to live somewhere near my parents and be independent, work and thrive. There are no safe planned housing communities for me in your counties or mine for me. Nothing. Society talks a lot about other vulnerable groups but why not me?

Please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23. It may give me a chance of my dream of living independently in a safe well designed community for people with disabilities, seniors, health care workers and others. We are always overlooked and it's just assumed our parents take care of us until they die. That is not a good plan but the Community for Health and Independence does have a good plan. Please agree to study it.

Thank you for your consideration on behalf of all my friends with disabilities who just need a chance.

Dylan Samuel  
Age 23 with autism  
With help from my mom, Sue Samuel to compose this to you all  
(916)792-0065

## Karen Sanabria

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**From:** Elaine Linn <elainelinn02@yahoo.com>  
**Sent:** Tuesday, April 9, 2024 11:36 AM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from elainelinn02@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Elaine Linn  
916-799-6438  
Elainelinn02@yahoo.com

Please excuse typing errors. Sent from my iPhone

## Karen Sanabria

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**From:** Cristine Cabrera <criscab@me.com>  
**Sent:** Tuesday, April 9, 2024 10:10 AM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from criscab@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

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The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Sent from my iPhone14 Pro Max



## Karen Sanabria

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**From:** NANCY LIBBY <libfam@sbcglobal.net>  
**Sent:** Monday, April 8, 2024 9:07 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

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I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

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Thank you for your consideration.

Nancy and Bart Libby's  
Eldorado county

Sent from my iPhone

## Karen Sanabria

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**From:** David Nisson <d.m.nisson@icloud.com>  
**Sent:** Monday, April 8, 2024 6:49 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from d.m.nisson@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Thank you for your consideration.

Sent from my iPad

## Karen Sanabria

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**From:** ALISON BURT <aliburt@yahoo.com>  
**Sent:** Monday, April 8, 2024 4:09 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from aliburt@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Sent from my iPhone

## Karen Sanabria

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**From:** Monica Newton <monichristensen\_2000@yahoo.com>  
**Sent:** Monday, April 8, 2024 2:33 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from monichristensen\_2000@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

Please consider making the Sacramento region a model for helping people with disabilities live a better life ! My 10 year old will out live me and I hope I can die knowing she will have a safe place to live and good people looking after her.  
Thank you ,  
Monica Newton

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

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Thank you for your consideration.

Sent from my iPhone



## Karen Sanabria

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**From:** Teresa Trimble <ttrimble112@gmail.com>  
**Sent:** Monday, April 8, 2024 10:22 AM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

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I am a family member and caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

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Thank you for your consideration.

Teresa Trimble

## Karen Sanabria

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**From:** Lisette Chan <lisettec22@yahoo.com>  
**Sent:** Monday, April 8, 2024 10:15 AM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

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I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

## Karen Sanabria

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**From:** Nancy Fischer <nzbroughton@yahoo.com>  
**Sent:** Monday, April 8, 2024 9:27 AM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

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Thank you for your consideration.

Sent from my iPad

## Karen Sanabria

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**From:** Rondii Colson <rondiicolson@icloud.com>  
**Sent:** Sunday, April 7, 2024 6:38 AM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[You don't often get email from rondiiicolson@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

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Thank you for your consideration.

Sent from my iPhone



## Karen Sanabria

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**From:** Betsy Katz <betsykatz46@gmail.com>  
**Sent:** Saturday, April 6, 2024 2:33 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

[Some people who received this message don't often get email from betsykatz46@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve opportunities to live, work, socialize, and recreate in communities of their choice, encouraging greater independence, access to vital resources such as health care, and an improved quality of life. These opportunities will only be accessible to a few, as there are no safe, affordable residential communities in the greater Sacramento area which are specifically created for adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers due to the lack of affordable housing options, leaving them highly vulnerable in their later years of life.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Sent from my iPhone

## Karen Sanabria

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**From:** Kimberly Christensen <kimberly\_chris@hotmail.com>  
**Sent:** Friday, April 5, 2024 3:04 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bosthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

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

Hello,

I am a family member and caregiver of a 25 year old daughter with autism and developmental delays. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

Individuals with developmental disabilities deserve the benefit of housing, employment and community living opportunities, allowing greater independence and a better quality of life. As it stands, there are no safe, affordable residential communities in the greater Sacramento area specifically inclusive of adults with developmental disabilities. It is a critical need, as most developmentally disabled adults live at home with aging caregivers since there are few to no viable affordable housing options.

The Community for Health and Independence, as envisioned, could meet a tremendous need in our region. We urge you to study and explore what the proposed Community has to offer this important and long-overlooked population.

Thank you for your consideration.

Thank you,

Kim Christensen, MBA  
Founder/Executive Director  
[Pathways to Employment](#)

Leadership Council  
[National Council on Severe Autism](#)

## Karen Sanabria

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**From:** Jill Hanson <davhanson@yahoo.com>  
**Sent:** Thursday, April 11, 2024 2:16 PM  
**To:** Mike Kozlowski; Sarah Aquino; Rosario Rodriguez; YK Chalamcherla; Anna Rohrbough; Christa Freemantle; Pam Johns; City Clerk Dept; bostthree@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us; kim.dawson@edcgov.us; edc.cob@edcgov.us; karen.l.garner@edcgov.us  
**Subject:** Please move forward with studies for the proposed Community for Health and Independence on April 23

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

I am a family member and/or caregiver of a person with developmental disabilities. I am writing to you today to ask that you please move forward with studies on the proposed Community for Health and Independence, on your meeting agenda for April 23.

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Thank you for your consideration.

Jill Beams

119 Hopfield Dr.

Folsom, Ca 95630

(916)213-5797

Sent from my iPhone